

Flagship 7,125 SF orthopedic practice to anchor building's first level!



Mayfair Health Professional Building

Redevelopment now underway of prominent office building at the southwest corner of Burleigh Street and Mayfair Road in Wauwatosa, Wisconsin

View from Mayfair Road



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COMMERCIAL REAL ESTATE

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FEATURE BENEFITS

- Redevelopment now underway of prominent office building at the southwest corner of Burleigh Street and Mayfair Road
- Located at a lighted intersection at the crossroads of The Mayfair Collection (Whole Foods, Nordstrom Rack, and Saks Off 5th) and Mayfair Mall (Nordstrom, Macy's, and Apple) retail corridors
- **Great opportunity for office tenants seeking a retail identity or for a retailer seeking a highly-visible location**

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WAUWATOSA





North Elevation



New Office Entry

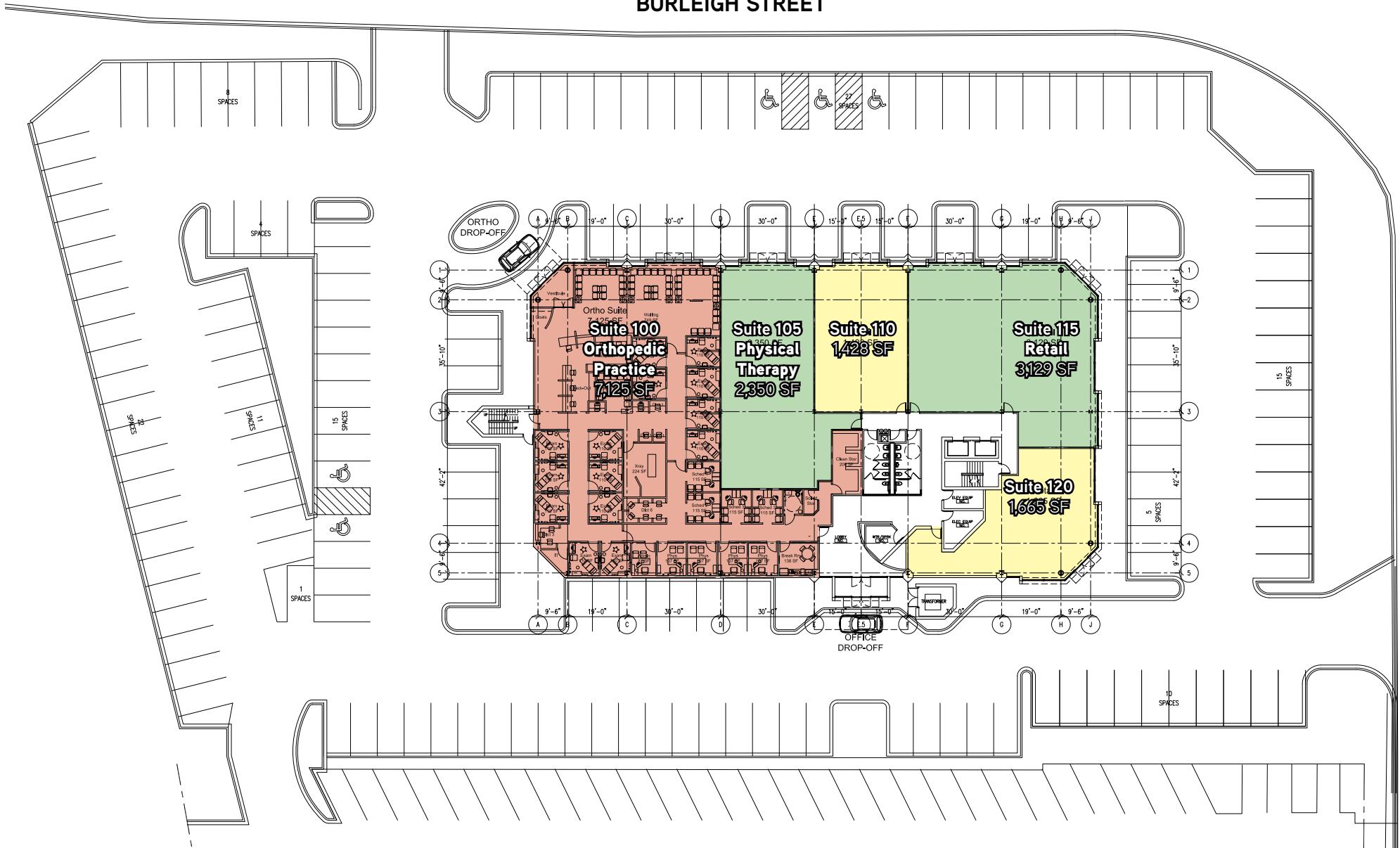
Retail

- Signed lease with 7,125 SF orthopedic practice to anchor building's first floor
- Retail spaces from 1,428 SF with delivery in Spring 2018
- Prominent entryways with frontage on Burleigh Street
- Highly-visible signage above elegant new storefronts
- Pylon signage available
- **Ideal for physical therapy, optical, dental, and boutique fitness users**

Office

- Flexible office suite sizes including full-floor opportunities
- New proposed entryway on southern side of building
- Numerous possibilities for flagship branding
- Potential for ground-level retail presence

BURLEIGH STREET



MAYFAIR ROAD

Leasing Plan - First Level

Total GLA of 15,697 SF

Signed Lease
 LOI in Negotiation
 Available

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