

Mayfair Health Professional Building

3077 MAYFAIR ROAD | WAUWATOSA, WI

2,584 SF // THIRD-FLOOR CORNER
SUITE AVAILABLE

HSA
COMMERCIAL REAL ESTATE

BRENTON SCHRADER

312.458.4392

bschrader@hsacommercial.com



FEATURE BENEFITS

- Recently completed 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 Mayfair Collection (Whole Foods and Nordstrom Rack) and Mayfair Mall (Nordstrom, Macy's, and Apple) retail corridors
- **Great opportunity for office tenants seeking a highly-visible and easily-accessible location**

JOIN THESE IN
GREAT BRANDS IN
WAUWATOSA

WHOLE
FOODS
MARKET

DICK'S
SPORTING GOODS

DSW
SHOE
WAREHOUSE

ULTA
BEAUTY

NORDSTROM
rack

meijer

DICK'S
SPORTING GOODS

corner
bakery
CAFE

NORDSTROM

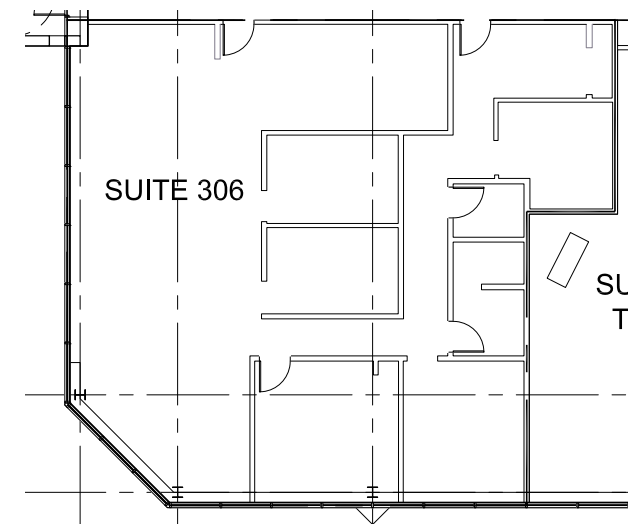
★macy's

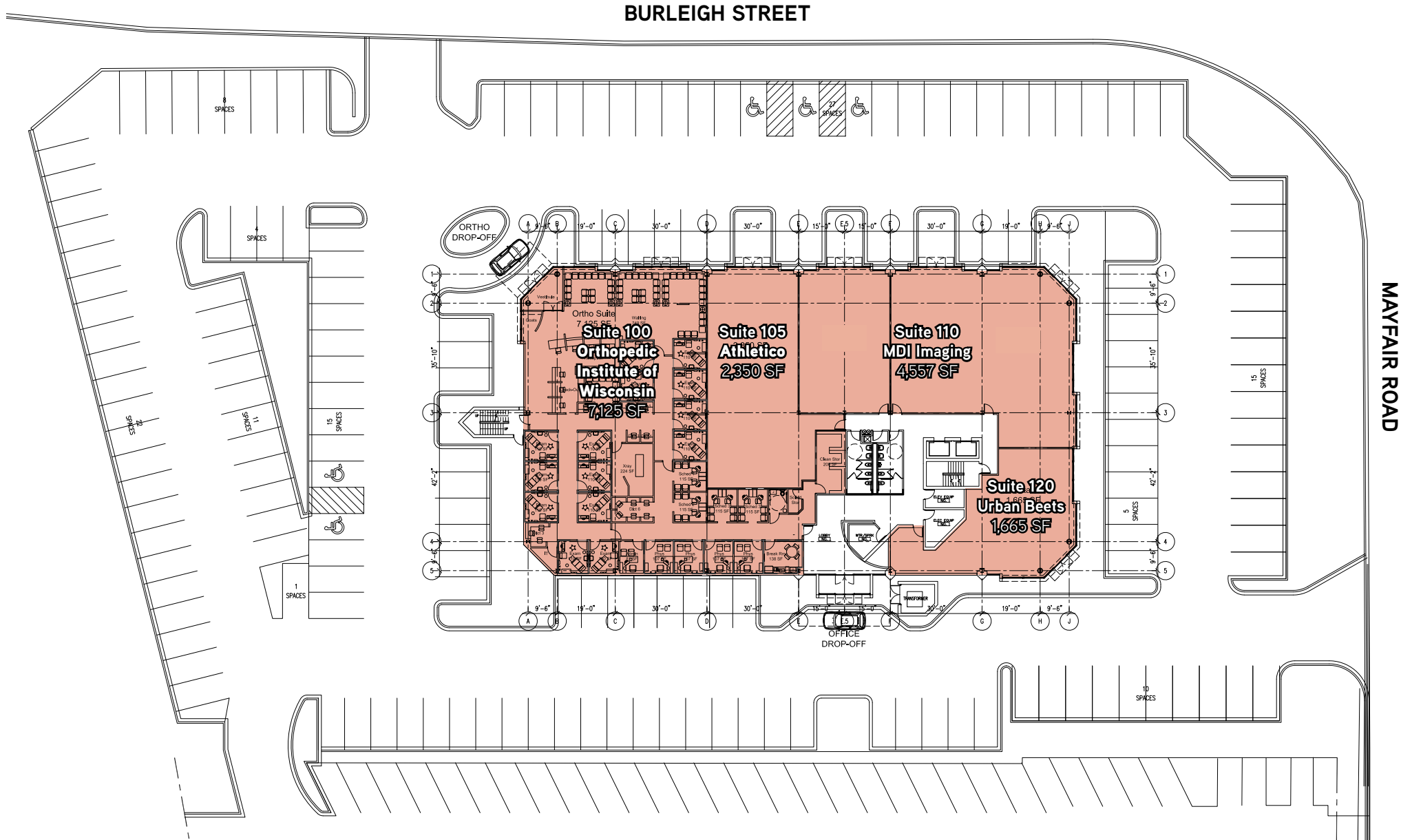
apple





- **Suite 306 - 2,584 RSF**
- Existing medical build-out with paint & carpet allowance available for remodeling
- Top-floor corner suite with great window line and western views
- Elegant new entrance and remodeled lobby on the southern side of the building
- Urban Beets Cafe & Juice Bar located in the building serving lunch, dinner, coffee, smoothies, and beer / wine
- Pylon signage available





Leasing Plan - First Level

Total GLA of 15,697 SF

Signed Lease / Now Open

Mayfair Health Professional Building

OWNED / DEVELOPED BY

ICA Innovative Capital Advisors

LEASING SERVICES BY

HSA
COMMERCIAL REAL ESTATE

BRENTON SCHRADER

312.458.4392

bschrader@hsacommercial.com

Above information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing may be withdrawn without notice.