

# THE OFFICES AT MAYFAIR

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MAYFAIR



# PRIME LOCATION

Froedtert & MEDICAL COLLEGE of WISCONSIN

Milwaukee County Research Park



Bluemound Road

Children's Hospital of Wisconsin

2500 Building

The Container Store

2600 Building

North Avenue



NORDSTROM

The Cheesecake Factory

PELOTON

Crate&Barrel

AMC THEATRES

POTBELLY

macys

TEXAS de BRAZIL

35,000 CPD

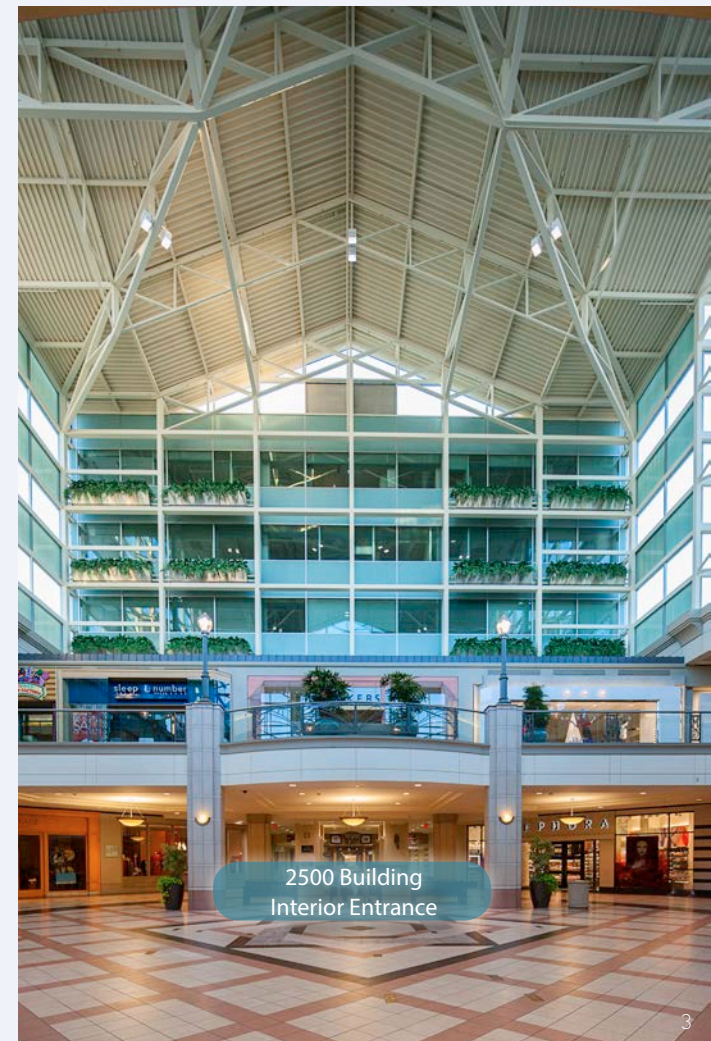
Mayfair Road

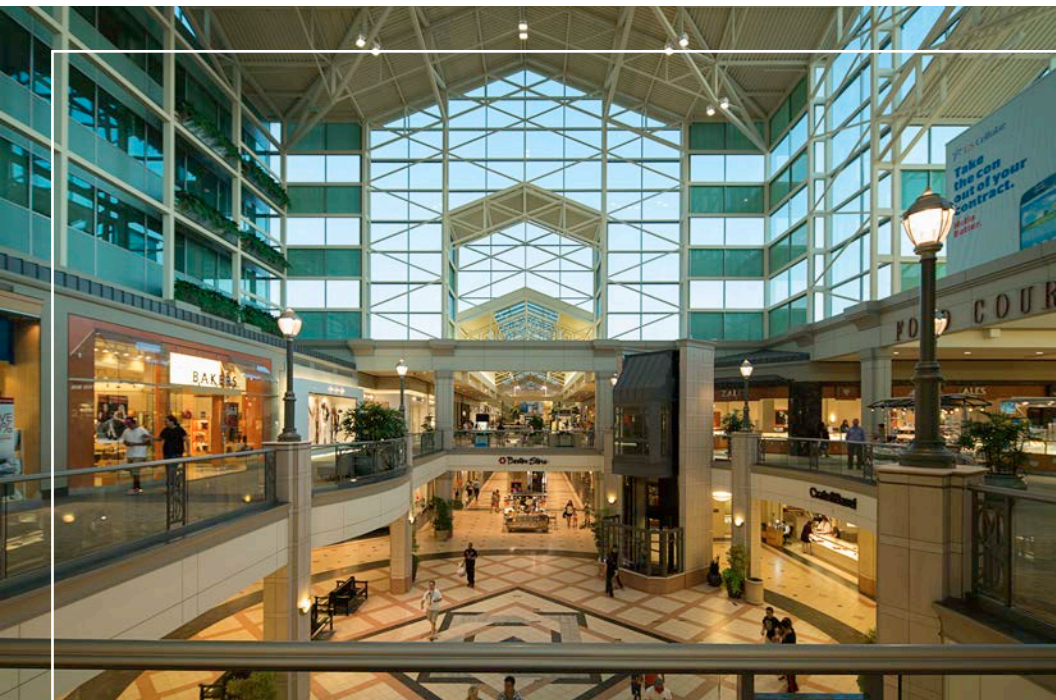
Blue Mound Golf & Country Club

MAYFAIR

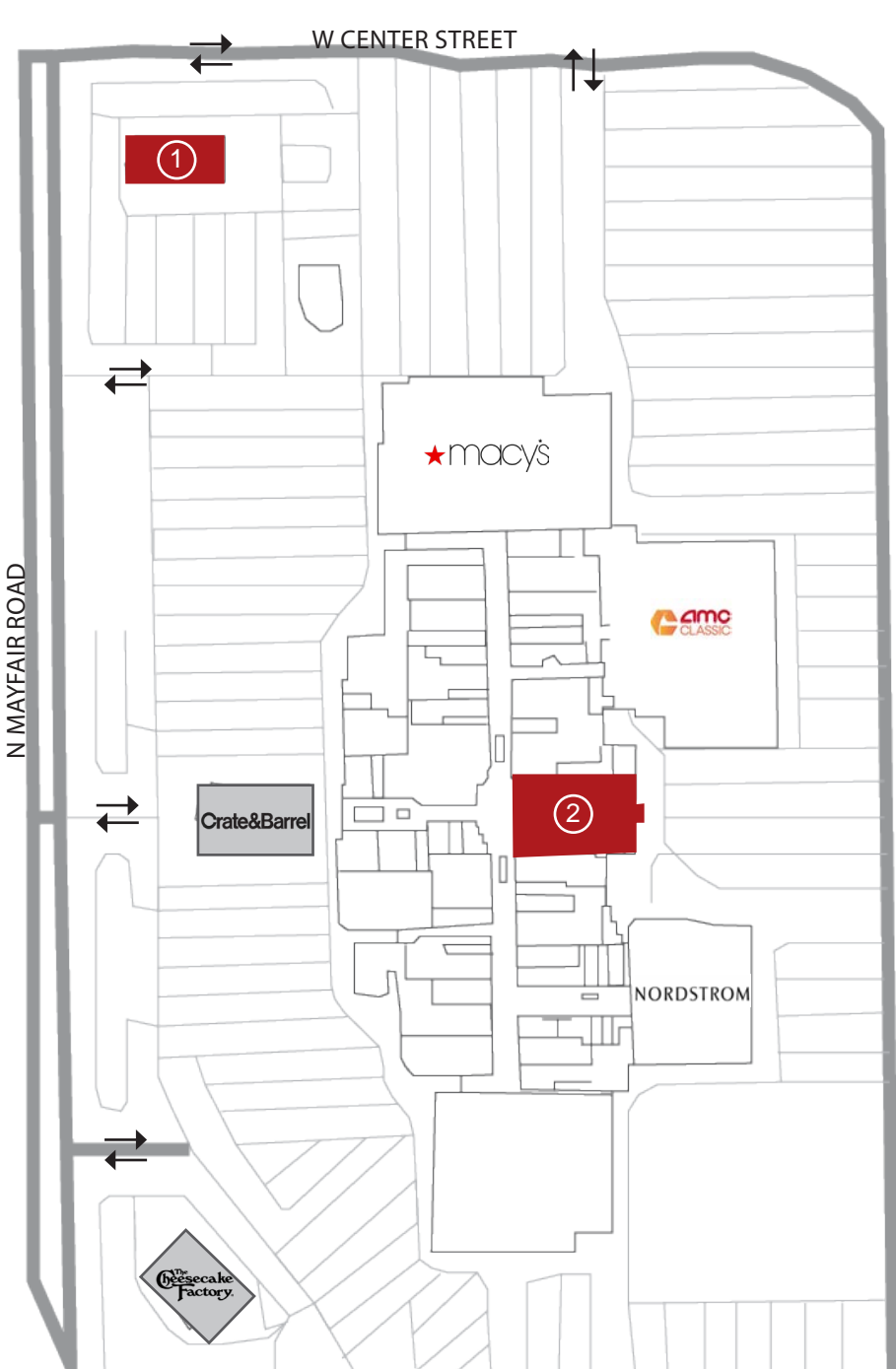
Center Street







# THE MAYFAIR EXPERIENCE



Experience all that Mayfair has to offer. The Offices at Mayfair sit among a hotbed of high-end shopping and eateries that provide an unmatched amenity base for your employees and clients. With approximately **17 million** visitors per year, Mayfair is truly the epicenter of the suburban Milwaukee Market.

**164**  
RETAILERS

**19**  
RESTAURANTS

**16**  
SERVICES

NORDSTROM

Crate&Barrel

PELOTON

The Cheesecake Factory

BARNES & NOBLE



The Container Store

MAGGIANO'S  
LITTLE ITALY

MACY'S

Panera BREAD

华馆 P.F. CHANG'S



FIVE GUYS  
BURGERS and FRIES

POTBELLY SANDWICH SHOP

① 2600 Building

② 2500 Building

# 2500 BUILDING



## BUILDING ADDRESS:

- 2500 N. Mayfair Road, Wauwatosa, WI 53226

## BUILDING SIZE:

- 69,581 SF

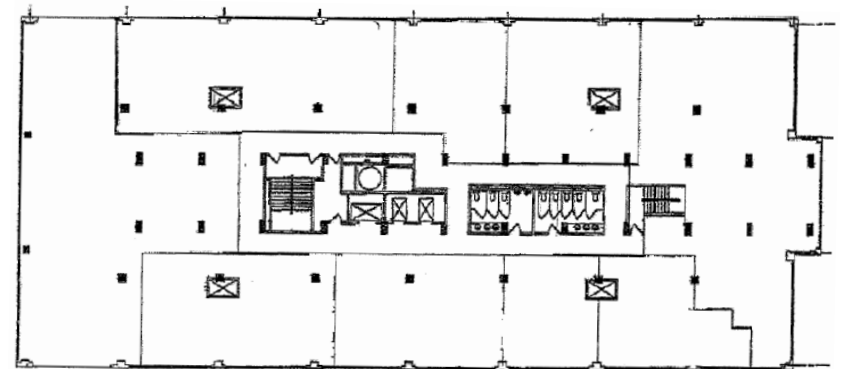
## ASKING RATE:

- \$19.00 - \$21.00/SF Full Service Gross

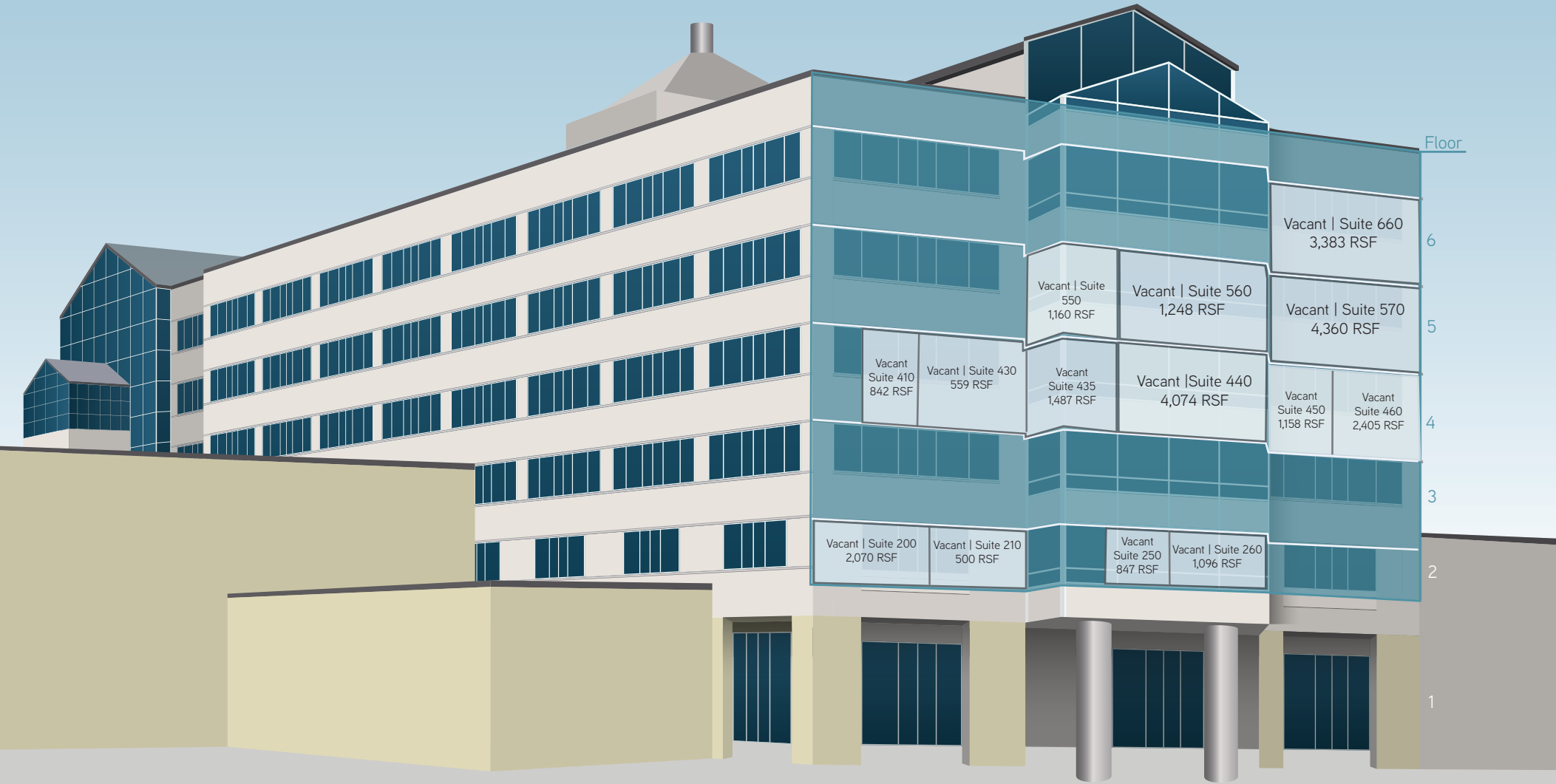
## PROPERTY HIGHLIGHTS:

- General office & medical office as-built suites available
- Updated common areas
- On-site building management & services
- Direct access to all major retailers on-site
- Unique marketing/branding opportunities available
- Ample parking available (approximately **7,000** spaces on-site)

## SAMPLE FLOOR PLAN:



# VACANCIES



# 2600 BUILDING



## **BUILDING ADDRESS:**

- 2600 N. Mayfair Road, Wauwatosa, WI 53226

## **BUILDING SIZE:**

- 117,094 SF

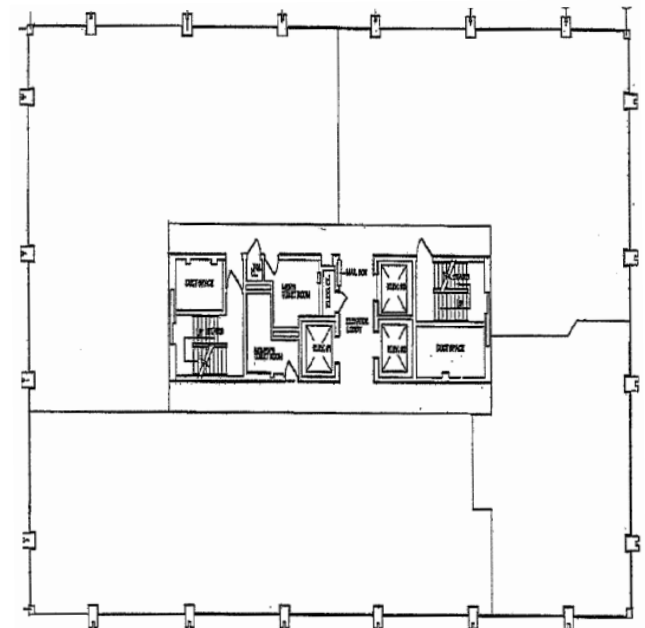
## **ASKING RATE:**

- \$23.00 - \$25.00/SF Full Service Gross

## **PROPERTY HIGHLIGHTS:**

- Unique suburban office tower views & setting
- Located on-site at Mayfair and with full access to all retail amenities
- Ample parking in close proximity to the building
- Great access to public transportation as well as easy freeway access
- Building training center

## **SAMPLE FLOOR PLAN:**

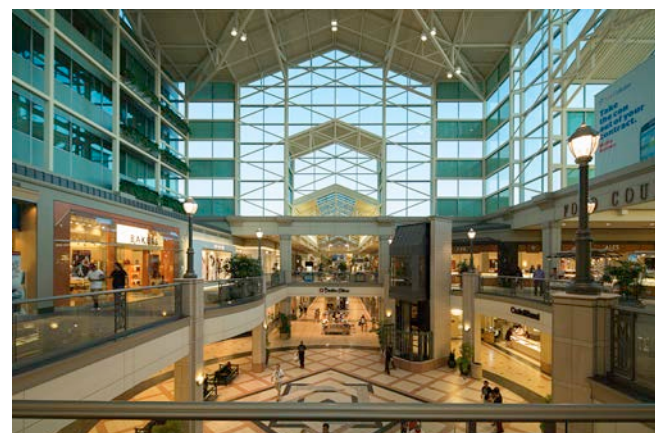


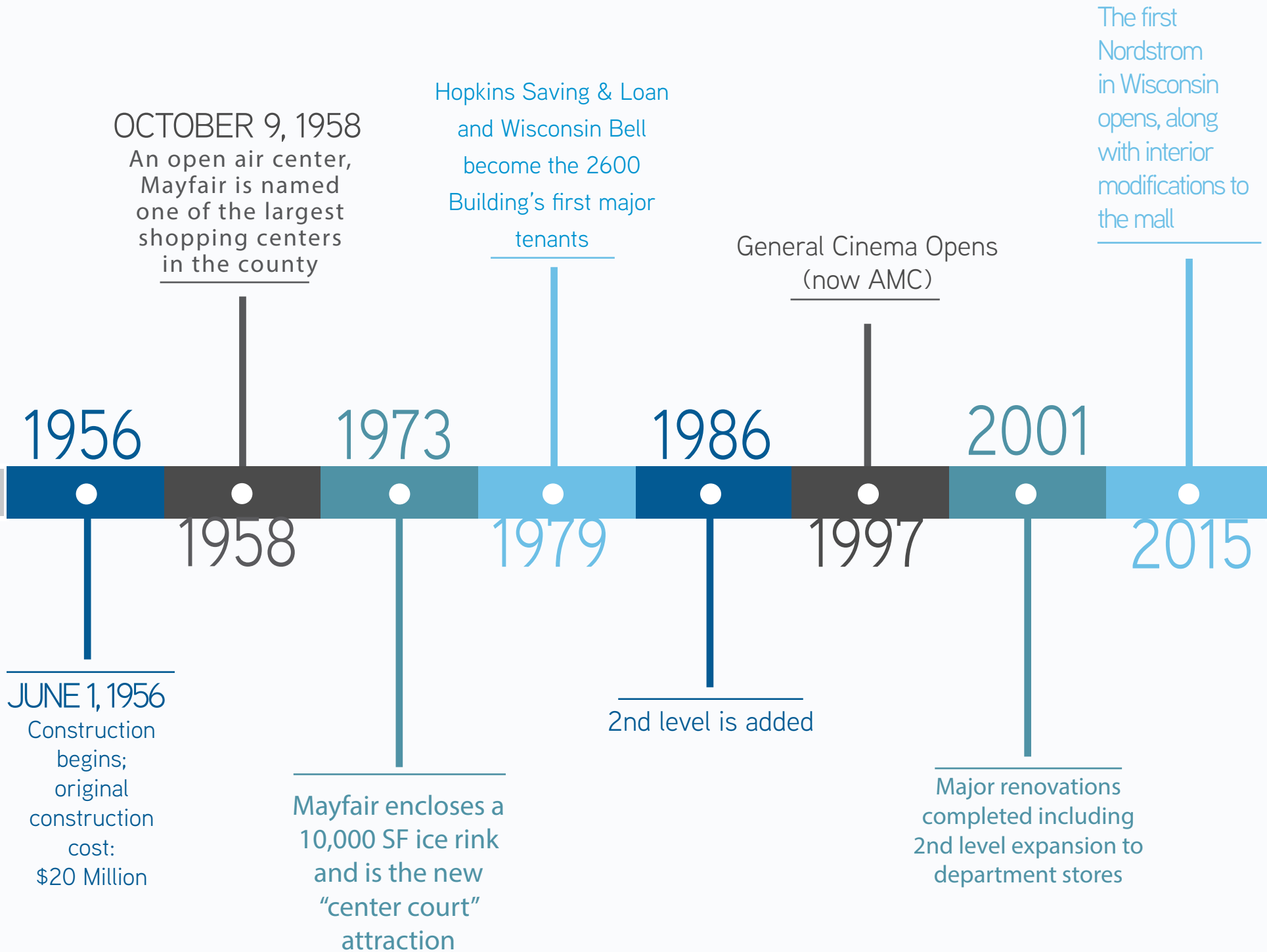
# VACANCIES





*Premier office space in the center of it all.*





Crate&



MIYEF AIR

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### Non-Residential Customers

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

#### **Broker Disclosure to Customers**

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

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice or a professional home inspection contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

#### **Confidentiality Notice to Customers**

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential. Unless the information must be disclosed by law or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material adverse facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the broker is aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information you consider to be confidential.

Confidential information: \_\_\_\_\_

Non-Confidential information: (The following information may be disclosed by Broker): \_\_\_\_\_

(Insert information you authorize the broker to disclose such as financial qualification information.)

#### **Consent to Telephone Solicitation**

I/We agree that the broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.

List Home/Cell Numbers: \_\_\_\_\_

#### **Sex Offender Registry**

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/>

#### **Definition of Material Adverse Facts**

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 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision 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 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information 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 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 Debra Peterson Conrad.*