

2655 NORTH MAYFAIR ROAD
WAUWATOSA, WI



OFFICE SPACE AVAILABLE FOR SUBLEASE



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GENERAL INFORMATION

Description	2655 North Mayfair Road is a three-story, 22,517 square feet professional office building conveniently located on Mayfair Road. The property has excellent access to all of Metro Milwaukee via Interstates 94 and 45, North Avenue, Burleigh Street and a host of smaller arterials. The building offers abundant flexibility with suites ranging from as small as 1,891 square feet all the way up to the entire building at 22,517 square feet.
Sublease Space	1st Floor – 1,891 rsf 2nd Floor East – 3,650 rsf 2nd Floor West – 6,663 rsf (up to 10,313 rsf contiguous) 3rd Floor East – 3,650 rsf 3rd Floor West – 6,663 rsf (up to 10,313 rsf contiguous) Entire building of 22,517 rsf across all three floors also available
Lease Rate	\$16.00 per SF Modified Gross
Tenant Improvements	Negotiable to qualified credit tenants
Sublease Term	Negotiable: master lease expires September 30, 2027
Expenses	Gas – Heating Included in lease rate Gas – Air Conditioning Included in lease rate Electricity – Lights & Outlets Included in lease rate Water & Sewer Included in lease rate Operating Expenses (CAM) Included in lease rate Real Estate Taxes Included in lease rate Common Area Janitorial Included in lease rate Premises Janitorial Service Not included; payable by tenant Telephony (phone/data/cable) Not included; payable by tenant
Building Sign	Placement on exterior building monument sign on Mayfair Road available
Furniture	Existing furniture may be available
Zoning	C2 (general commercial)
Lot Size	1.22 Acres
Parking	Ample free covered and uncovered parking; 125 stalls total
Amenities	The property features several amenities, including ADA accessibility, elevator, sprinkler system, gas-forced HVAC, restrooms on each floor, and 24-hour access. In addition, the property is located on a bus line and is across the street from Mayfair Mall, and within a few blocks of The Mayfair Collection and several hotel and dining options.

All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.

PHOTOGRAPHS



Main Lobby



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Monument Sign Placement Available



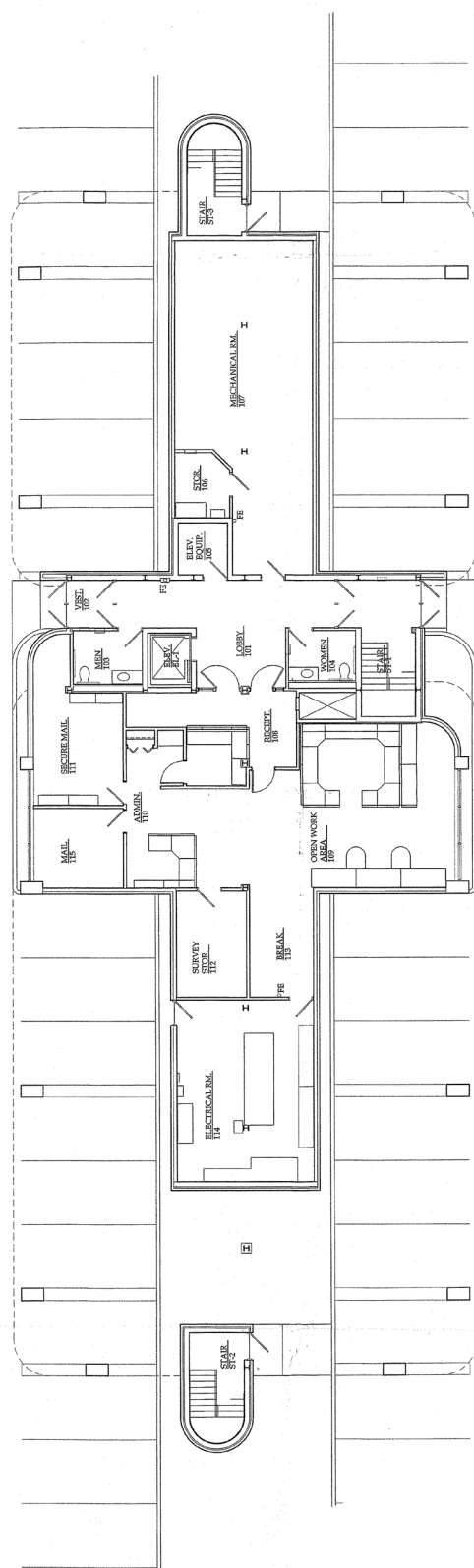
PHOTOGRAPHS



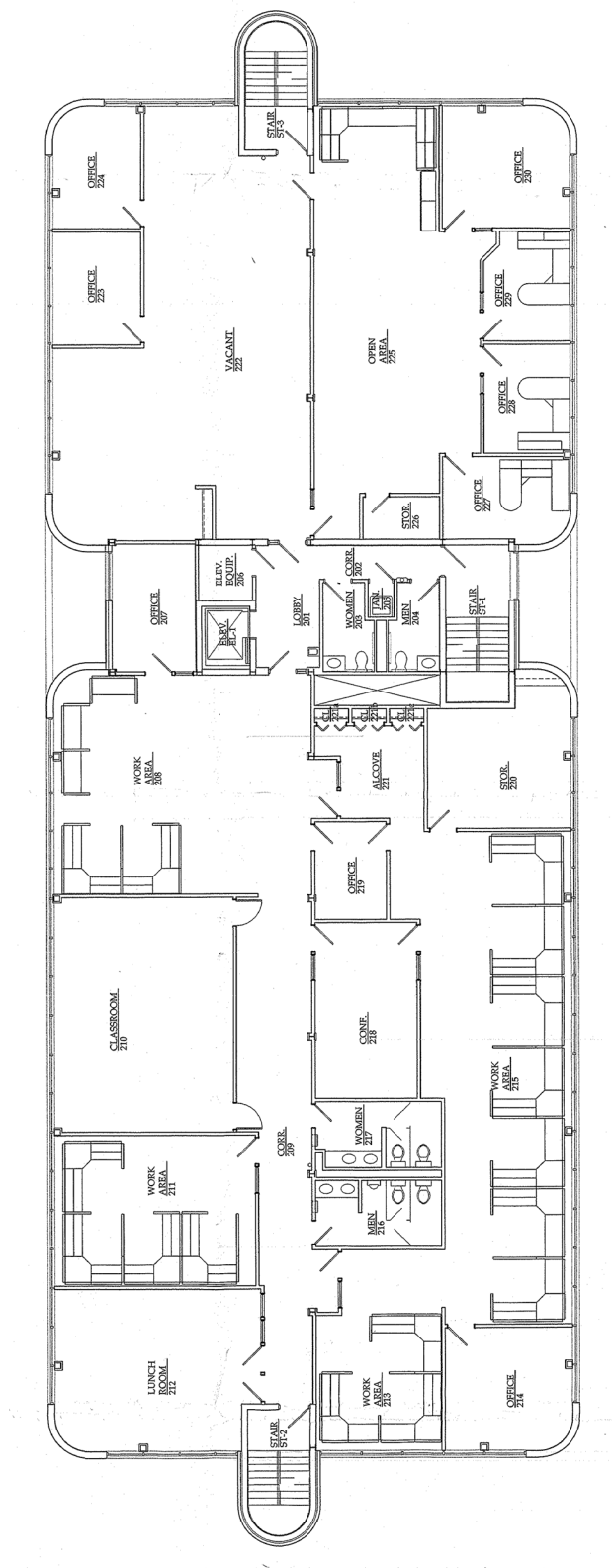
PHOTOGRAPHS



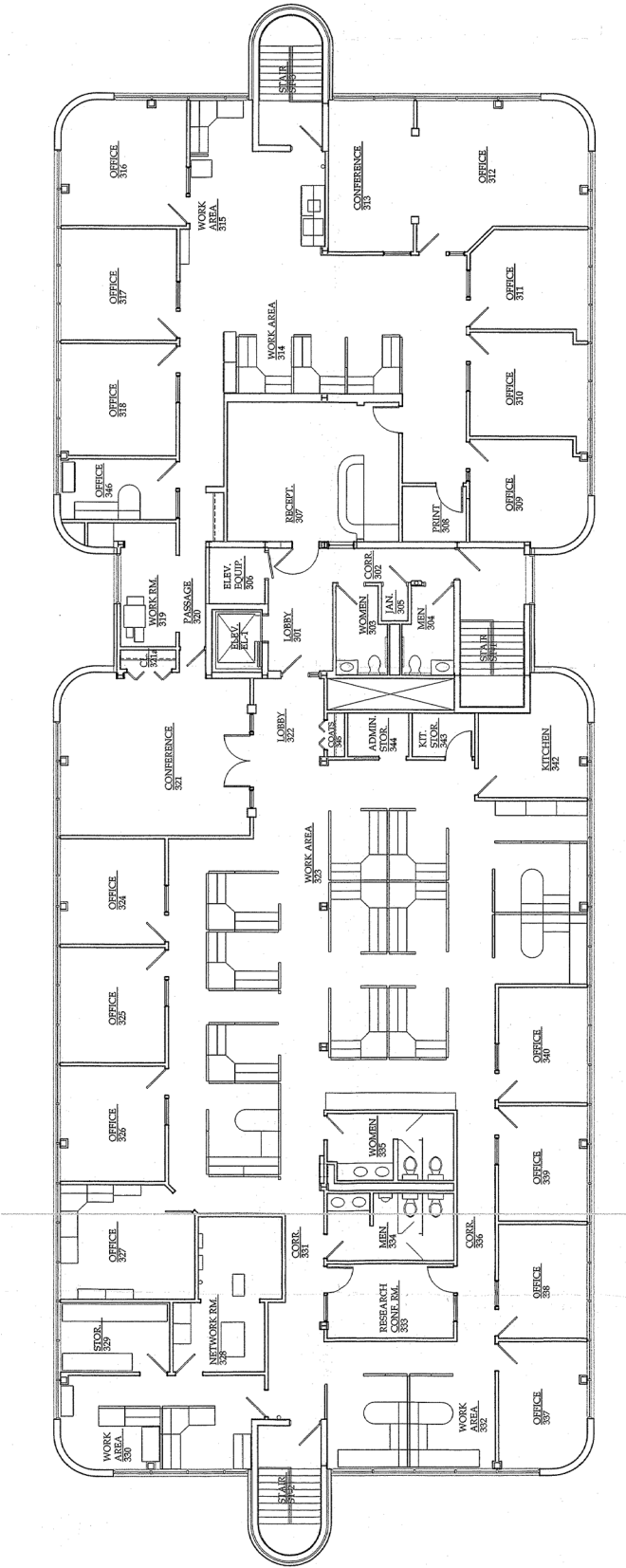
FLOOR PLAN – 1st FLOOR



FLOOR PLAN – 2nd FLOOR



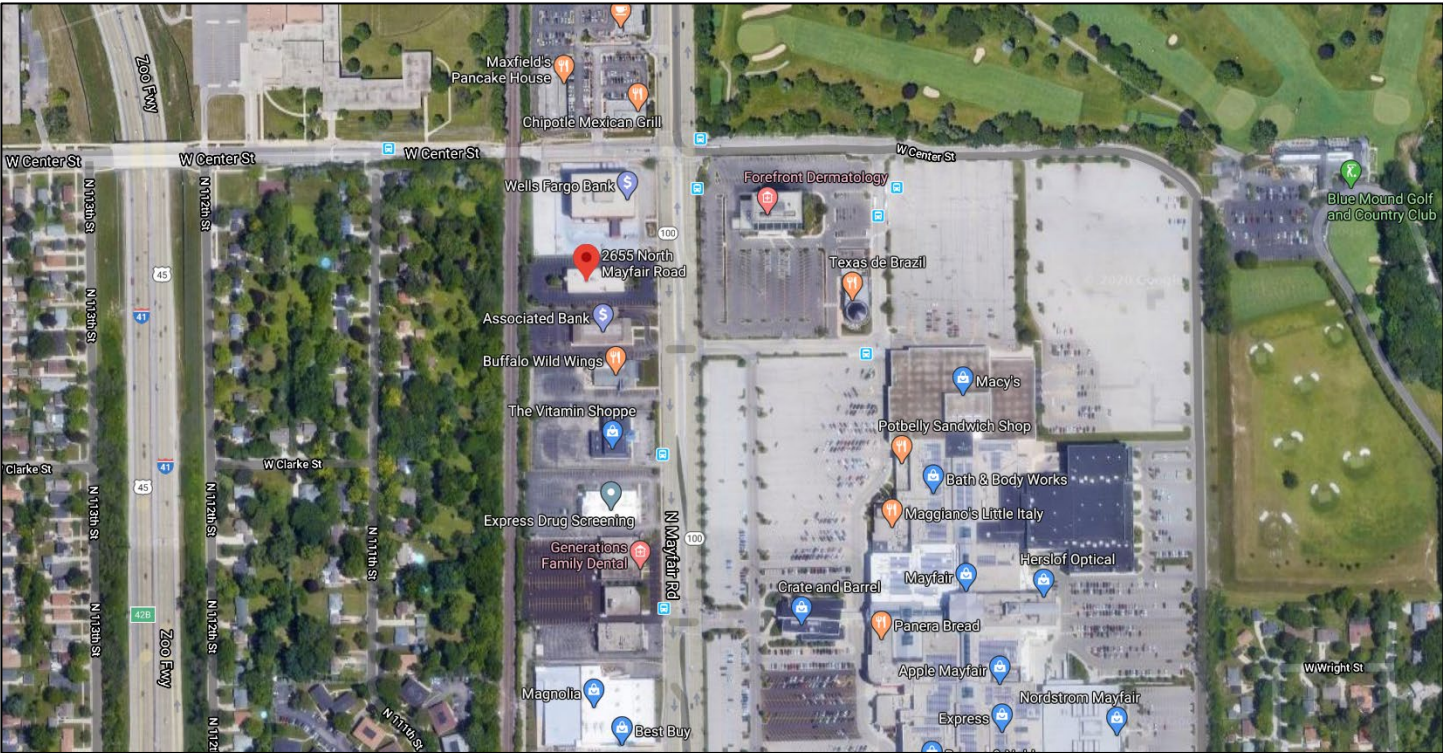
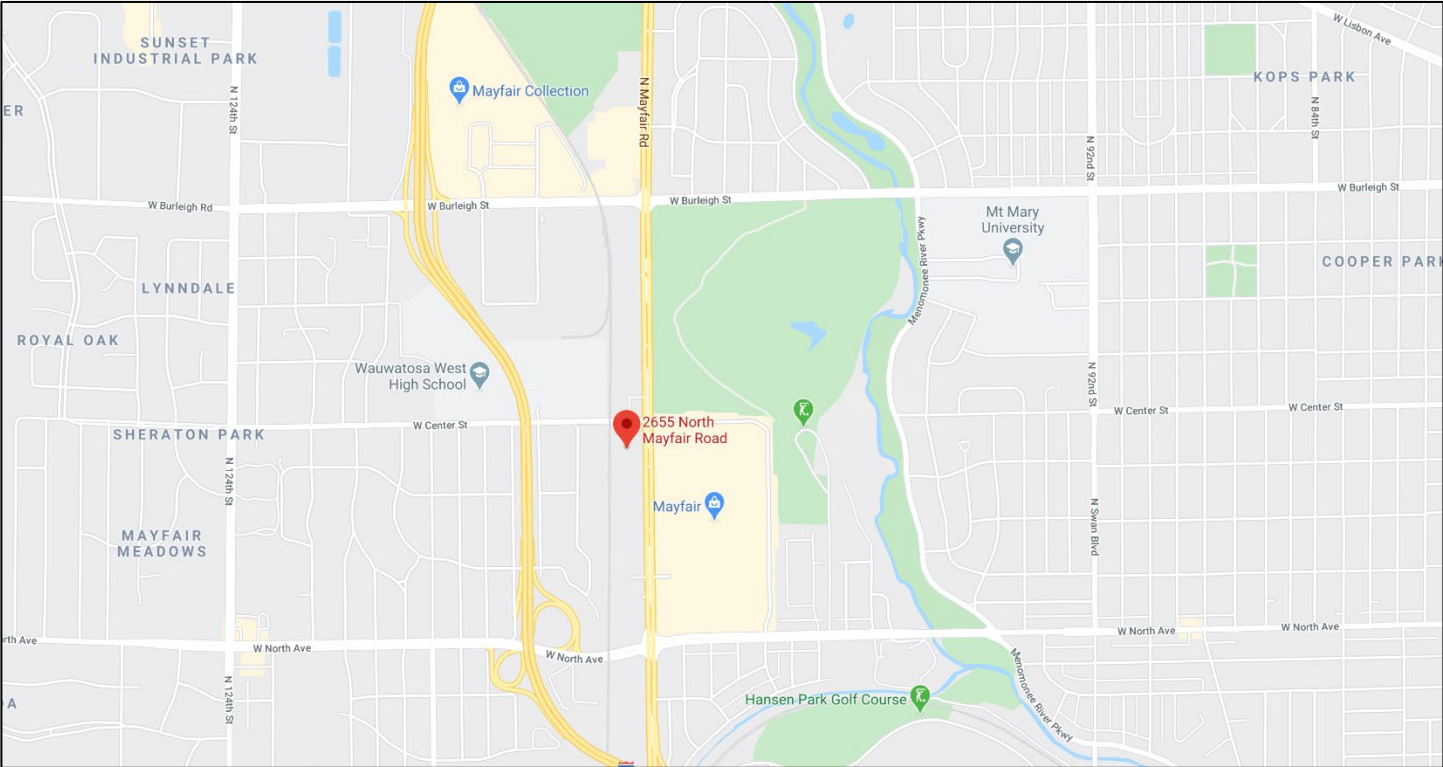
FLOOR PLAN – 3rd FLOOR



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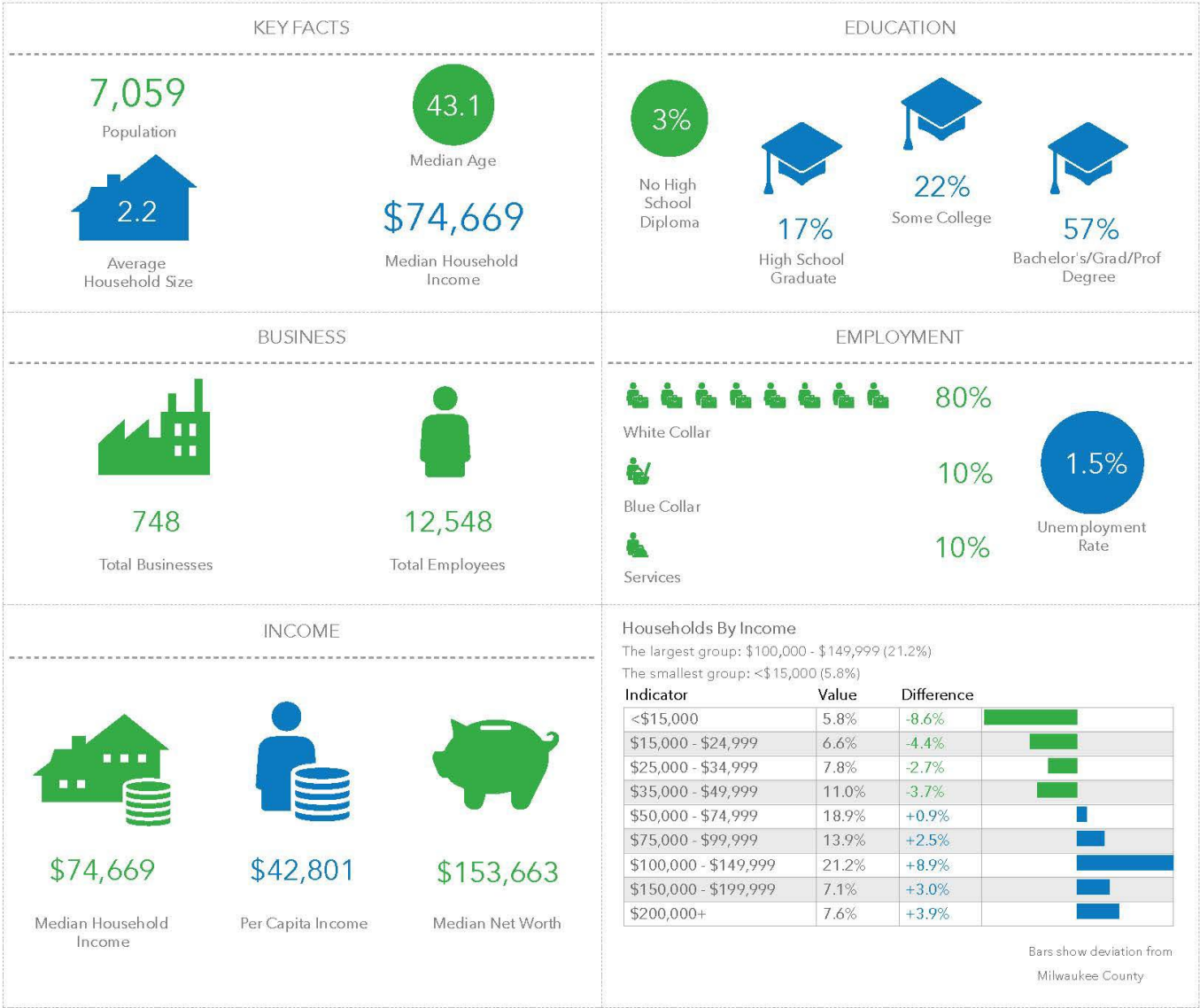


LOCATION MAPS

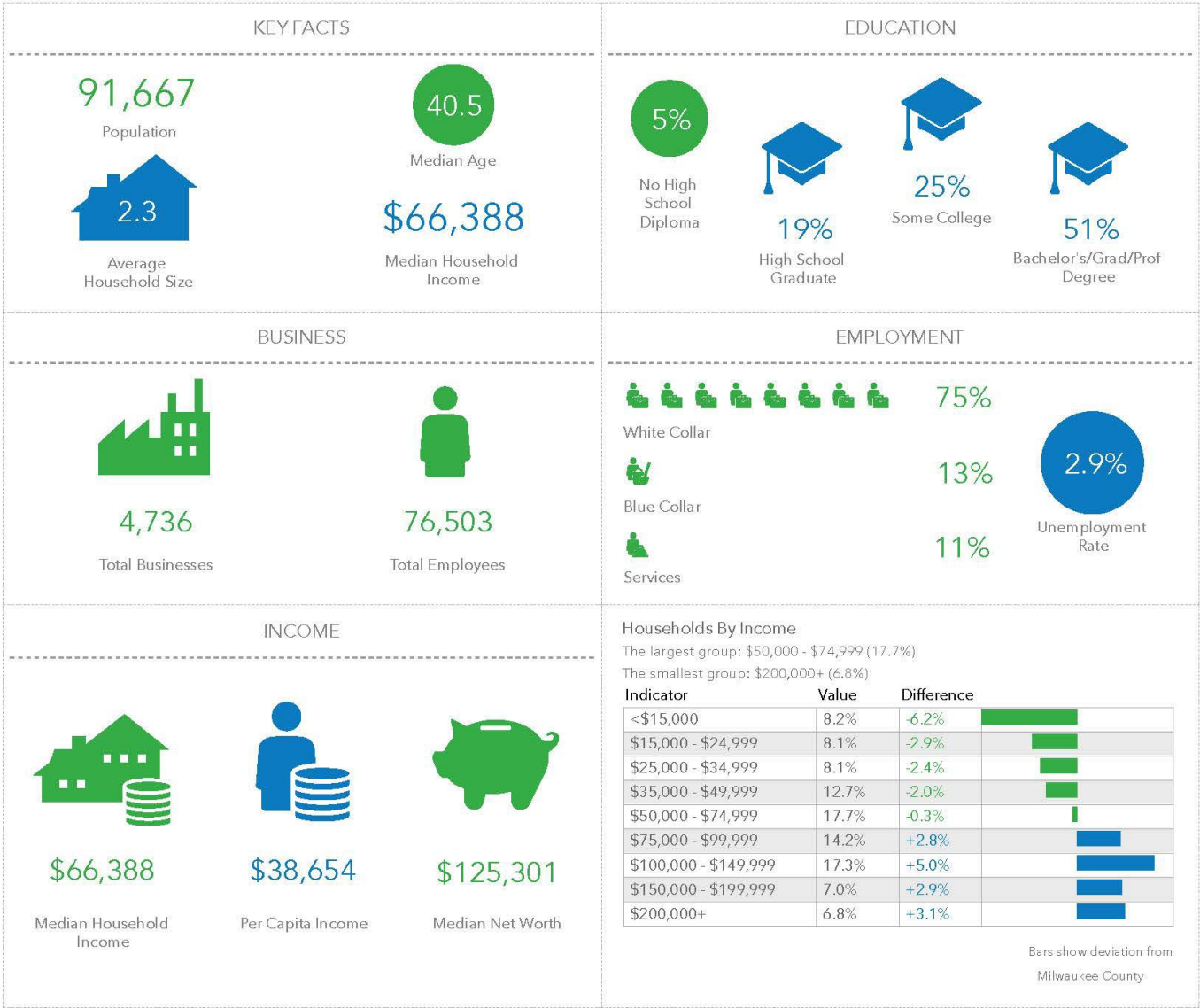


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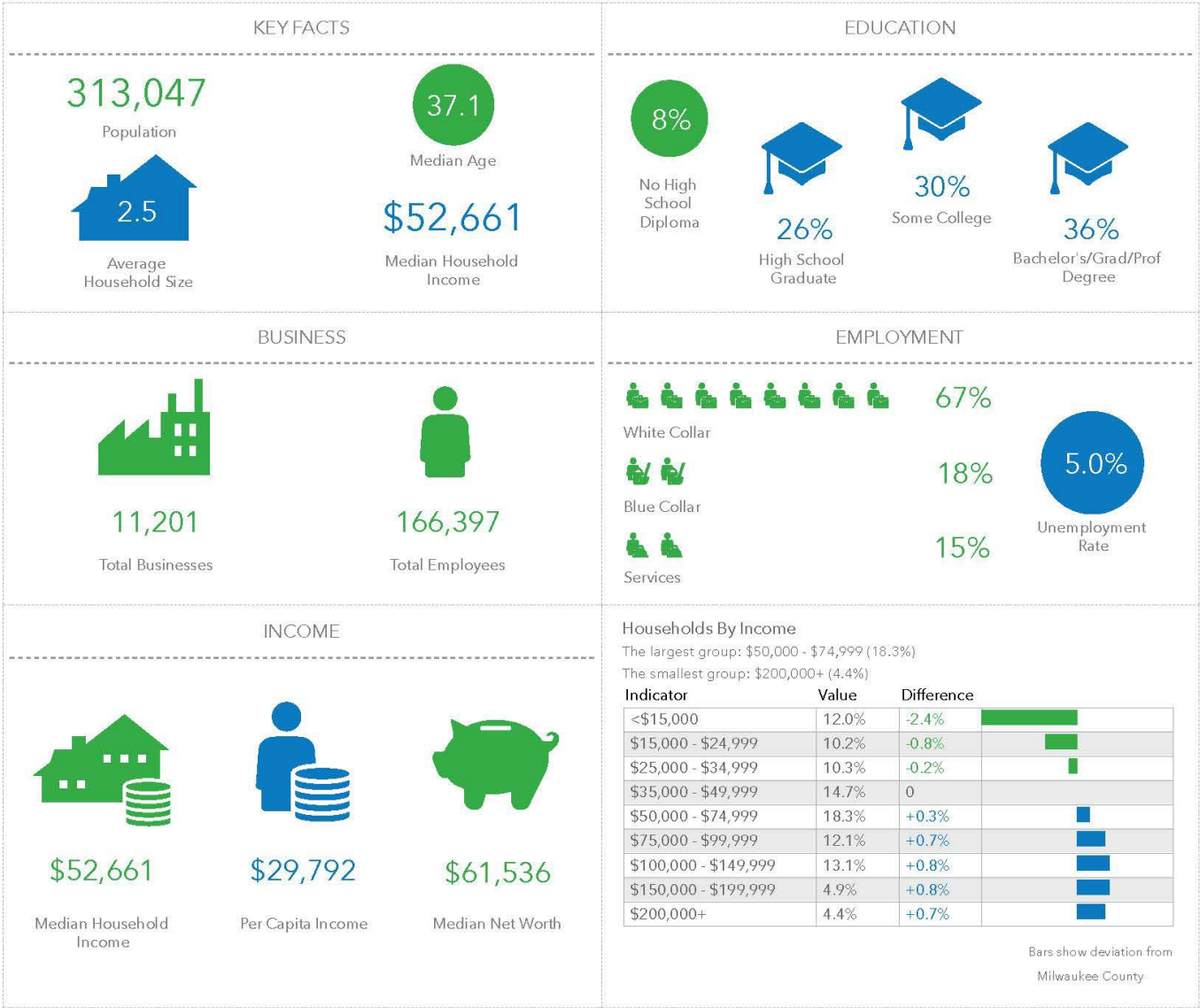
KEY FACTS – 1 MILE



KEY FACTS – 3 MILES



KEY FACTS – 5 MILES



DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 _____

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

39 _____

40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone 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.
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