

eXchange

FLAGSHIP 120,000 SF CORPORATE OFFICE DEVELOPMENT
AT THE MAYFAIR COLLECTION IN WAUWATOSA, WIS.



HSA
COMMERCIAL REAL ESTATE

PHASE IV
PROPOSED
250 LUXURY
APARTMENTS

PHASE III
NOW OPEN!
269 LUXURY
APARTMENTS

PHASE II - COMPLETE
146-ROOM HOTEL

PHASE V
FUTURE RESIDENTIAL /
OFFICE EXPANSION

PHASE V
CORPORATE OFFICE
4 BUILDINGS
TOTALING 500KSF

PARKING STRUCTURE
FREE PARKING FOR
474 VEHICLES

exchange



HomeGoods



ELITE

Burleigh Street



ULTA



EVERY SEASON STARTS AT
DICK'S
SPORTING GOODS

NORDSTROM
rack

OLD NAVY

TJ-maxx
DSW
DESIGNER SHOE WAREHOUSE

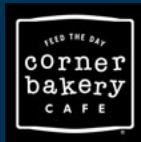


THE MAYFAIR COLLECTION
WAUWATOSA, WISCONSIN
a true live-work-play community

exchange

>> Walk-To Amenities

The Exchange building has the advantage of being within walking distance of tons of great amenities at The Mayfair Collection including: Whole Foods Market, popular local restaurants, Serendipity Labs coworking hub, and a Hilton Homewood Suites hotel. In effect, companies will enjoy the amenities of a downtown location without the expense or inconvenience of locating downtown!



>> New Point of Ingress / Egress

Employees and executives of The Exchange will benefit from a new proposed entrance / exit to The Mayfair Collection which is being created by extending 112th Street at the north end of the property under Hwy 45 / Interstate 41 and connecting it to 124th Street via Wirth Street.

That way, tenants will have access to the project via a third stoplight entrance which effectively creates a "backdoor" entrance to The Exchange.

For details, contact:



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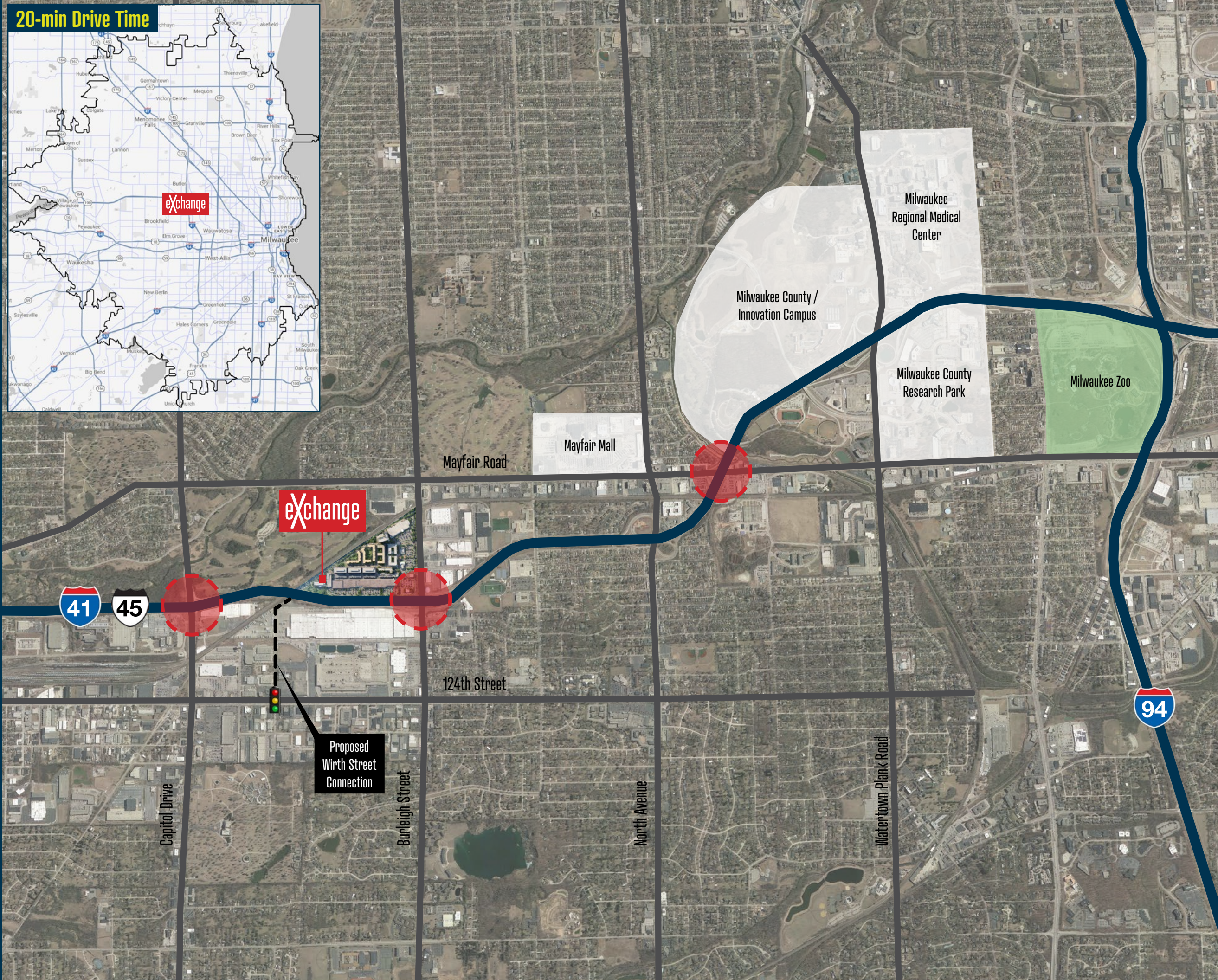
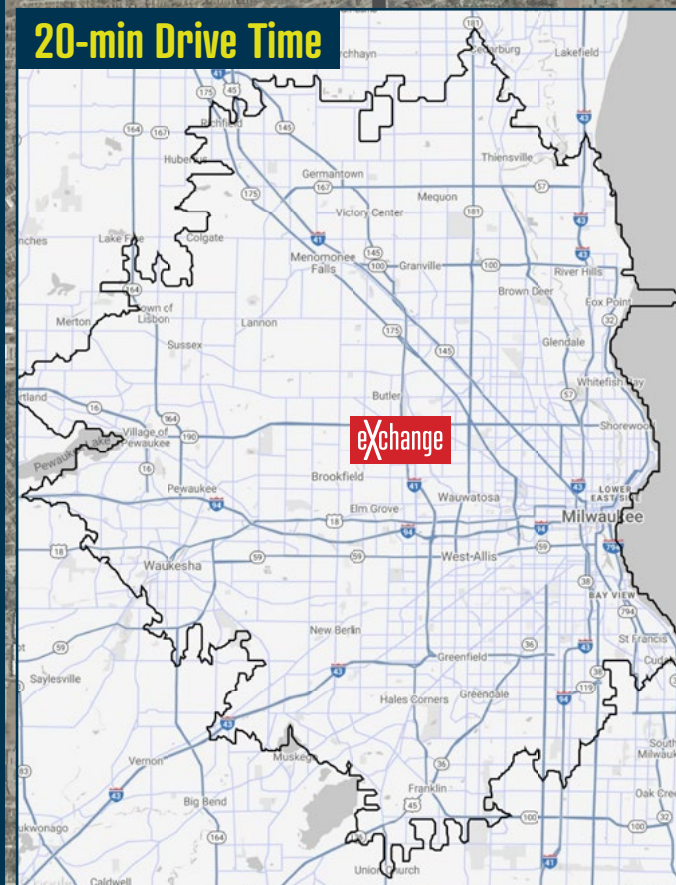
>> Regional Location

The Exchange building at The Mayfair Collection offers a short commute for employees anywhere in the metro Milwaukee area and easy accessibility to key points-of-interest listed below:

- Milwaukee Co. Research Park - 5 mins
- Mayfair Mall - 5 mins
- I-94 Interchange - 6 mins
- Miller Park - 8 mins
- Downtown - 15 mins
- Mitchell Intl. Airport - 22 mins

>> Convenient Access

- Accessible from full interchanges at Burleigh Street and Capitol Drive
- Stoplight entrances to the project at 112th and 114th Streets
- New proposed access point from Wirth Street to create connection to 124th Street



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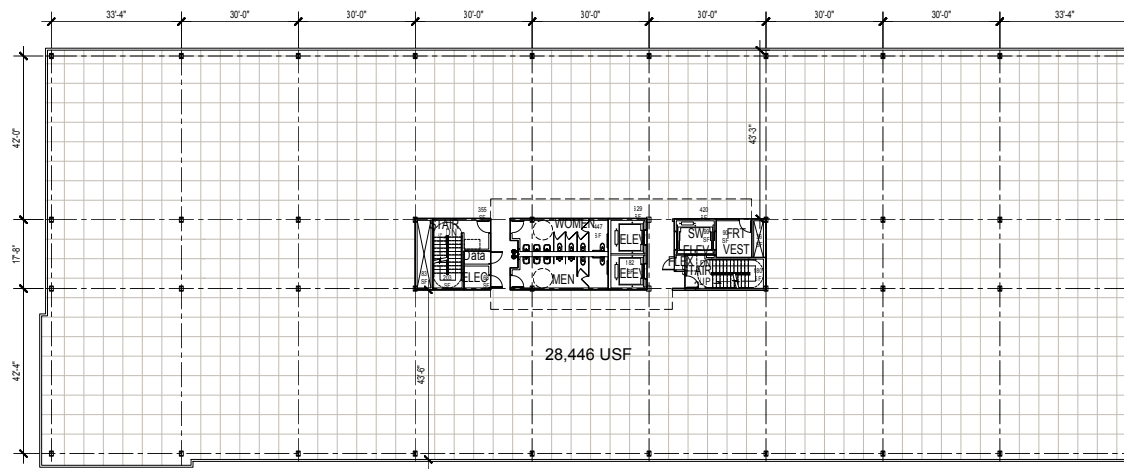


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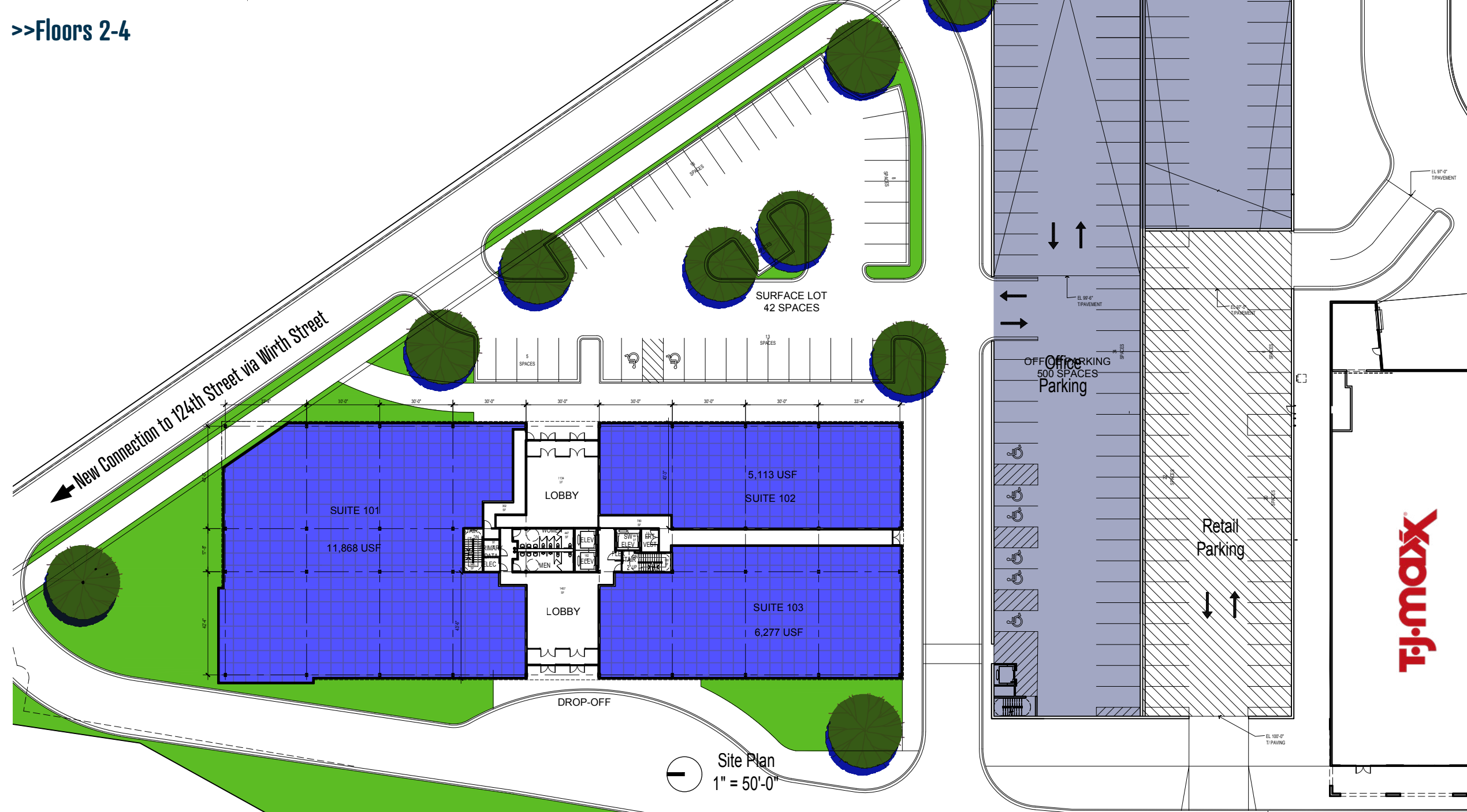
exchange

>> Building Profile

- 4 level / 120,000 SF Class-A Building
- Suites available from 28,446 SF+
- Adjacent 474-car parking structure available for use by office tenants free of charge
- 42 surface parking spaces
- Covered entry for visitors
- Pocket park with outdoor seating
- Anchor signage visible from 141,000 VPD
- Building amenities designed to suit
- Walking distance to great on-site amenities including: Whole Foods Market, Corner Bakery Cafe, Pizza Man, ABV Social, Taqueria El Jefe, Serendipity Labs coworking hub, shopping, and more!



>> Floors 2-4



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