

Conceptual Rendering



# Mayfair Health Professional Building

Proposed redevelopment of prominent office building at the southwest corner of Burleigh Street and Mayfair Road in Wauwatosa, Wisconsin

Proposed New Office Entrance



OWNED / DEVELOPED BY

**ICA**  
Innovative Capital Advisors

LEASING SERVICES BY

**HSA**  
COMMERCIAL REAL ESTATE

**BRENTON SCHRADER**  
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## FEATURE BENEFITS

- Proposed redevelopment of prominent office building at the southwest corner of Burleigh Street and Mayfair Road
- Located at a lighted intersection at the crossroads of The District (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



NORDSTROM



North Elevation



East Elevation

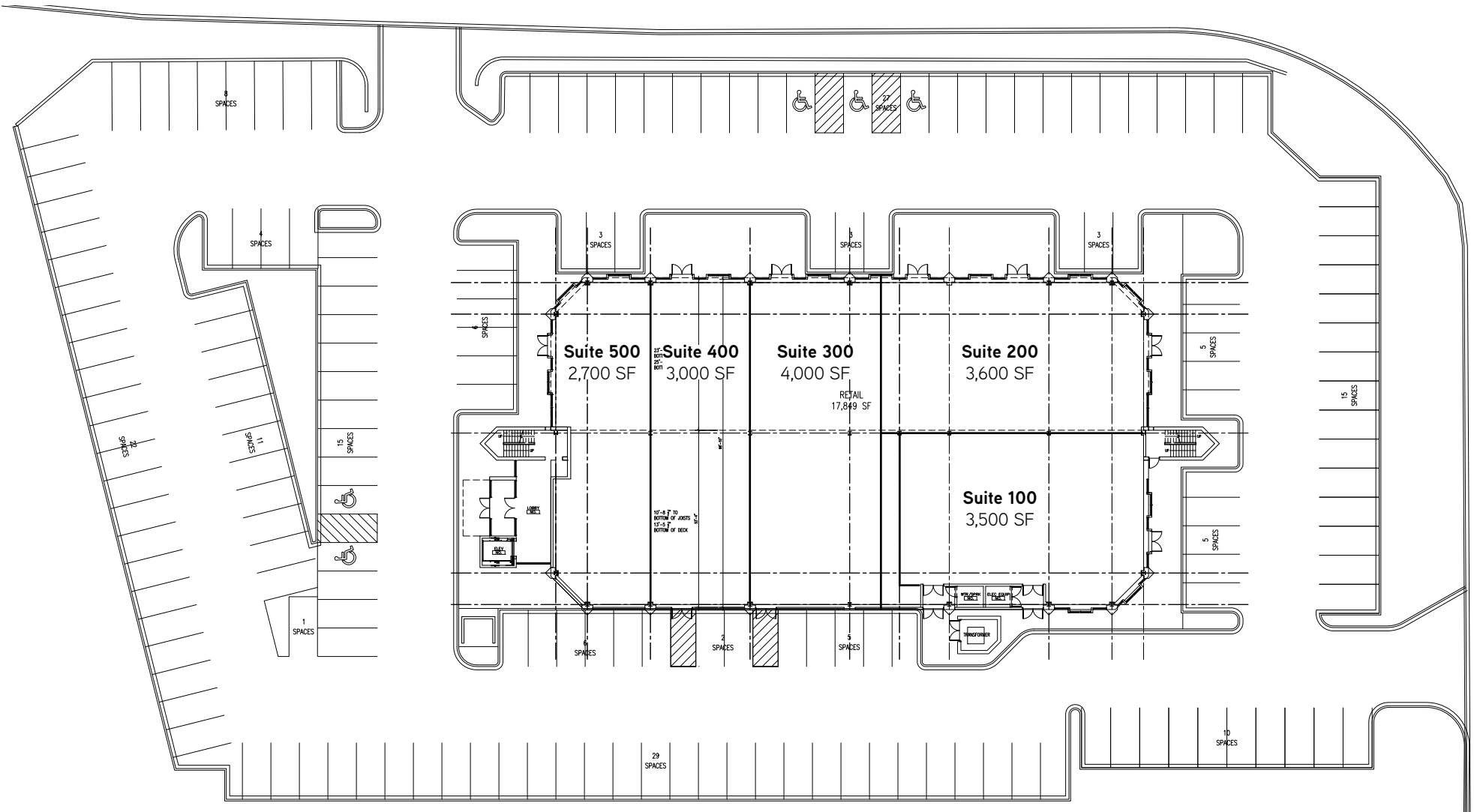


## Retail

- Retail spaces from 2,500 SF to 17,849 SF
- Prominent entryways with frontage on Burleigh Street
- Highly-visible signage above elegant new storefronts
- Pylon signage
- **Ideal for financial, physical therapy, optical, dental, and fitness users**

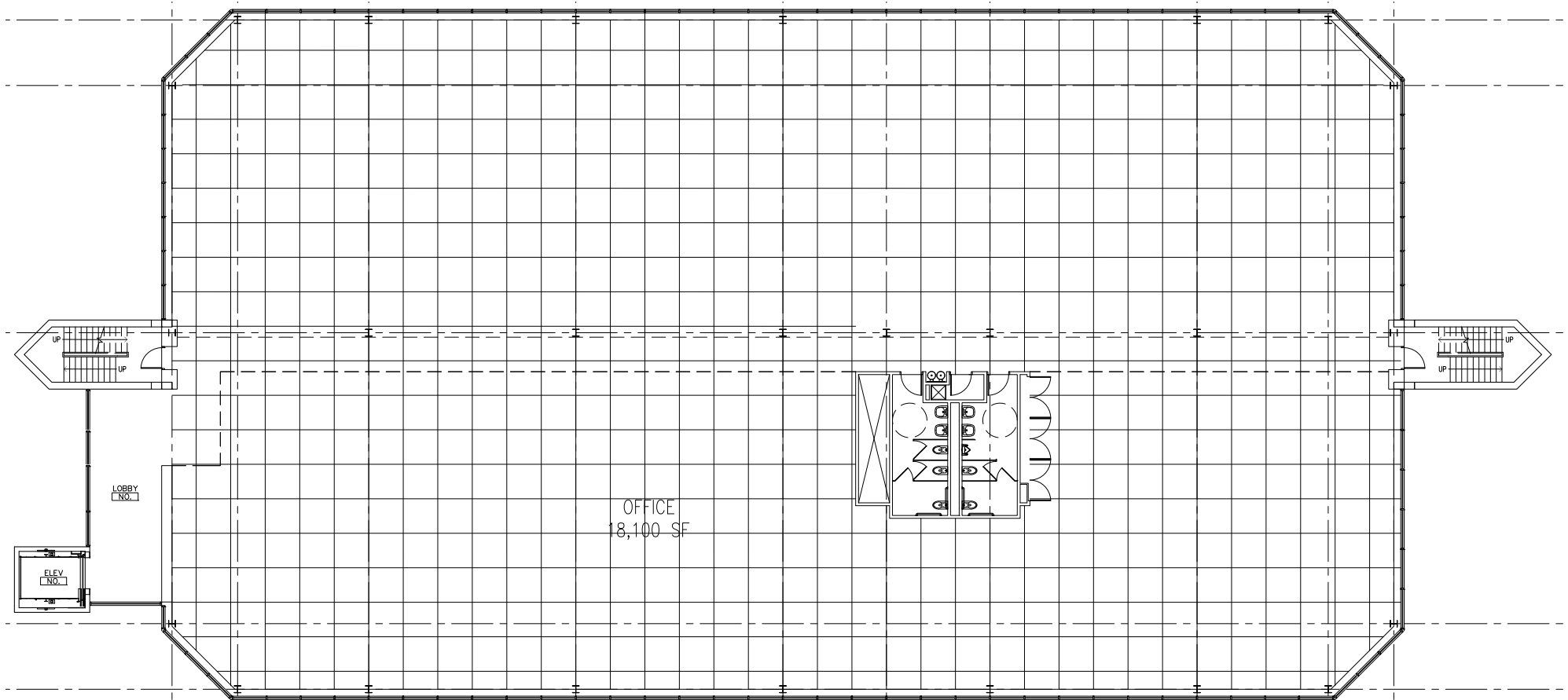
## Office

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



Conceptual Leasing Plan - First Level

Total GLA of 17,849 SF



**Conceptual Floor Plan - Level 2+3**

Total GLA of 18,100 SF

# Mayfair Health

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