



MAYFAIR  
MEDICAL COMMONS



**NOW OPEN!**

# MAYFAIR MEDICAL COMMONS

800 N. MAYFAIR ROAD | WAUWATOSA, WISCONSIN



 **IRGENS**<sup>®</sup>

866.443.0701 | [irgens.com](http://irgens.com)

**MAYFAIR MEDICAL COMMONS** is a two-story, 45,823 SF new outpatient healthcare facility that offers a highly visible location and convenient access. Located on Mayfair Road in the geographic center of the metro-Milwaukee area and southeastern Wisconsin, the site provides unmatched accessibility with adjacent access to two major north/south and east/west expressways, Interstate 94 and Interstate 41.

#### LOCATION HIGHLIGHTS

##### SURROUNDINGS

Highly visible location in the Mayfair Road corridor, surrounded by restaurants, hotels and other amenities.

##### ACCESS

- › Easily accessible from both I-94 and I-43
- › Signalized intersection at Mayfair Road and Research Drive

##### DRIVABLE AMENITIES

- › 20 minutes to Gen. Mitchell International Airport
- › 15 minutes to Downtown Milwaukee
- › 8 minutes to Mayfair Collection
- › 5 minutes to Mayfair Mall

#### BUILDING HIGHLIGHTS

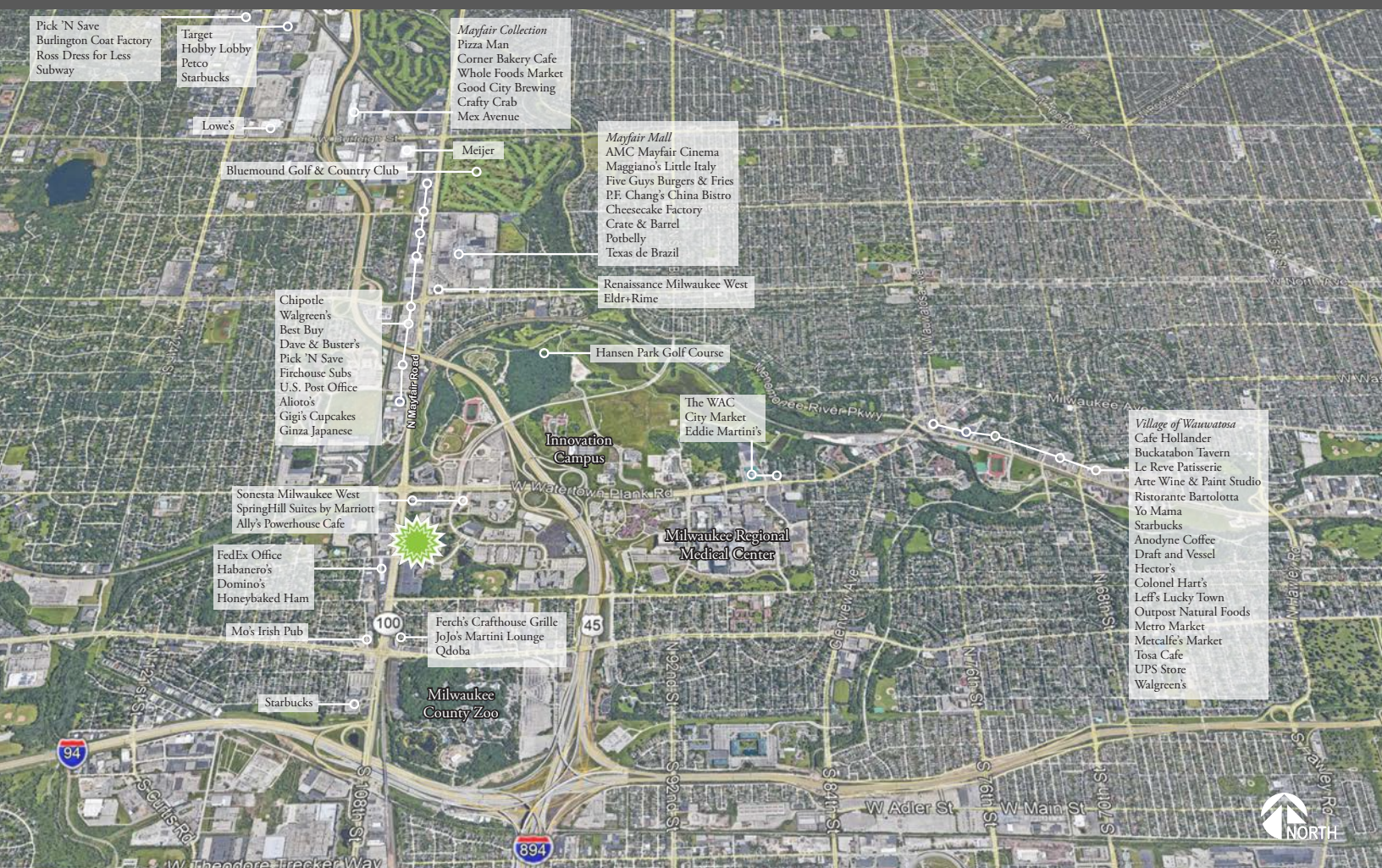
- › New construction
- › Customized and efficient floor plans
- › Modern lobby and common area design
- › Signage opportunity on Mayfair Road
- › Convenient surface parking
- › Easy access and identification for patients with covered drop-off
- › Highly attractive daytime and population demographics
- › No use restrictions on ancillary services and in-suite procedures

## MAYFAIR MEDICAL COMMONS | HIGHLIGHTS





# MAYFAIR MEDICAL COMMONS | AERIAL OVERVIEW



Pick 'N Save  
Burlington Coat Factory  
Ross Dress for Less  
Subway

Target  
Hobby Lobby  
Perco  
Starbucks

*Mayfair Collection*  
Pizza Man  
Corner Bakery Cafe  
Whole Foods Market  
Good City Brewing  
Crafty Crab  
Mex Avenue

Lowe's

Bluemound Golf & Country Club

Meijer

*Mayfair Mall*  
AMC Mayfair Cinema  
Maggiano's Little Italy  
Five Guys Burgers & Fries  
P.F. Chang's China Bistro  
Chesecake Factory  
Crate & Barrel  
Potbelly  
Texas de Brazil

Renaissance Milwaukee West  
Eldr+Rime

Hansen Park Golf Course

Chipotle  
Walgreen's  
Best Buy  
Dave & Buster's  
Pick 'N Save  
Firehouse Subs  
U.S. Post Office  
Alioto's  
Gigi's Cupcakes  
Ginza Japanese

The WAC  
City Market  
Eddie Martin's

Innovation  
Campus

Milwaukee Regional  
Medical Center

*Village of Wauwatosa*  
Cafe Hollander  
Buckatamb Tavern  
Le Reve Patisserie  
Arte Wine & Paint Studio  
Ristorante Bartolotta  
Yo Mama  
Starbucks  
Anodyne Coffee  
Draft and Vessel  
Hector's  
Colonel Hart's  
Leff's Lucky Town  
Outpost Natural Foods  
Metro Market  
Metcalfe's Market  
Tosa Cafe  
UPS Store  
Walgreens

Sonesta Milwaukee West  
Spring Hill Suites by Marriott  
Ally's Powerhouse Cafe

FedEx Office  
Habano's  
Domino's  
Honeybaked Ham

Mo's Irish Pub

Ferch's Crafthouse Grille  
JoJo's Martini Lounge  
Qdoba

Milwaukee  
County Zoo

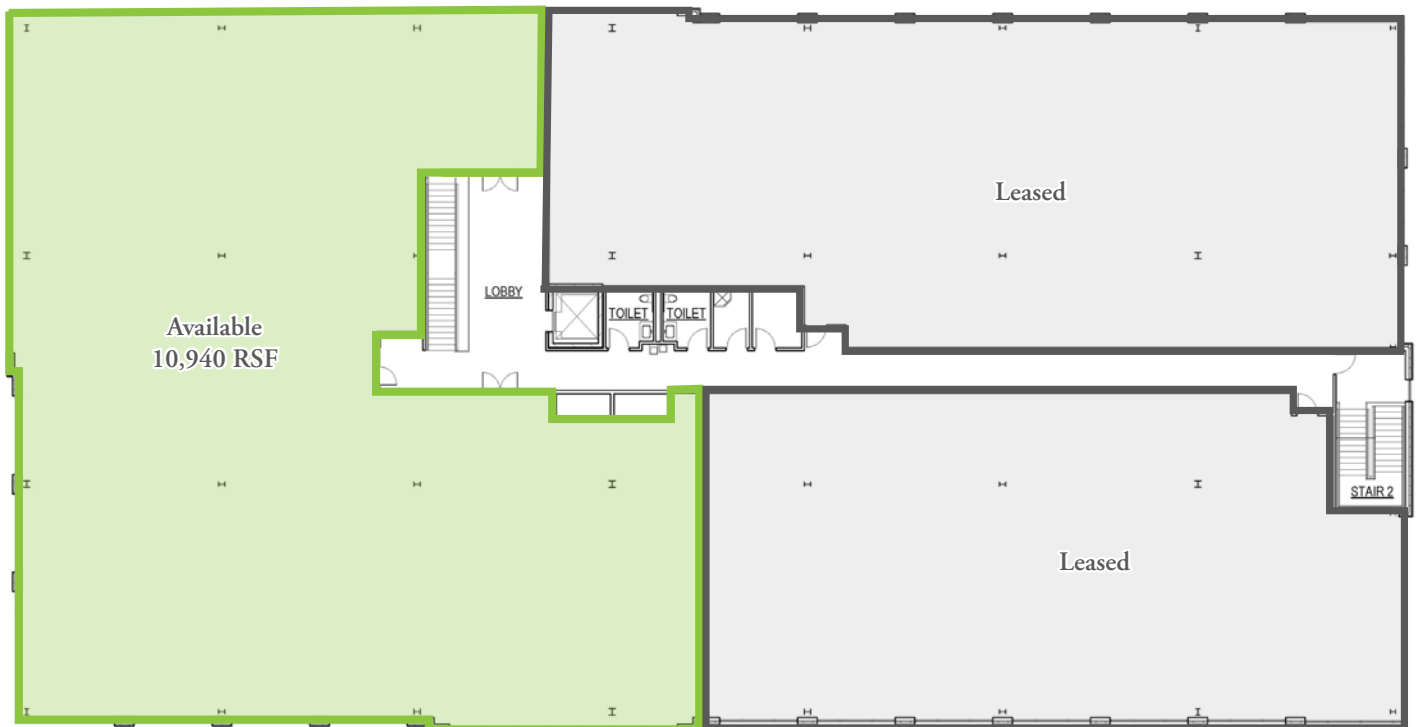
Starbucks



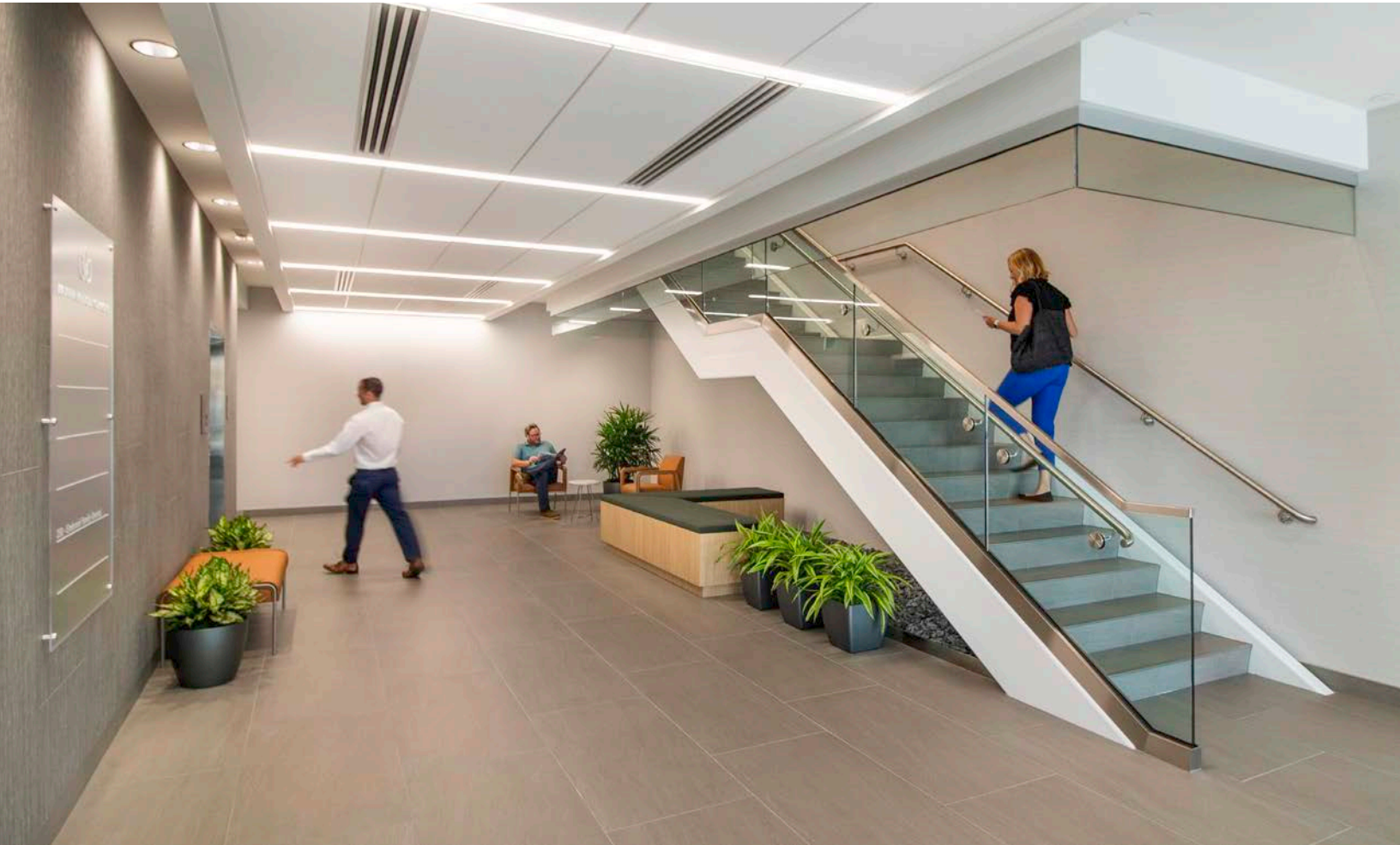
# MAYFAIR MEDICAL COMMONS | AVAILABLE SPACE



First Floor



Second Floor



## MAYFAIR MEDICAL COMMONS | CONTACT



ROB OLDENBURG  
roldenbur@irgens.com  
414.443.2526

ALEX BLETHEN  
ablethen@irgens.com  
414.443.2546



1401 Discovery Parkway, Suite 100 | Milwaukee, WI 53226 | *tele* 414.443.0700 | *fax* 414.443.1400 | [irgens.com](http://irgens.com)

**BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction of a subagent of another broker  
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide  
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the  
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless  
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is  
12 prohibited by law (**See Lines 47-55**).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the  
14 confidential information of other parties (**See Lines 22-39**).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and  
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you  
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of  
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION  
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,  
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR  
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER  
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
- 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION  
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST  
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER  
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36 \_\_\_\_\_

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): \_\_\_\_\_

38 \_\_\_\_\_

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may  
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we  
43 withdraw this consent in writing. **List Home/Cell Numbers:** \_\_\_\_\_

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the  
46 Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public> or by phone at 877-234-0085.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that  
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence  
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
53 the structural integrity of improvements to real estate, or present a significant health risk to occupancy of the property; or information  
54 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or  
55 agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.  
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Drafted by Attorney Richard J. Staff

Irgens Partners, LLC, 1401 Discovery Parkway, Suite 100, Milwaukee, WI 53202

Phone: (414) 443-0700

Fax: (414) 443-1400

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