



THE
OFFICES
AT MAYFAIR

**2500 & 2600 N MAYFAIR ROAD
WAUWATOSA, WI**

NEWMARK

**Brookfield
Properties**

2500 N MAYFAIR ROAD

Building Specs

Building Size:	±69,581 SF
Stories:	7
Typical Floor Size:	±18,000 SF
Lease Rate:	\$19.00 - \$22.00/SF, Full Service Gross

Available Space

Suite 210: ± 498 RSF	Suite 450: ±1,191 RSF
Suite 220: ±4,356 RSF	Suite 460: ±2,385 RSF
Suite 250: ± 822 RSF	Suite 470: ±1,535 RSF
Suite 260: ±1,063 RSF	Suite 550: ±1,248 RSF
Suite 340: ±1,592 RSF	Suite 560: ±1,278 RSF
Suite 400: ±1,553 RSF	Suite 570: ±4,275 RSF
Suite 430: ± 559 RSF	Suite 600: ±5,112 RSF
Suite 435: ±1,518 RSF	Suite 660: ±3,098 RSF
Suite 440: ±2,539 RSF	Suite 665: ±1,868 RSF

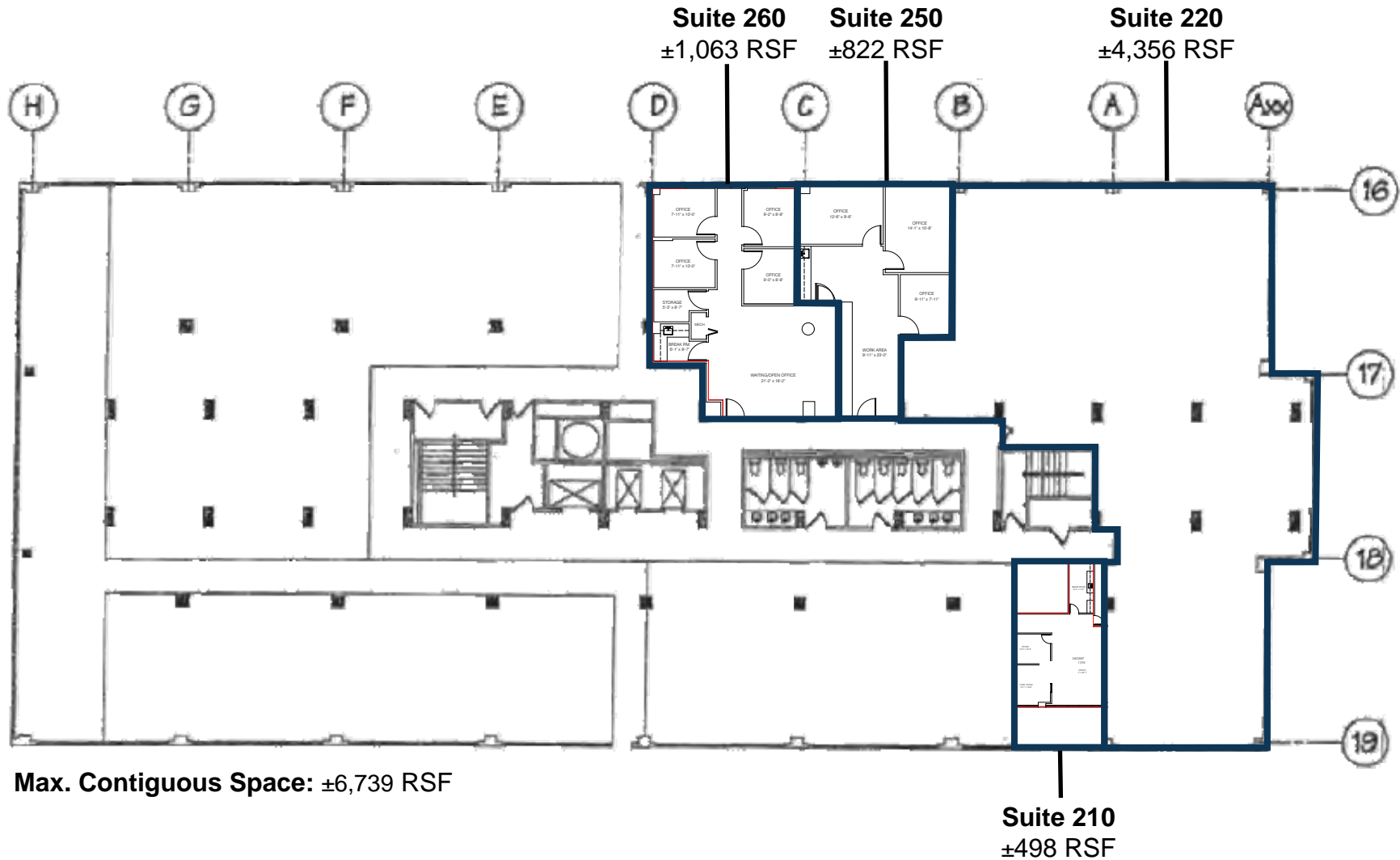
Building Features

- Convenient direct access to Mayfair Mall
- Updated common areas
- Two conference rooms (30-person and 70-person capacities)
- Professional on-site property management
- Highly visible tenant branding opportunities
- Direct interior and exterior exposure to Mayfair Mall, the largest mixed-use shopping center in the state.
- Ample parking in front of the building



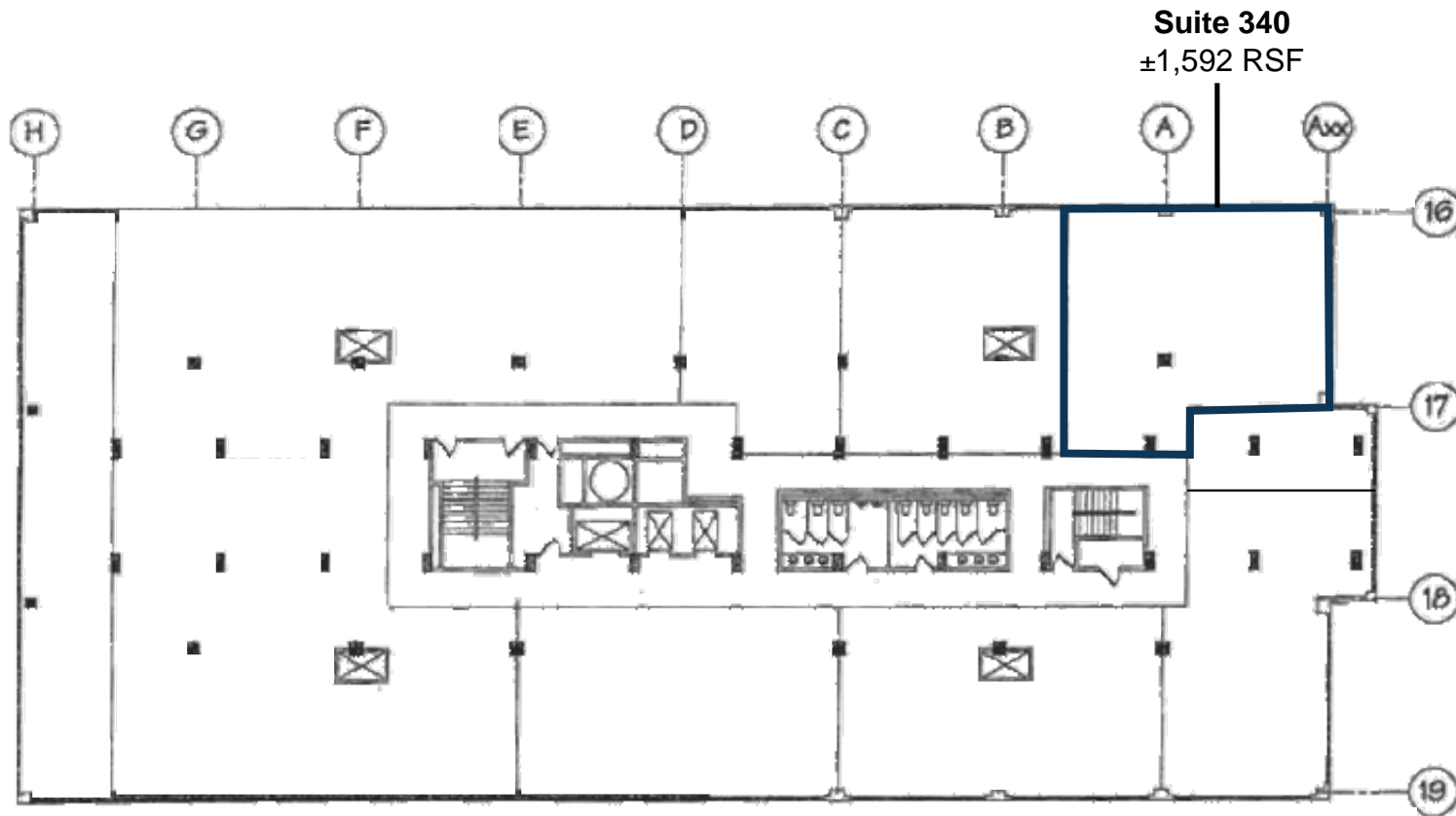
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SECOND FLOOR PLAN



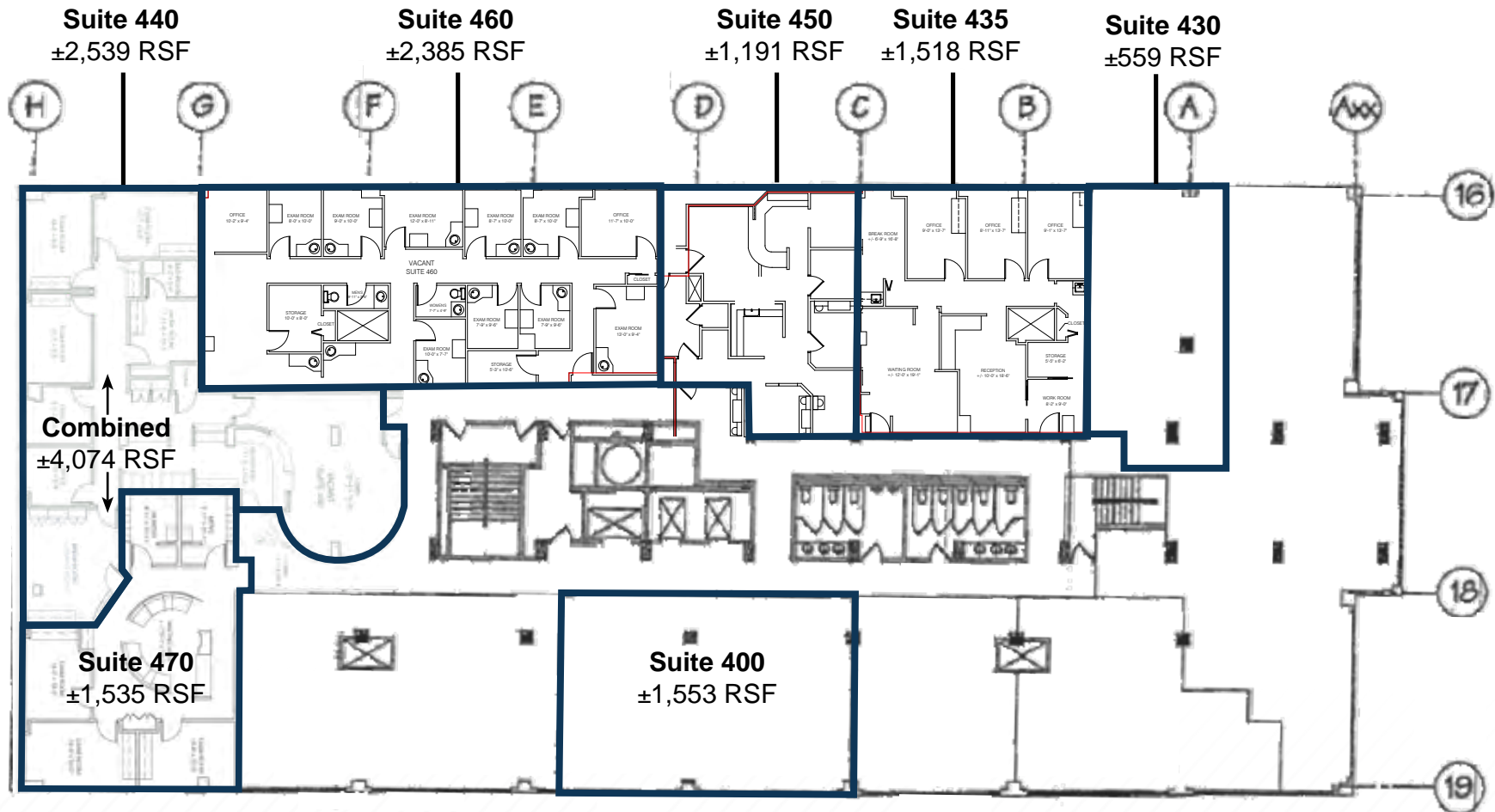
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THIRD FLOOR PLAN



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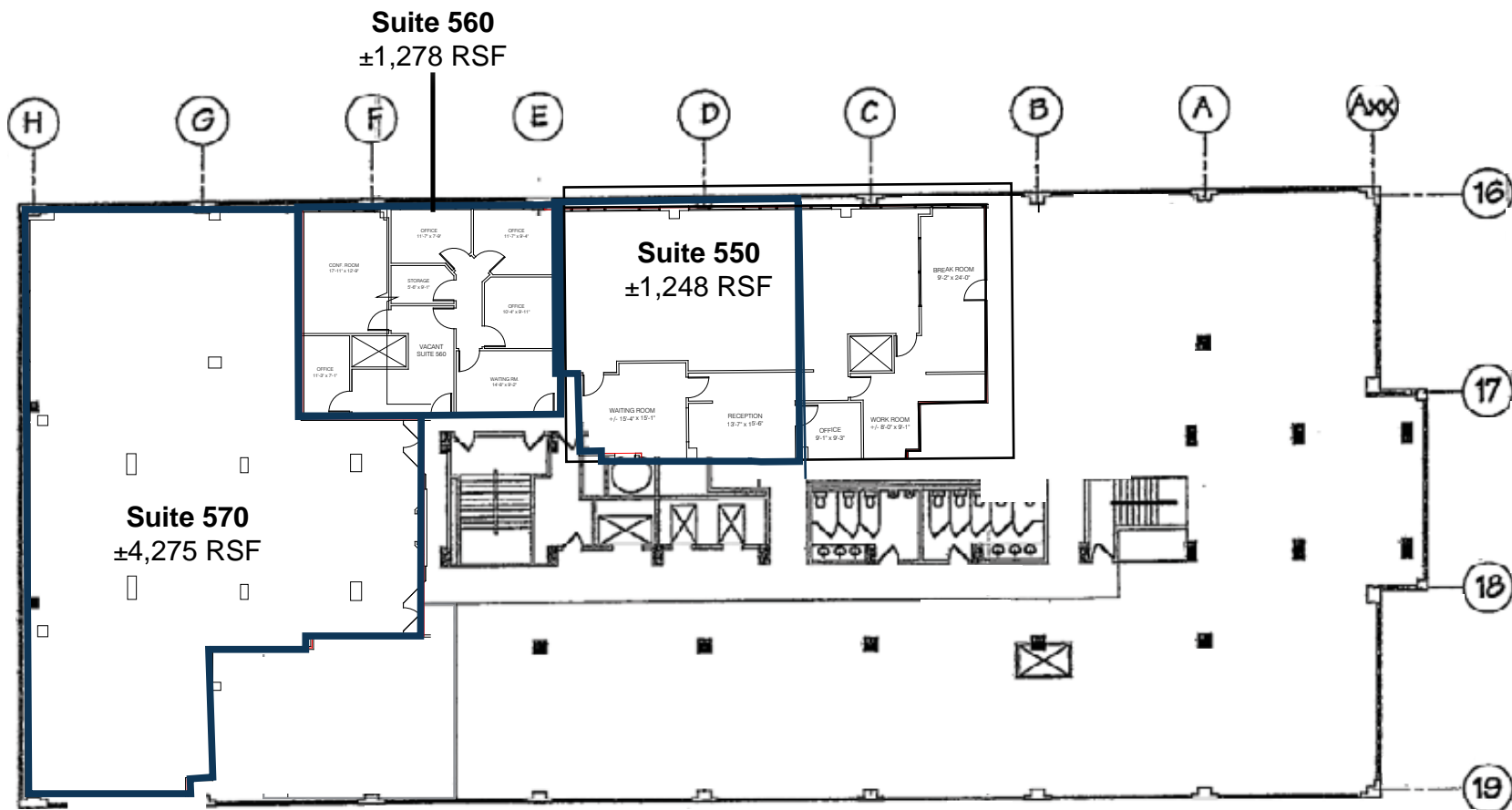
FOURTH FLOOR PLAN



Max. Contiguous Space: ±9,727 RSF

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FIFTH FLOOR PLAN



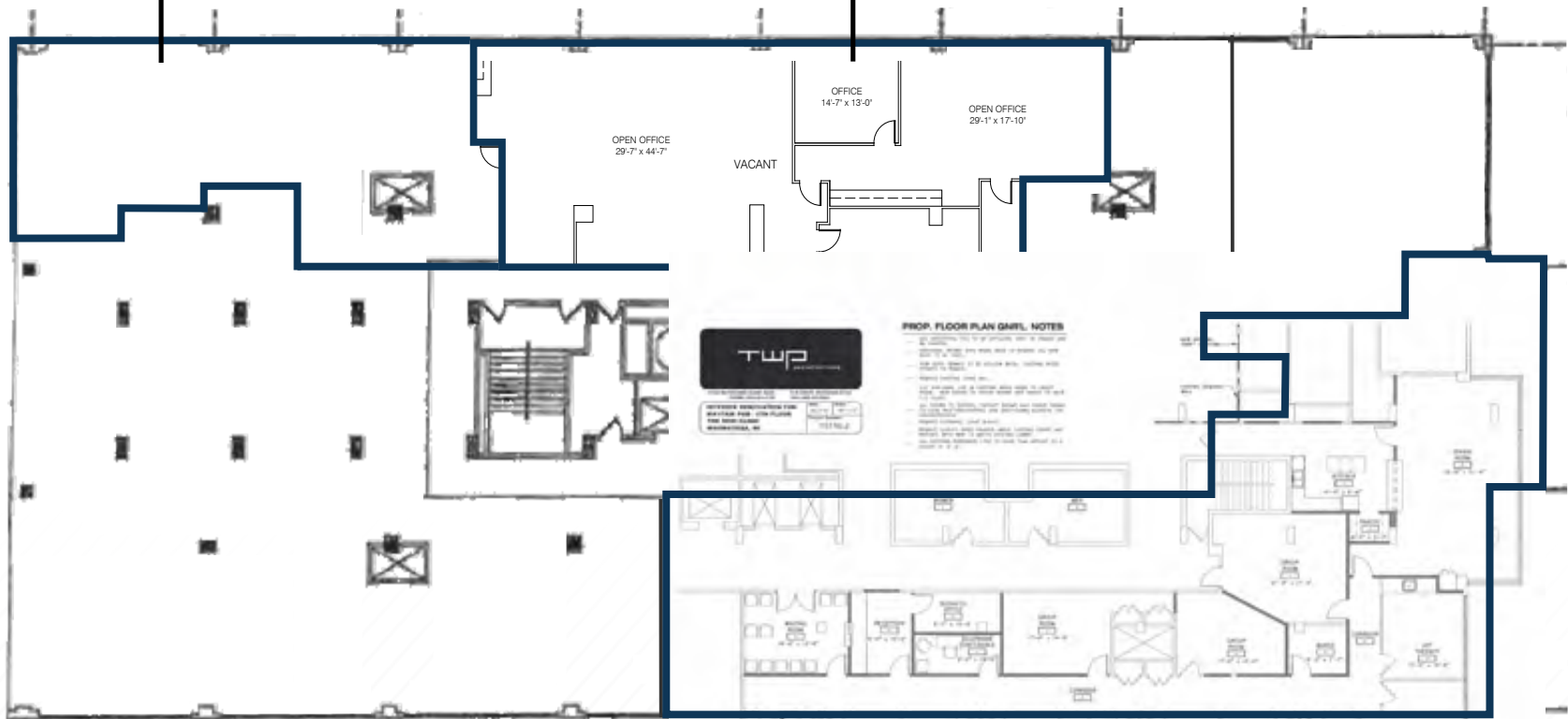
Max. Contiguous Space: ±6,801 RSF

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SIXTH FLOOR PLAN

Suite 655
±1,868 RSF

Suite 660
±3,098 RSF



Suite 600
±5,112 RSF

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2600 N MAYFAIR ROAD

Building Specs

Building Size:	±117,094 SF
Stories:	12
Typical Floor Size:	±10,500 SF
Lease Rate:	\$23.00 - \$25.00/SF, Full Service Gross

Available Space

Suite 100:	±7,167 RSF	Suite 590:	±1,126 RSF
Suite 210:	± 876 RSF	Suite 600:	±3,635 RSF
Suite 220:	±1,446 RSF	Suite 680:	± 550 RSF
Suite 350:	±2,347 RSF	Suite 685:	±1,223 RSF
Suite 390:	±1,241 RSF	Suite 690:	±1,584 RSF
Suite 450:	±1,464 RSF	Suite 785:	±1,446 RSF
Suite 490:	±3,234 RSF	Suite 870:	±1,435 RSF
Suite 505:	±2,613 RSF	Suite 1030:	±2,001 RSF
		Suite 1100:	±1,409 RSF

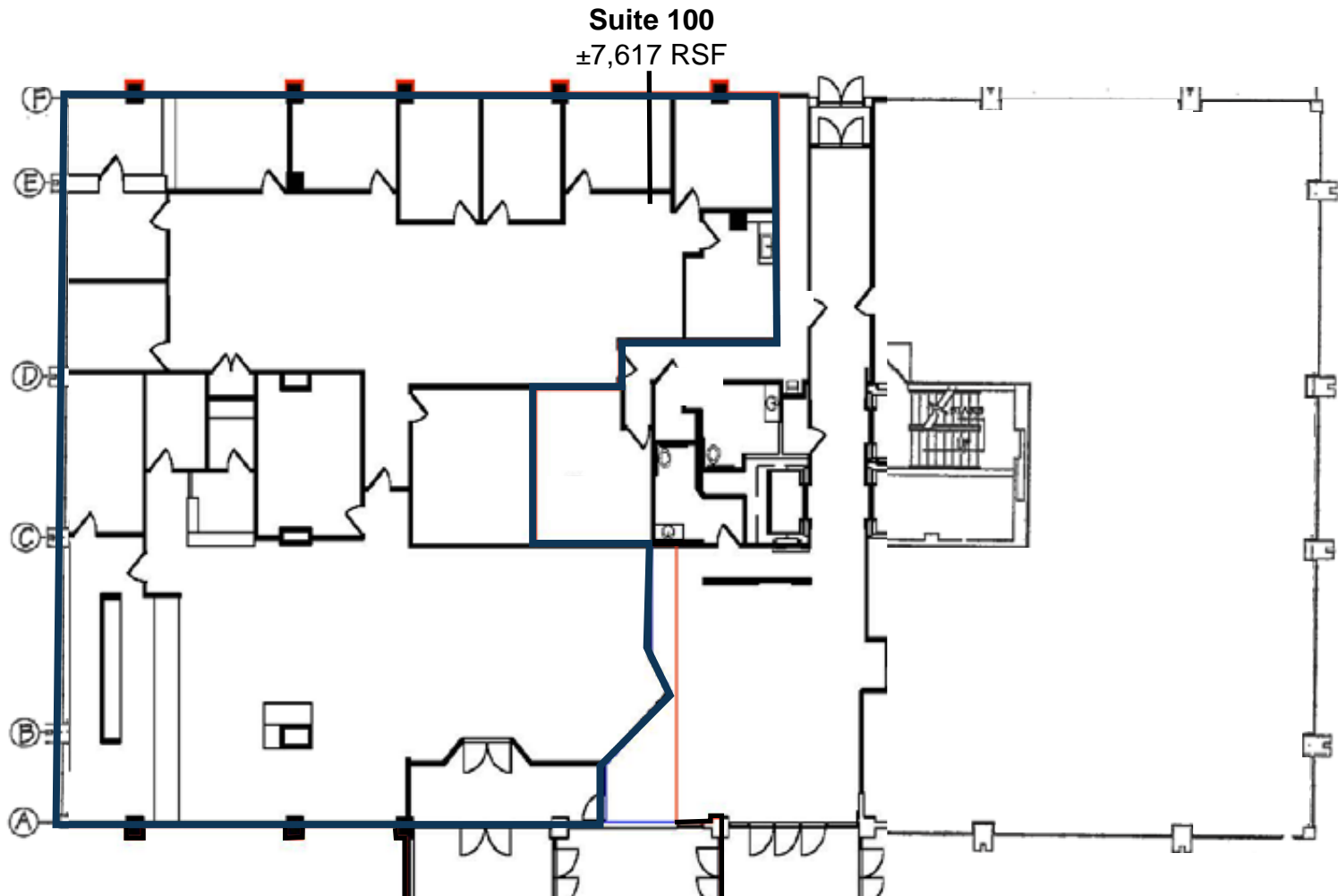
Building Features

- Standout visibility on a time-tested thoroughfare
- On-site training center (25-person capacity)
- Kitchen and lounge area on the garden level
- Ample parking surrounding the tower
- Excellent views in all four directions
- Quick access to retail and restaurants within and around Mayfair Mall
- Walking distance to multiple public transit stops



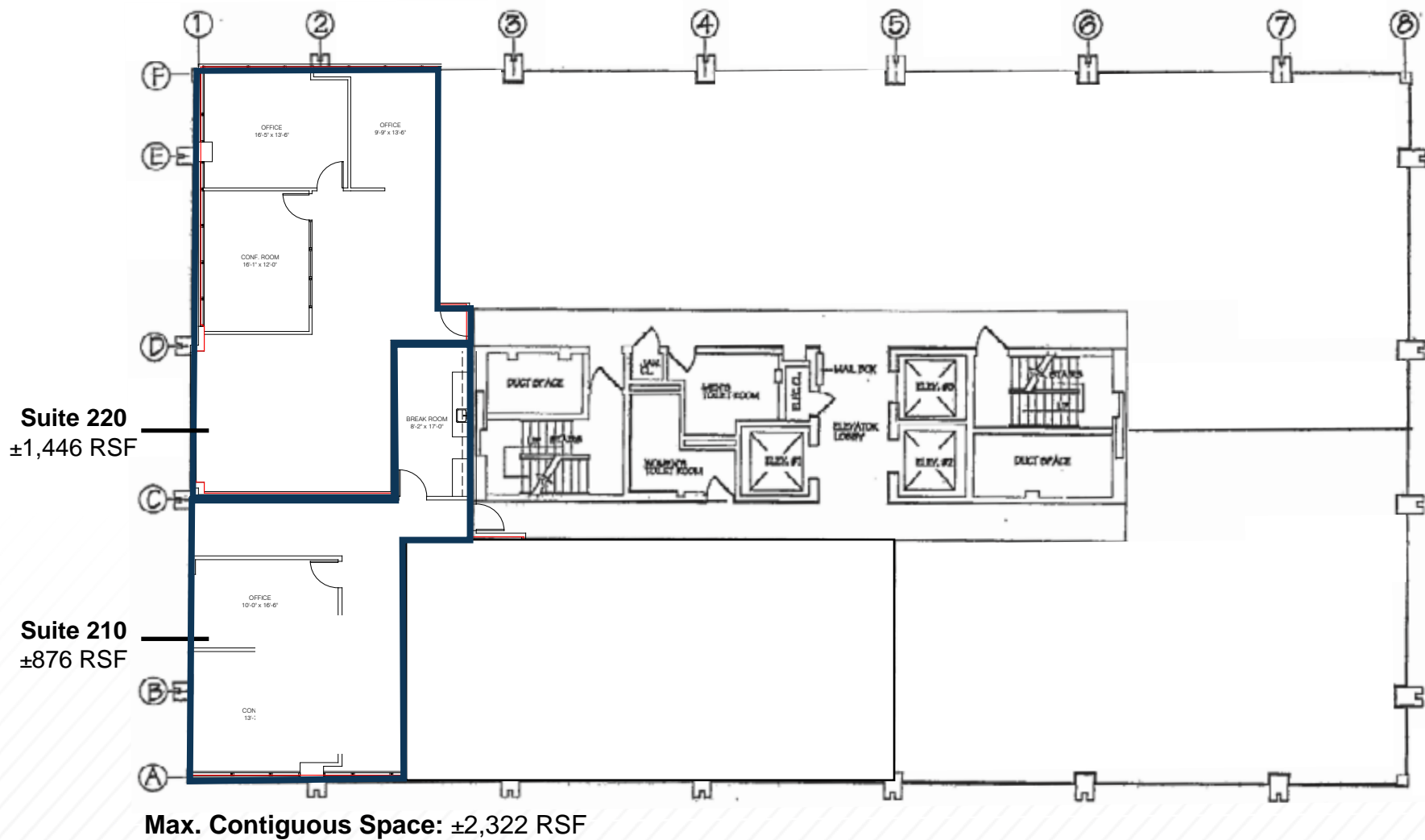
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FIRST FLOOR PLAN



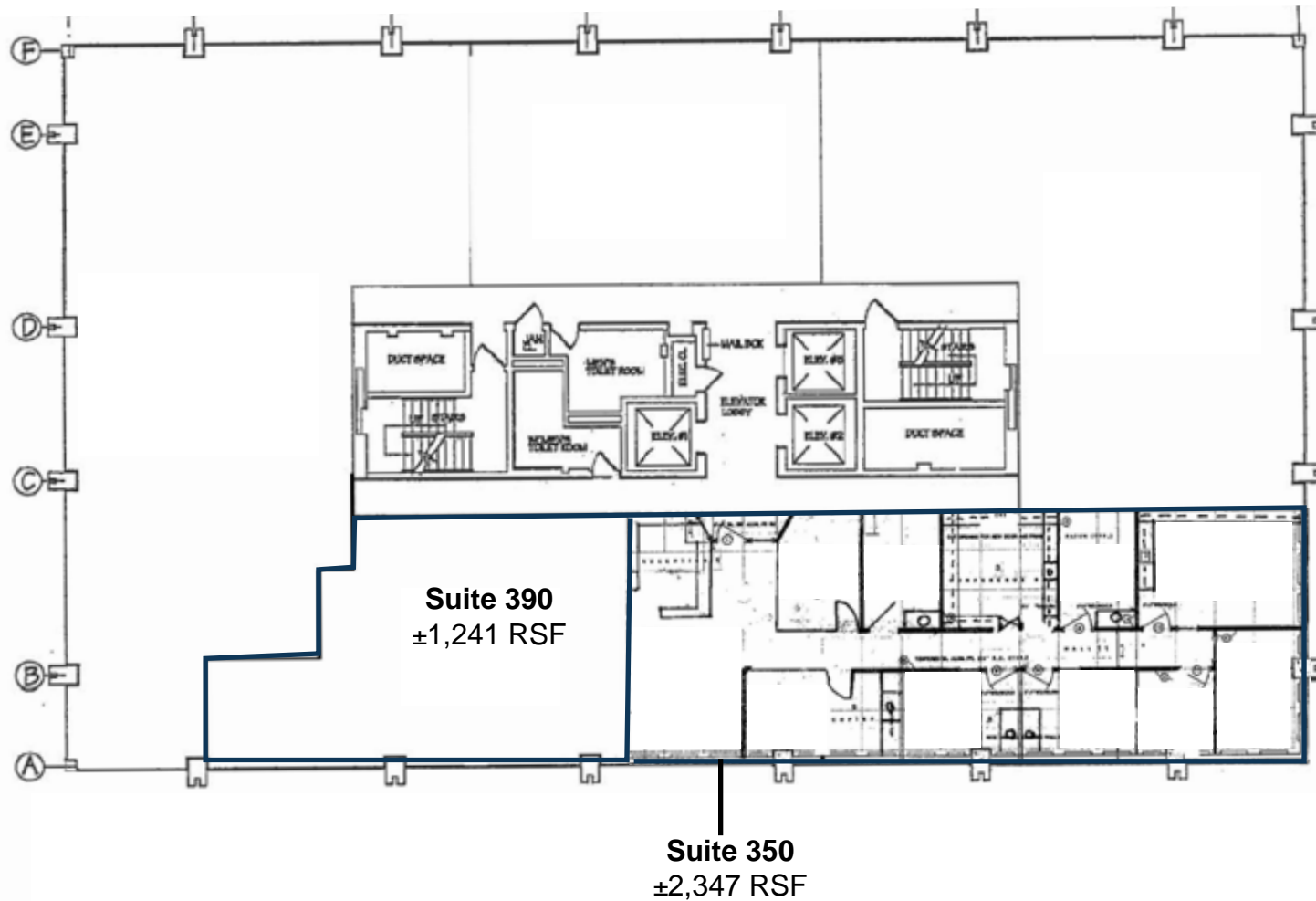
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SECOND FLOOR PLAN



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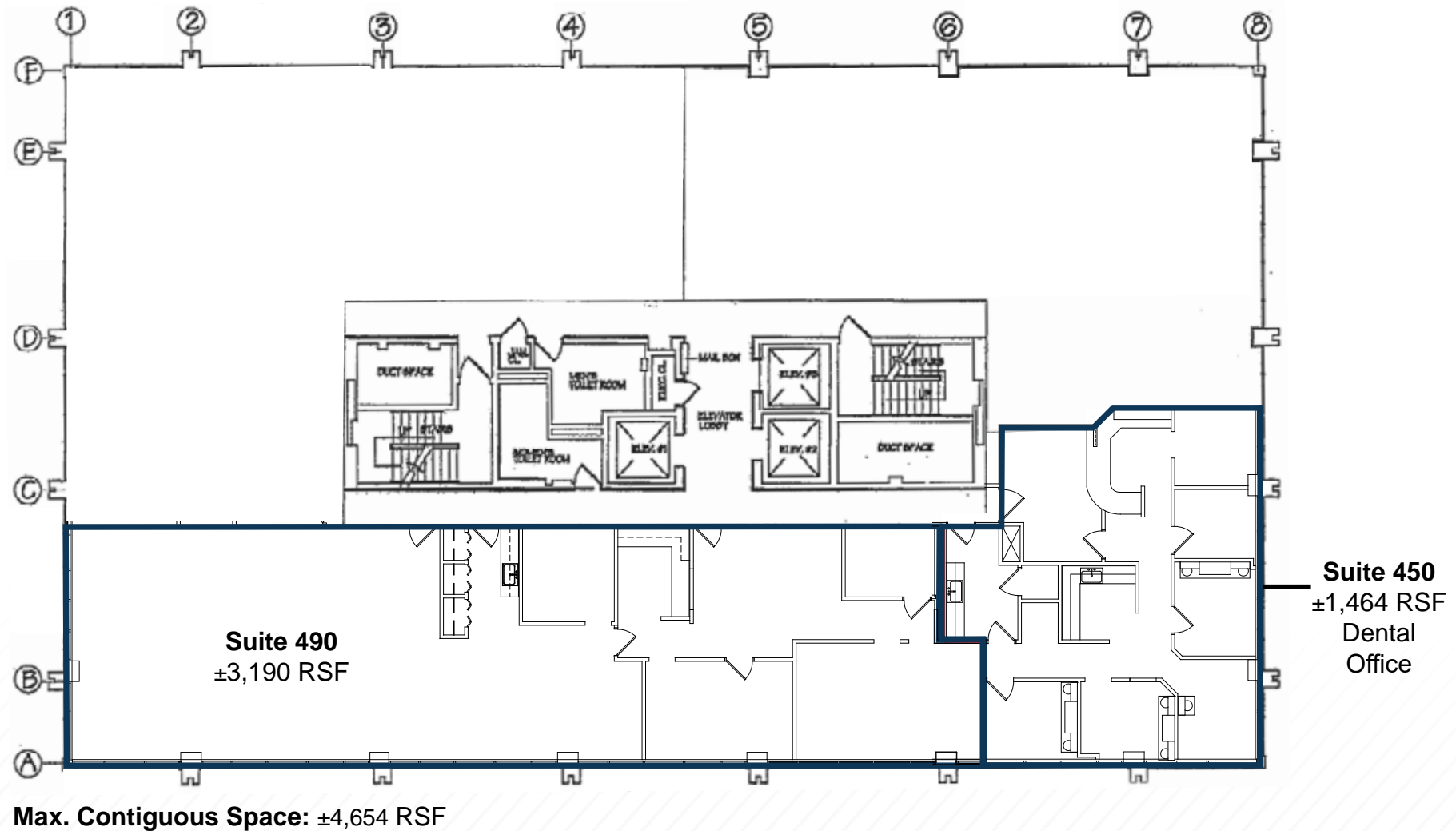
THIRD FLOOR PLAN



Max. Contiguous Space: ±3,588 RSF

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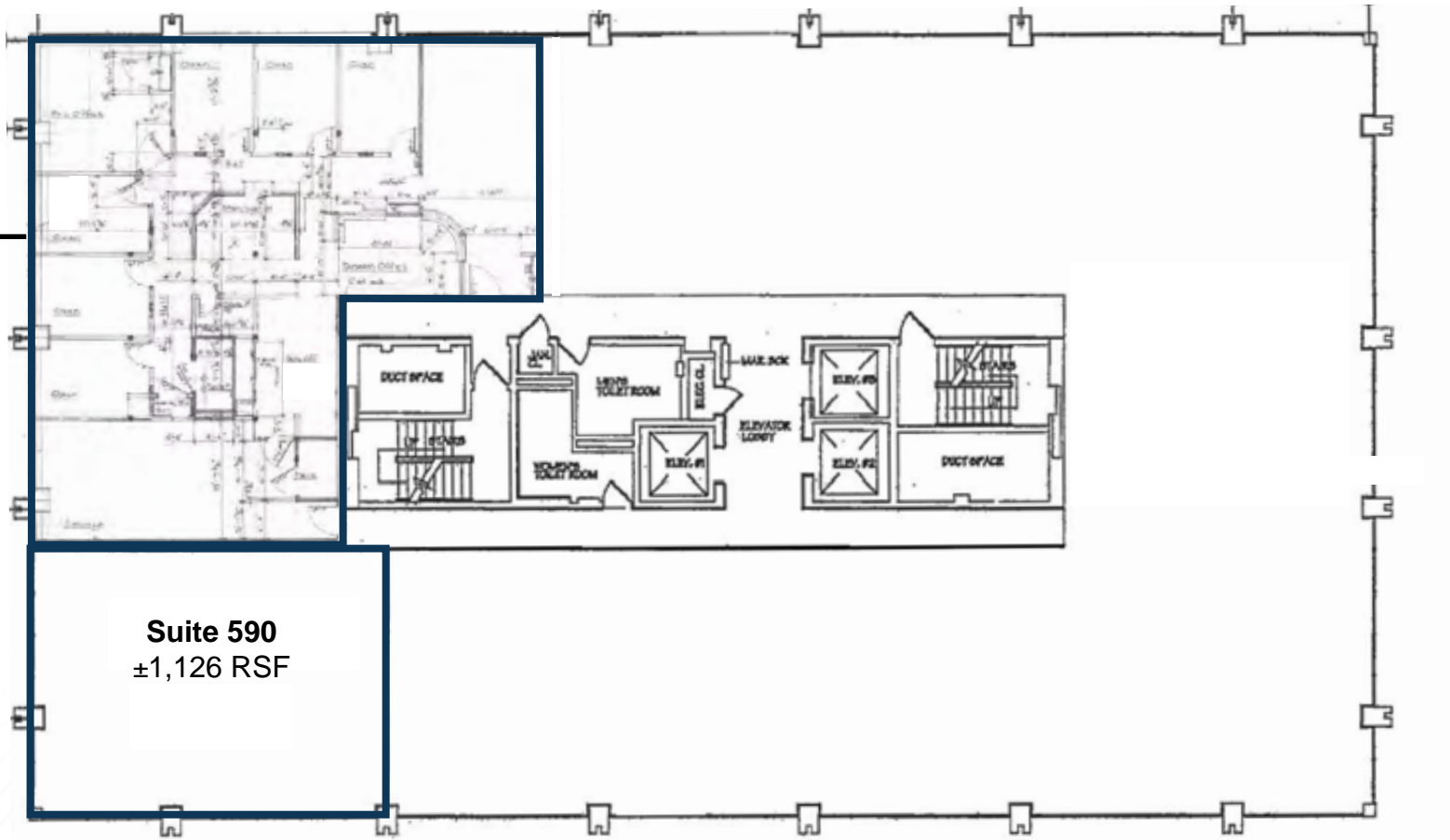
FOURTH FLOOR PLAN



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FIFTH FLOOR PLAN

Suite 505
±2,613 RSF

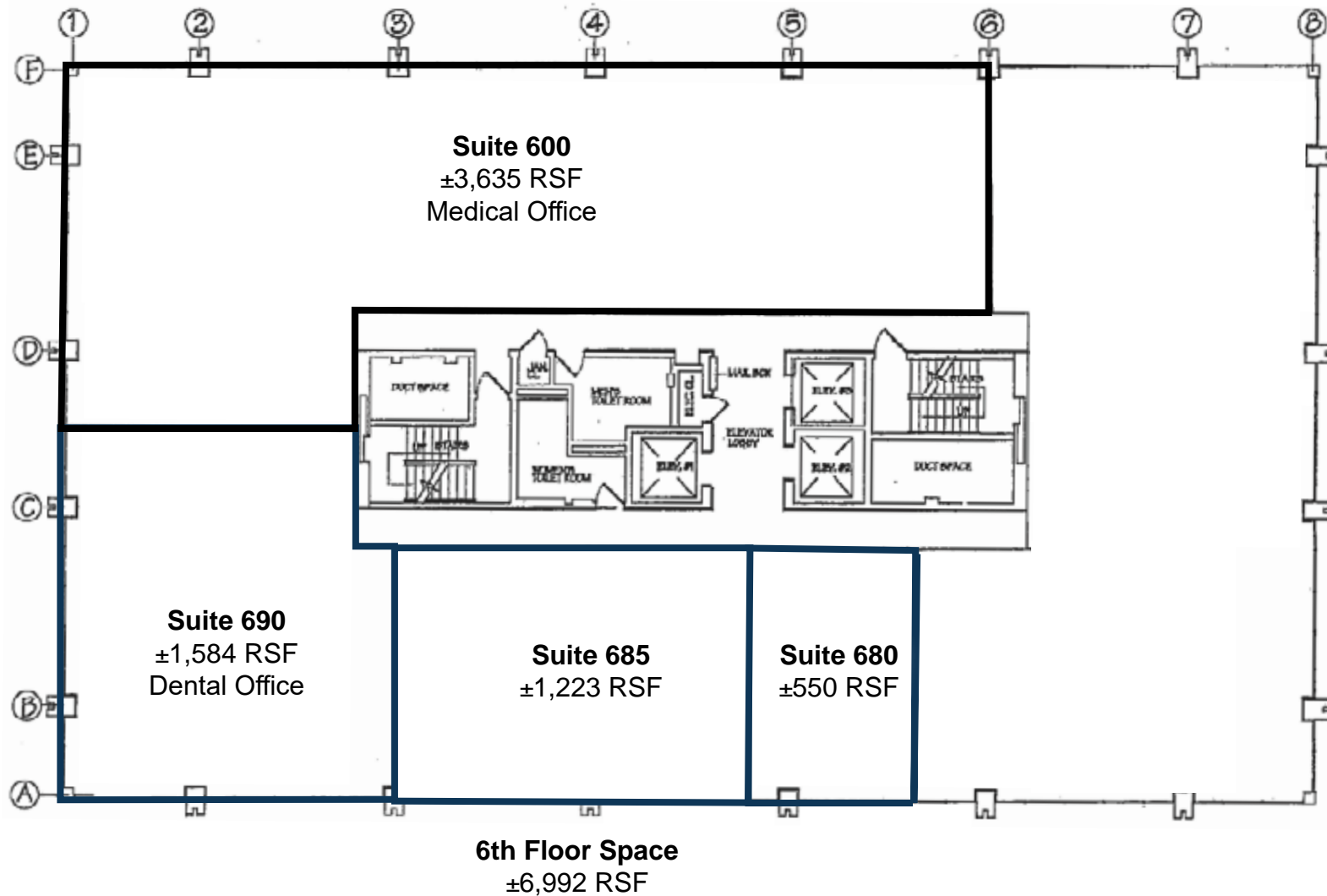


Suite 590
±1,126 RSF

Max. Contiguous Space: ±3,739 RSF

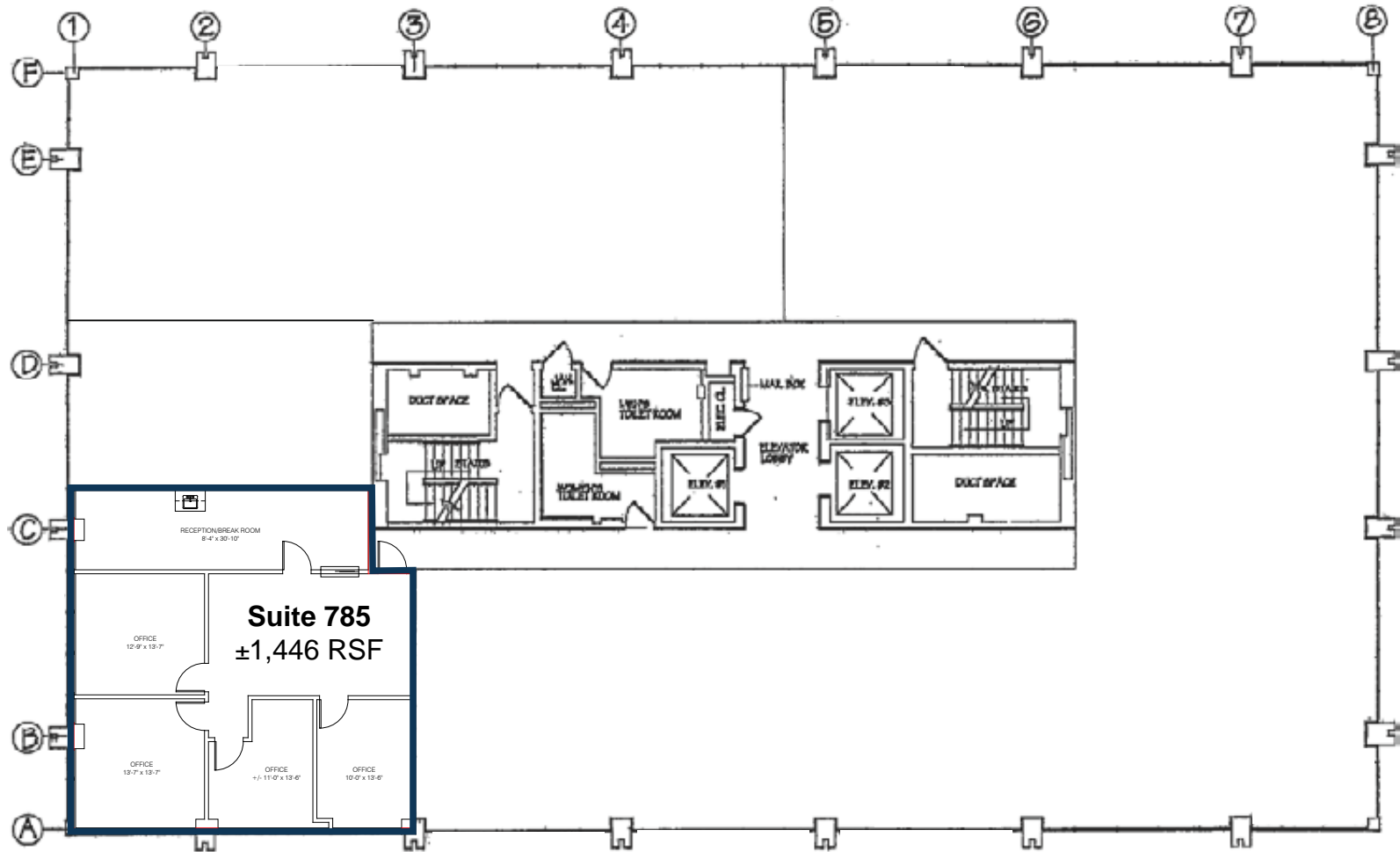
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SIXTH FLOOR PLAN



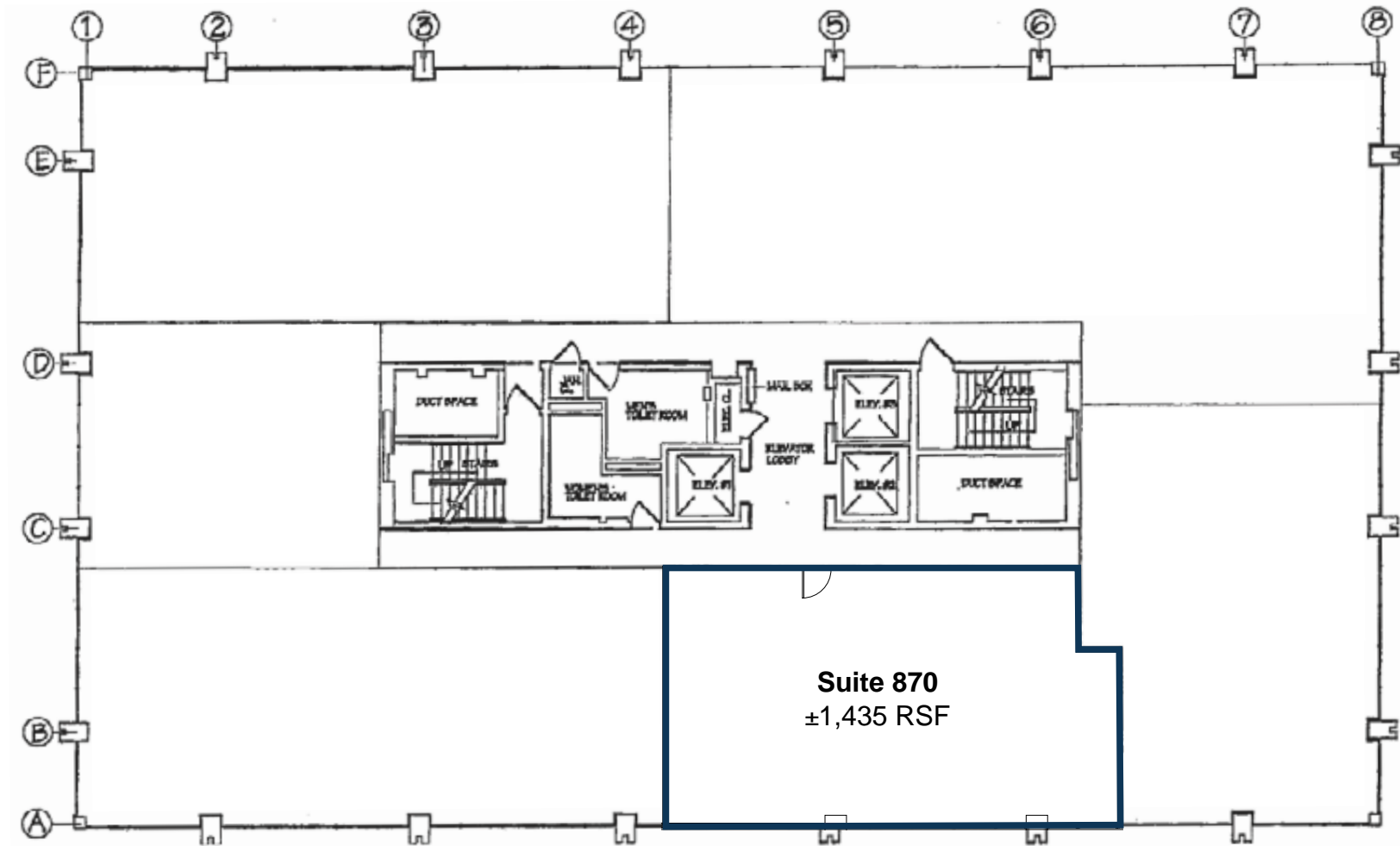
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SEVENTH FLOOR PLAN



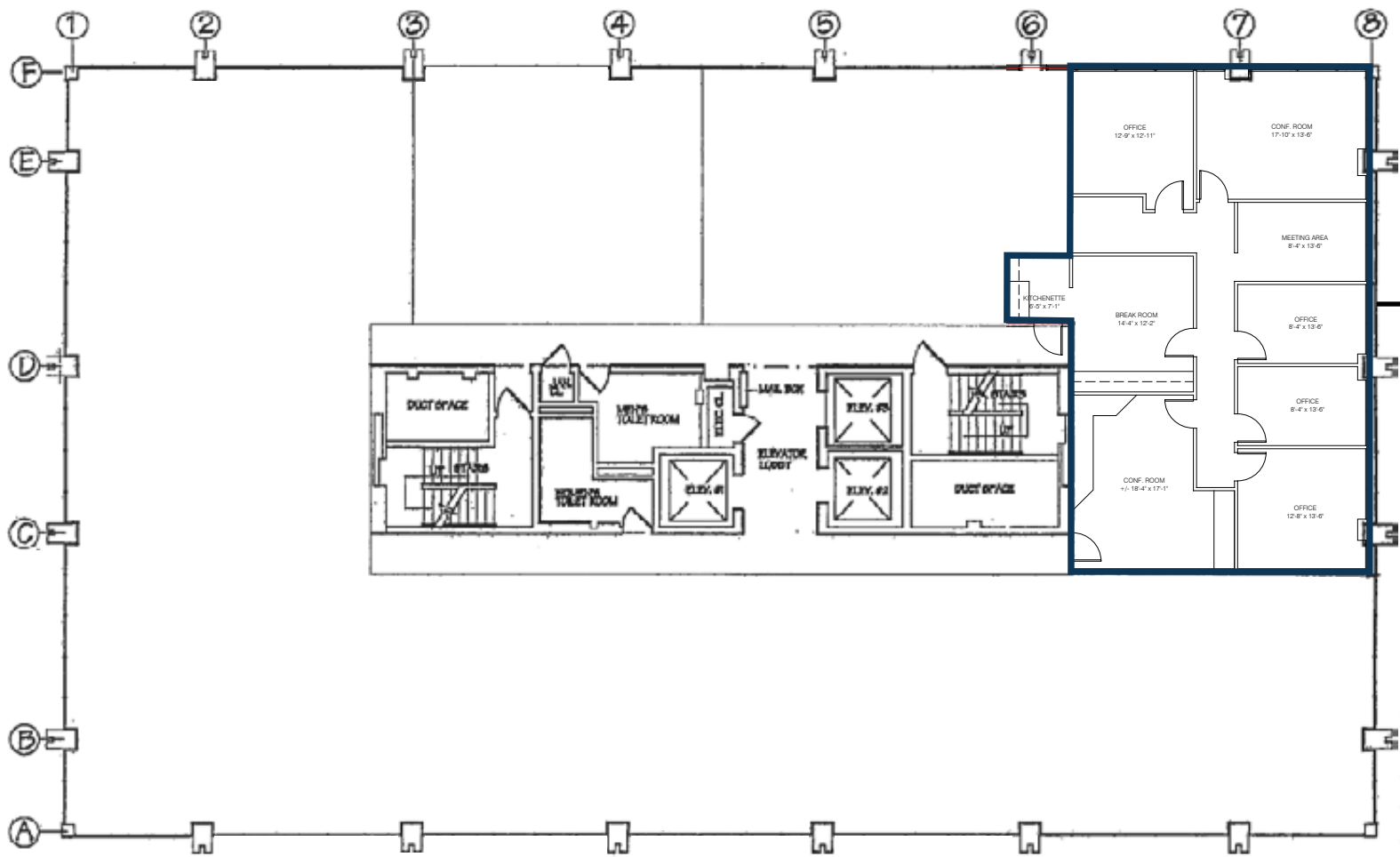
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EIGHTH FLOOR PLAN



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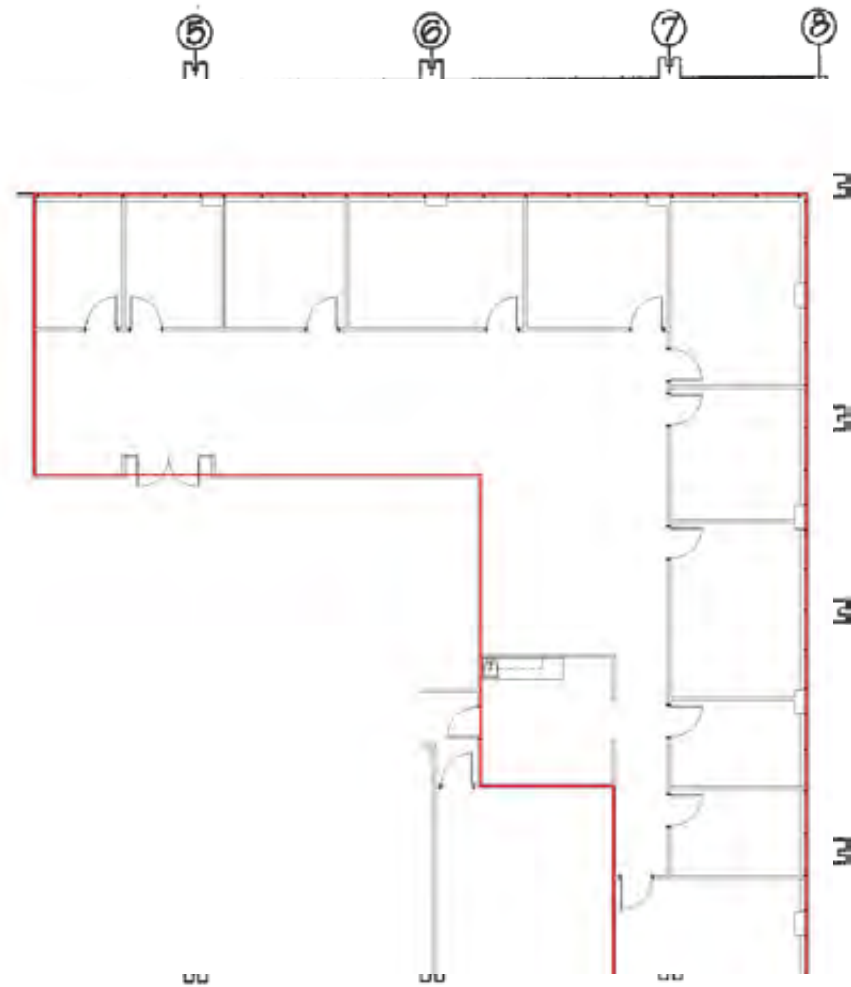
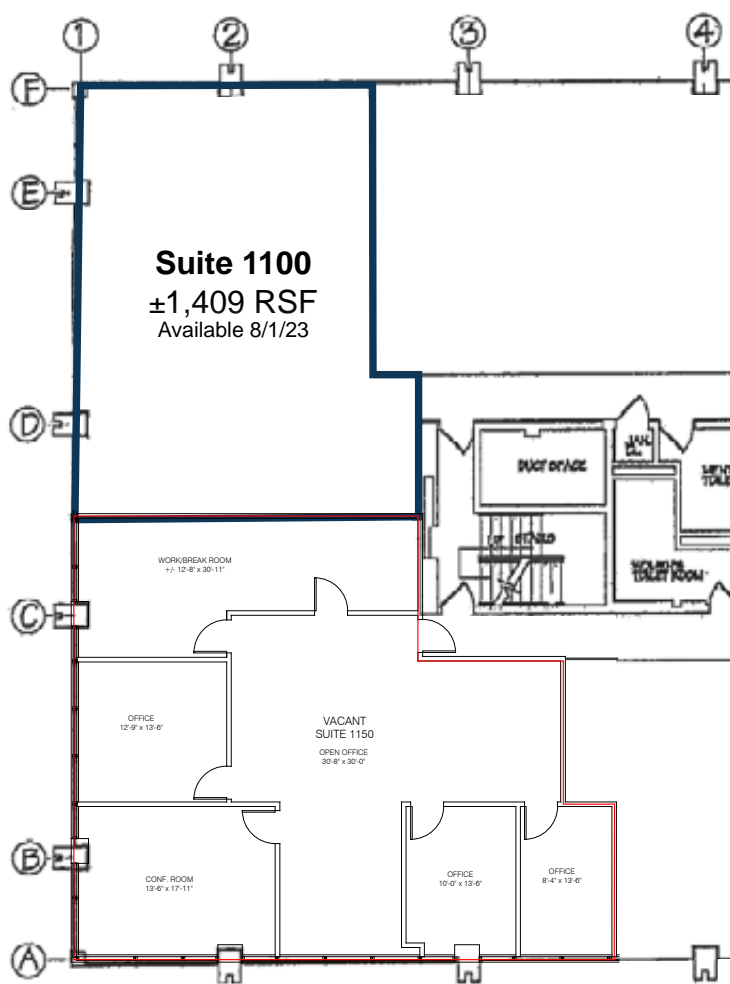
TENTH FLOOR PLAN



Suite 1030
±2,001 RSF

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ELEVENTH FLOOR PLAN



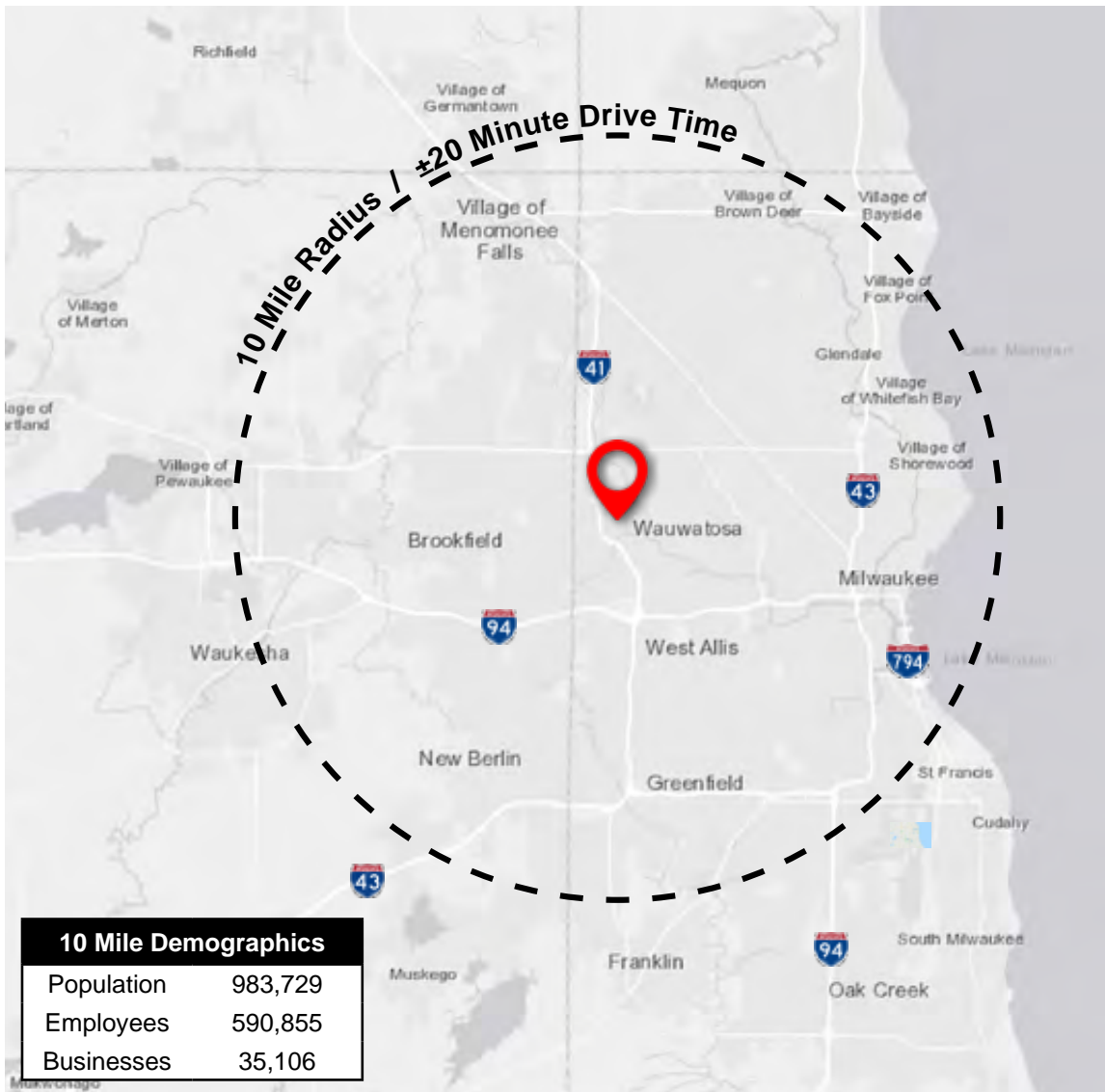
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BUILDING PHOTOS





WHERE IS IT?

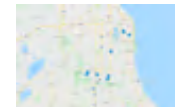


15 Minutes To



DOWNTOWN MILWAUKEE

20 Minutes To



MITCHELL INTL. AIRPORT

65 Minutes To



MADISON

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WHAT'S NEARBY?

Within 10 Minutes

Restaurants	200+
Hotels	12



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WHY WORK HERE?

Access

When it comes to accessibility, it doesn't get any better. At the intersection of I-41/Highway 45, Mayfair Road/Highway 100 and North Avenue, The Offices at Mayfair are at the epicenter of these major highways and thoroughfares. Additionally, Mayfair has multiple stops for four major MCTS bus routes that serve the Milwaukee Metro.

Prominence

From the extensive visibility of the iconic north tower, to the upscale integrated feel of the professional building, The Offices at Mayfair offer the quality surroundings that suit your brand and your customers' expectations.

Destination

It's no coincidence that Mayfair is a daytime hotspot. Mayfair is home to many exclusive retailers who chose this location to break into the Wisconsin market. Just a few minutes south on Mayfair Road brings you to the Milwaukee County Research Park and the renowned Froedtert & The Medical College of Wisconsin medical center. This dense professional and shopping cluster creates an excellent environment for your professional office needs.



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ABOUT THE COMMUNITY

CITY OF WAUWATOSA



A stone's throw from Milwaukee, Wauwatosa is home to a charming historic shopping village, tranquil recreation areas, a thriving medical research community and a premier regional mall. At **The Offices at Mayfair**, these valuable community assets are just minutes away.

Wauwatosa is home to a number of thriving retail and business districts, including the Mayfair Road corridor and renowned Life Sciences District. Mayfair Road's access to Highway 45 and central location created one of the region's prime office and retail districts. Mayfair Road is home to the metro area's premiere shopping destination, Mayfair Mall, as well as the Mayfair Collection.

Just south of Mayfair, the Wauwatosa Life Sciences District is home to the Milwaukee County Research Park, the Technology Innovation Center, UWM Innovation Campus, and the Milwaukee Regional Medical Center. These institutions form the largest concentration of medical and technical research and application within Southeastern Wisconsin.

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STATE OF WISCONSIN BROKER DISCLOSURE TO 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.

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe 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 within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see "Confidentiality Notice To Customers" below).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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. An agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional property inspection, contact an attorney, tax advisor, or property 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm 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 Wis. Stat. §452.01 (5g) (see "definition of material adverse facts" below).

2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents): _____

(INSERT INFORMATION YOU AUTHORIZE TO BE DISCLOSED SUCH AS FINANCIAL QUALIFICATION INFORMATION)

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 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.

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://www.doc.wi.gov/> or by phone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

NEWMARK



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