

Moreland Medical Center

1111 Delafield Street
Waukesha, WI 53188

Medical Office Space
for Lease

NEWMARK

Remedy
Medical Properties



For more information please contact:

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- Generous Tenant Improvement Allowance
- Flexible Lease Terms



PROPERTY SUMMARY

±196,338 SF
BUILDING
SIZE

747
PARKING
SPACES

±721 SF - ±27,000 SF
SPACE AVAILABLE

\$17.00
LEASE RATE PER
SQUARE FOOT

\$13.77
OPEX RATE PER
SQUARE FOOT

3
FLOORS

Office/Medical
USE

PROPERTY LANDING PAGE
INCLUDES VIRTUAL TOURS OF AVAILABLE SUITES





Property Highlights



Three-story building with 7-OR ASC, diagnostic imaging, pharmacy, radiology, lab, and 30 distinct physician specialties



First-floor suites available now, approximately 25,000 RSF available in Q4 2024



On-site property manager, café, conference center, outdoor space



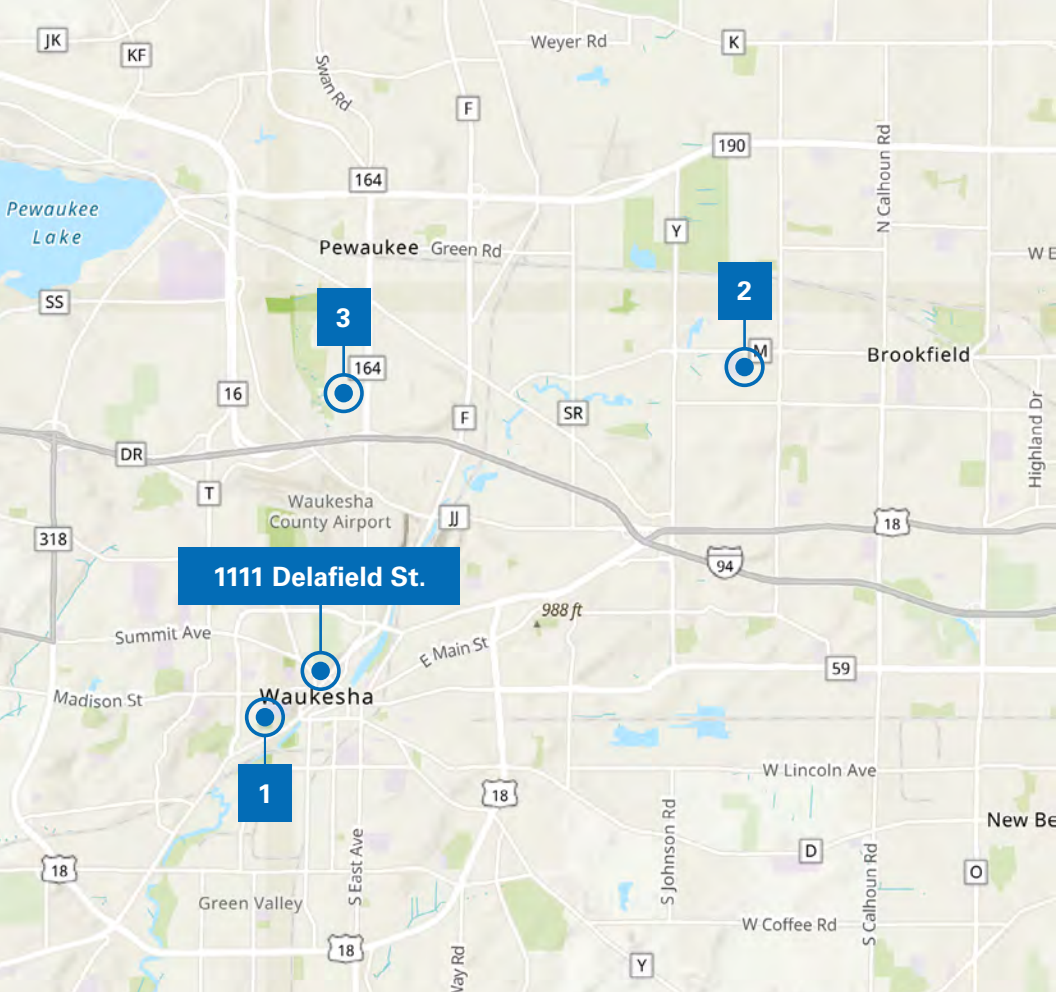
ProHealth Care anchor tenant, the largest healthcare provider between Milwaukee and Madison



New monument and wayfinding signage



Generous Tenant Improvement Allowance with flexible terms



1111 Delafield St.



NEARBY HOSPITALS

	DISTANCE	DRIVE TIME
1. ProHealth Waukesha Memorial Hospital	1.3 Mi	5 Mins
2. Ascension SE Wisconsin – Elmbrook Campus	6.8 Mi	14 Mins
3. UW Health Cancer Center at ProHealth Care	2.1 Mi	8 Mins



114,032
POPULATION
(5-Mile Radius)



\$111,818
AVERAGE
HOUSEHOLD
INCOME
(5-Mile Radius)

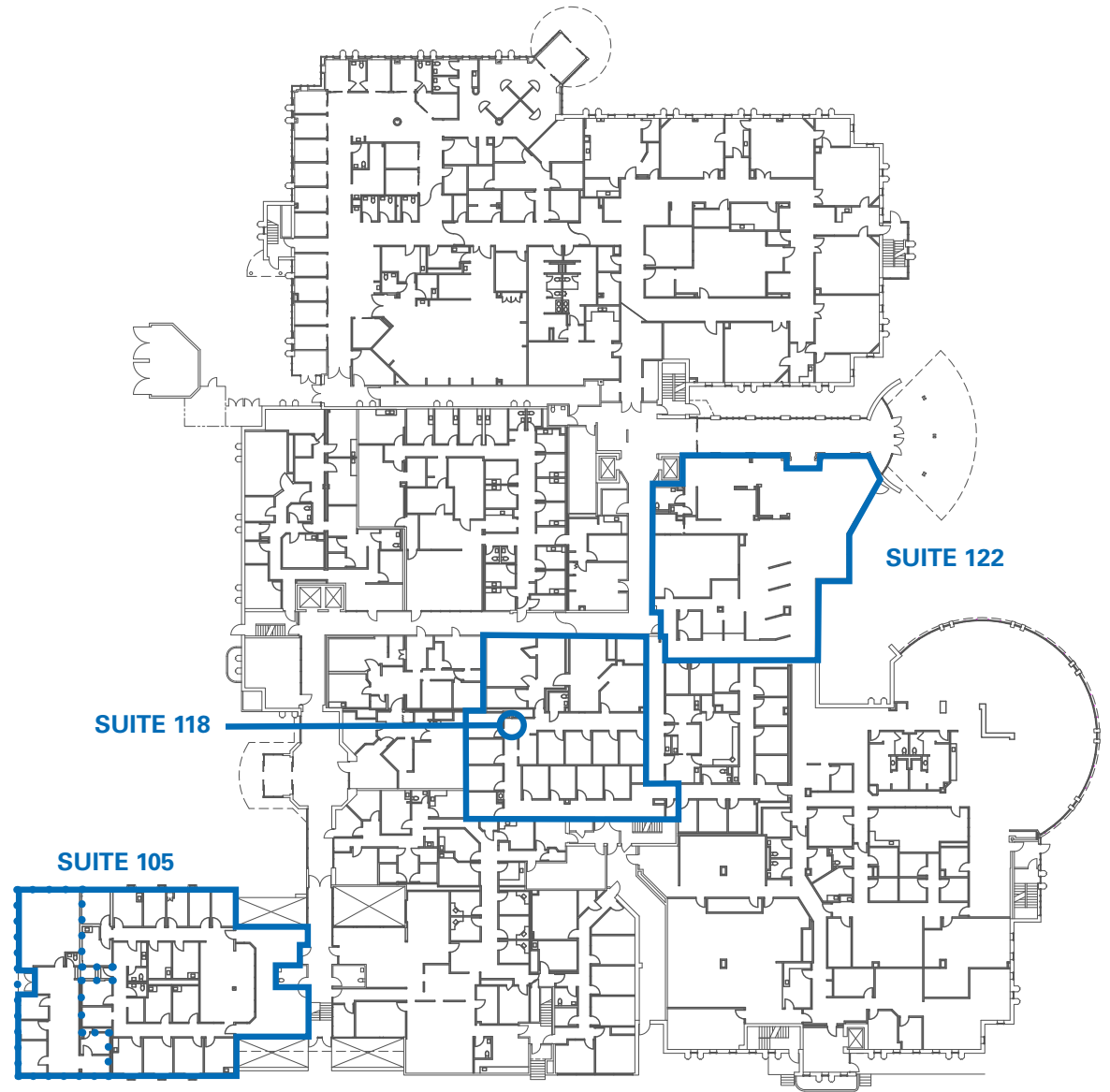


95.40%
PERCENT OF
POPULATION
INSURED
(5-Mile Radius)

1ST FLOOR

±1,798 SF -
±7,673 SF

Suites available individually or contiguous



AVAILABLE

Suite	SF
105	6,633 (Divisible to 1,798 SF)
118	4,680
122	4,634

SUITE 105

±6,633 SF (Divisible)

3 Bathrooms
2 Exam Rooms
20 Other Rooms
2 Open Areas
Large Reception and
Waiting Area

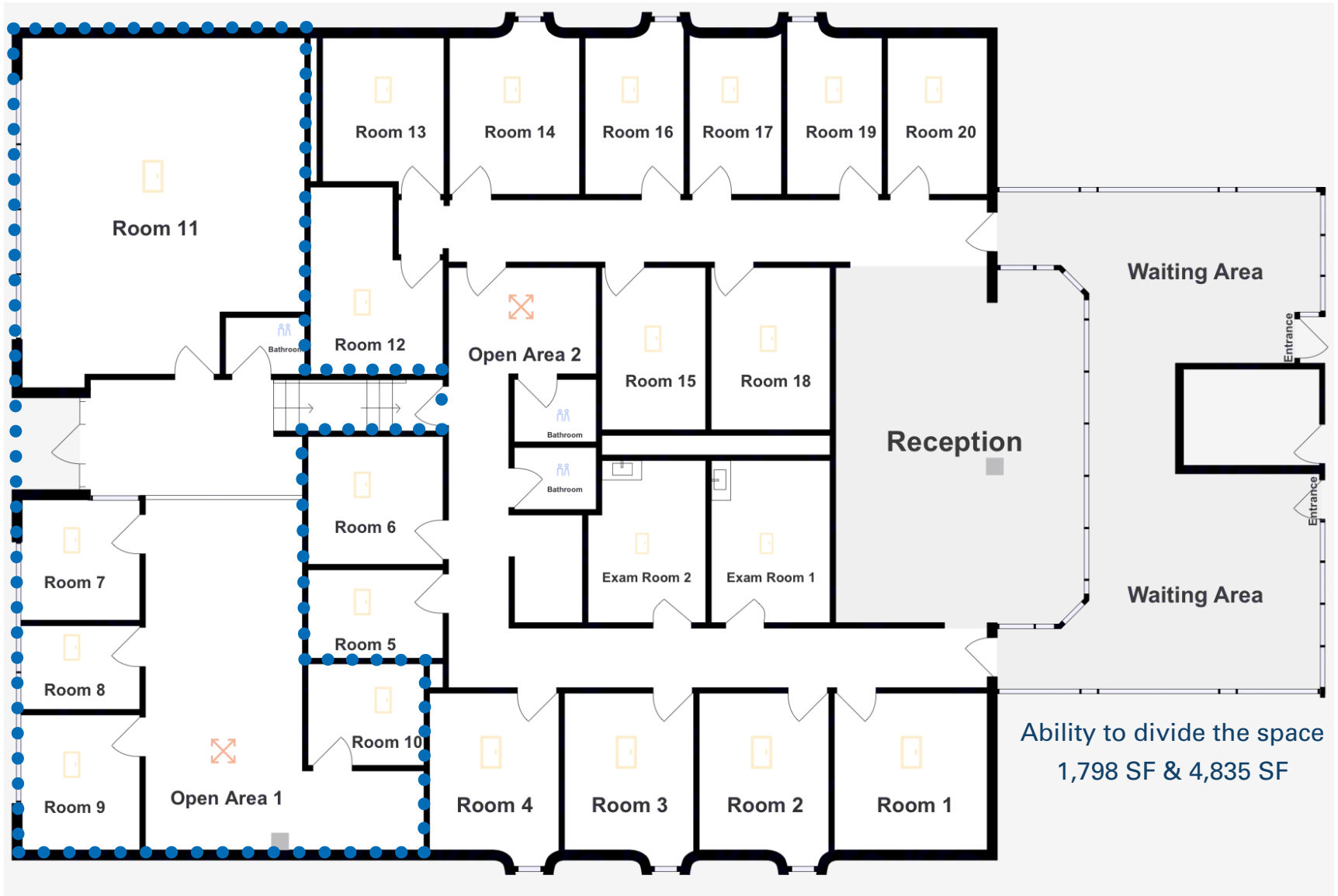
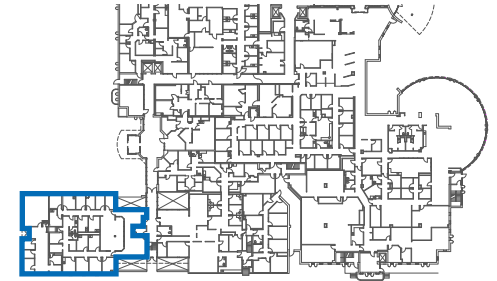
SUITE 105
VIRTUAL TOUR

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SUITE 105



SUITE 118

±4,680 SF

Bathroom
4 Open Areas
13 Rooms
2 X-ray Rooms
Storage Room

SUITE 118
VIRTUAL TOUR

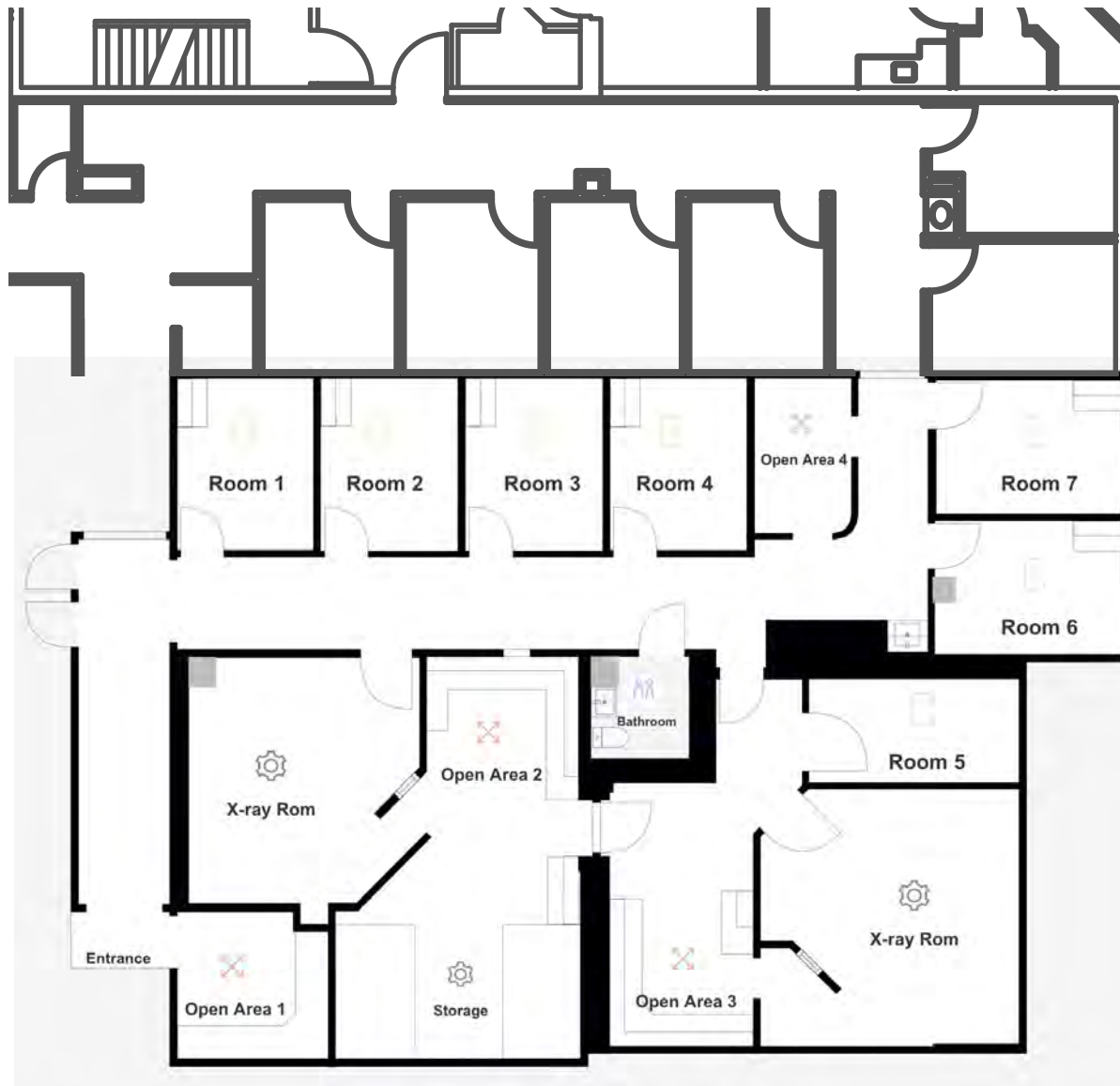
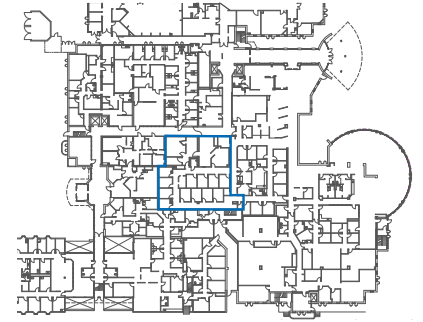
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SUITE 118





SUITE 122

±4,634 SF

Bathroom
2 Open Areas
Utility Area
Storage Room

SUITE 122
VIRTUAL TOUR

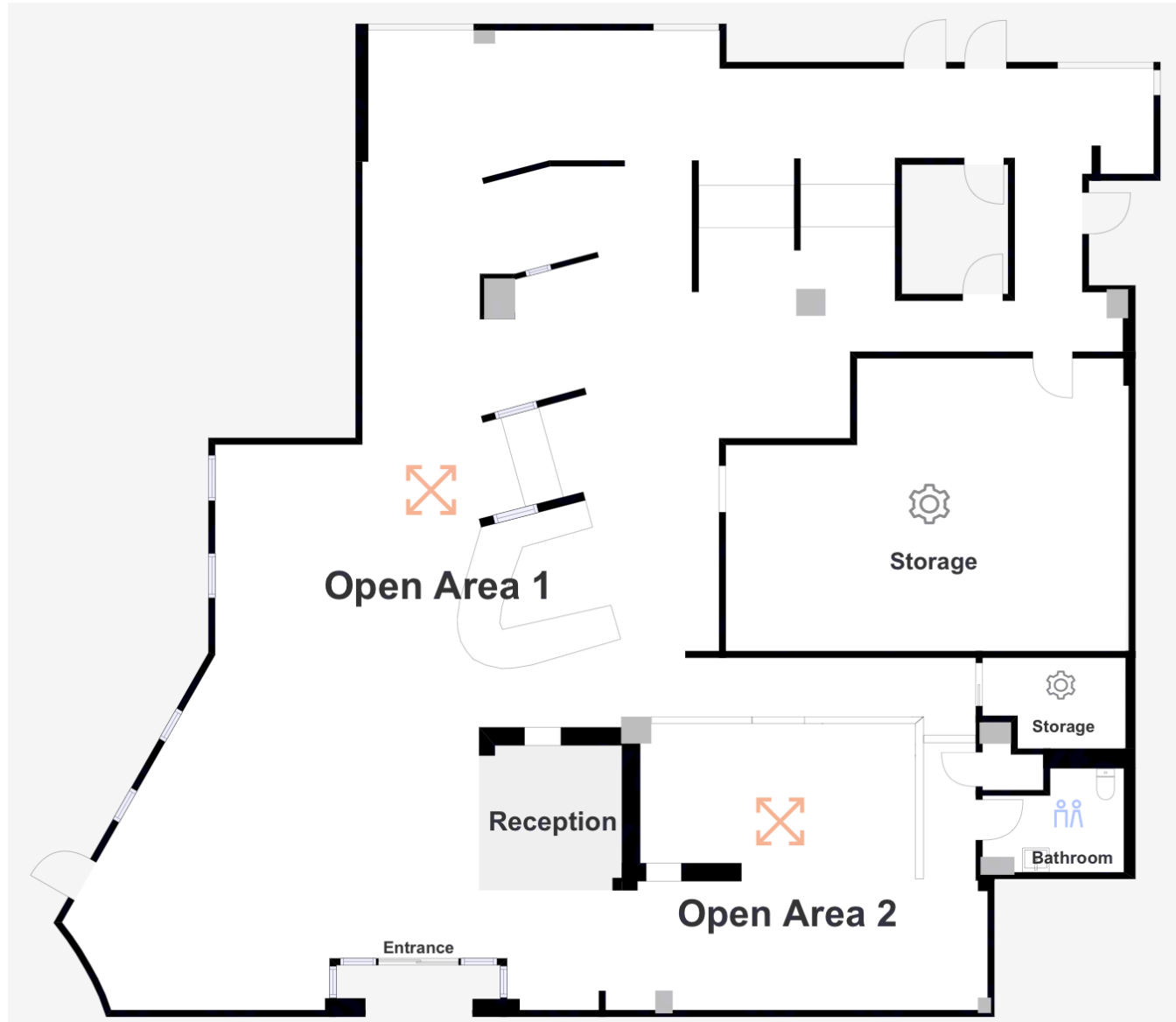
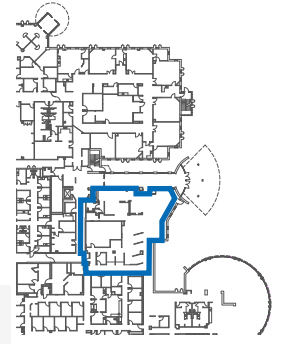
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SUITE 122

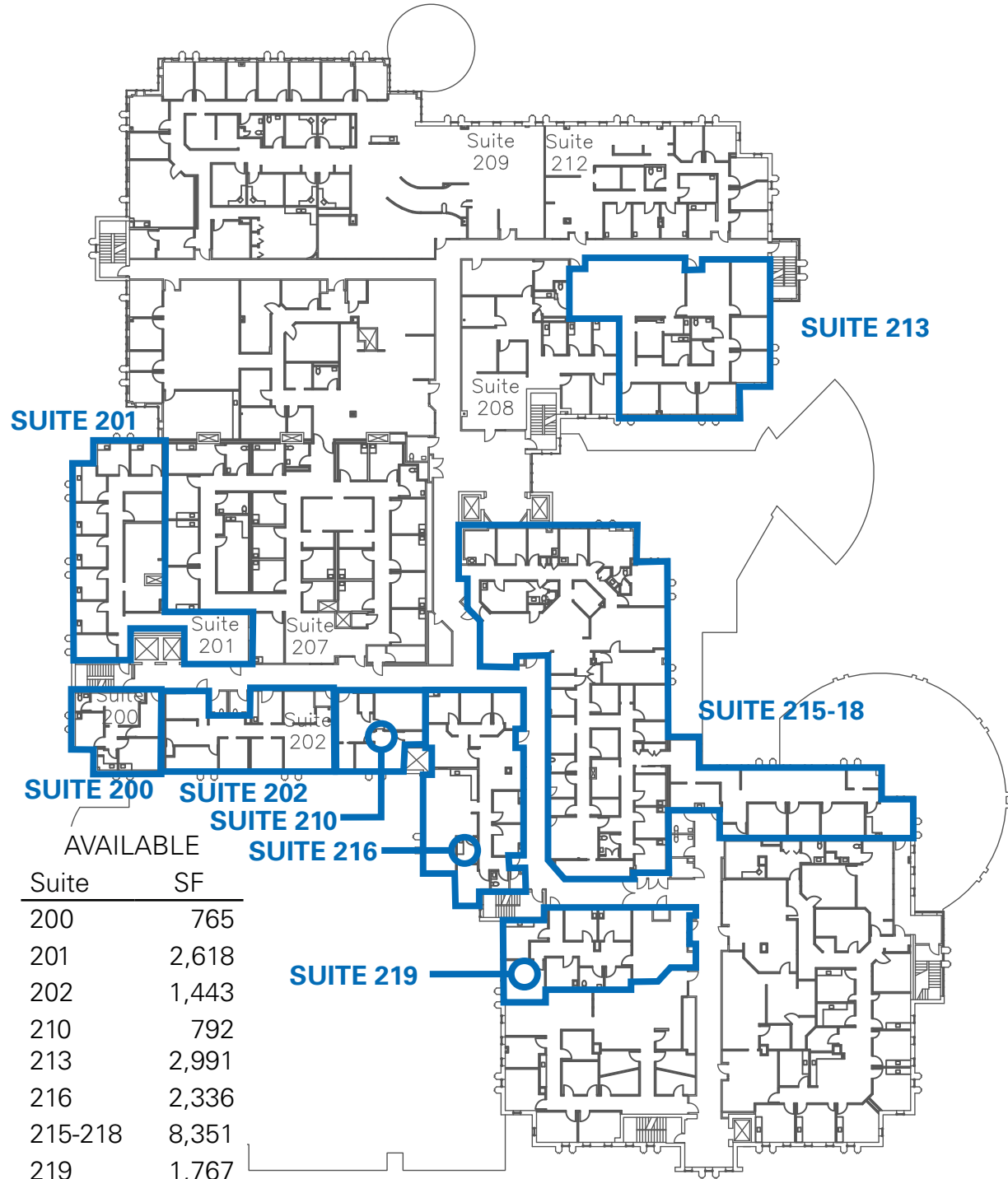




2ND FLOOR

±721 SF -
±7,920 SF

Suites available individually or contiguous



SUITE 200

±765 SF

Bathroom

1 Exam Rooms

2 Open Areas

Reception and Waiting Room

SUITE 200
DETAILS PAGE

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SUITE 201

±2,618 SF

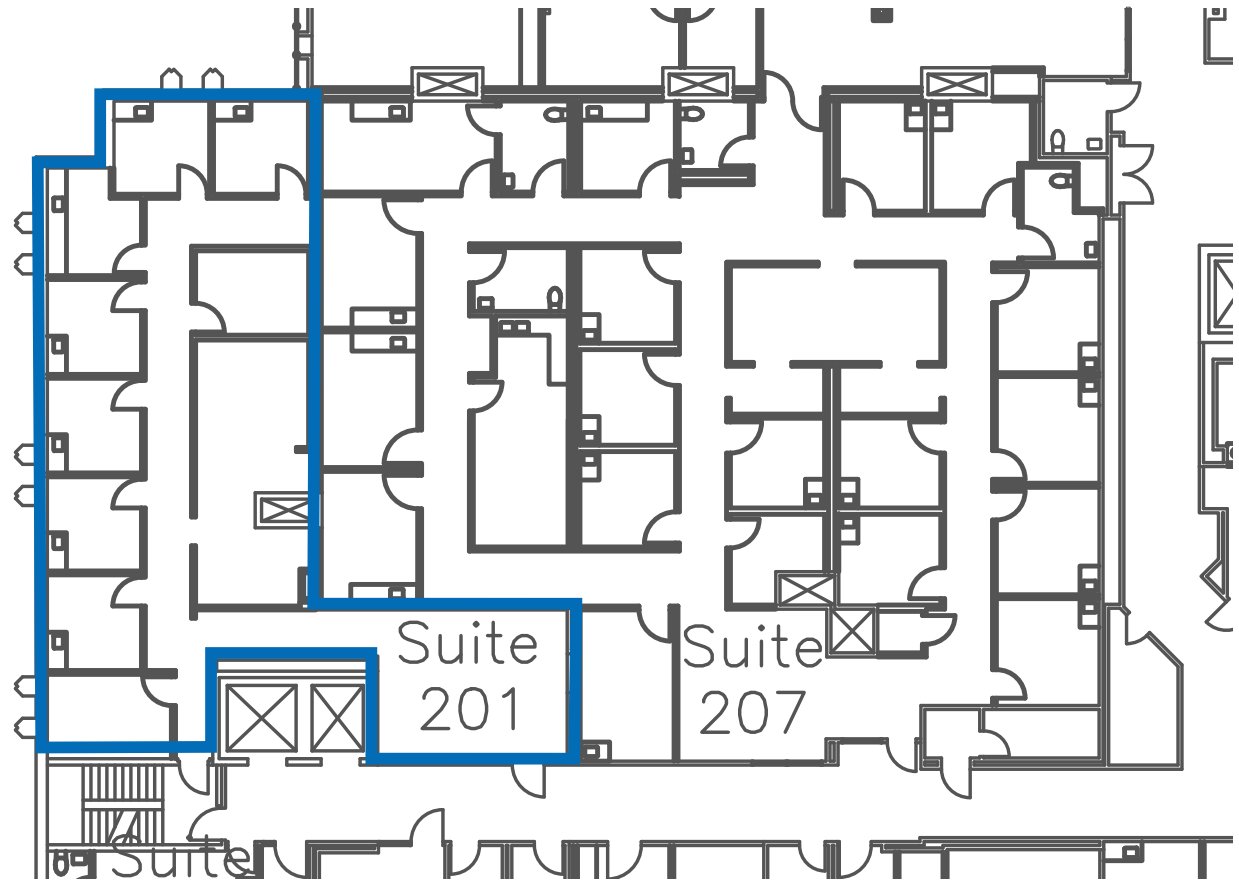
3 Bathrooms
Exam Rooms
Offices
Open Areas
Reception and Waiting Room

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Medical Properties 



SUITE 201
2,618 SF



SUITE 202

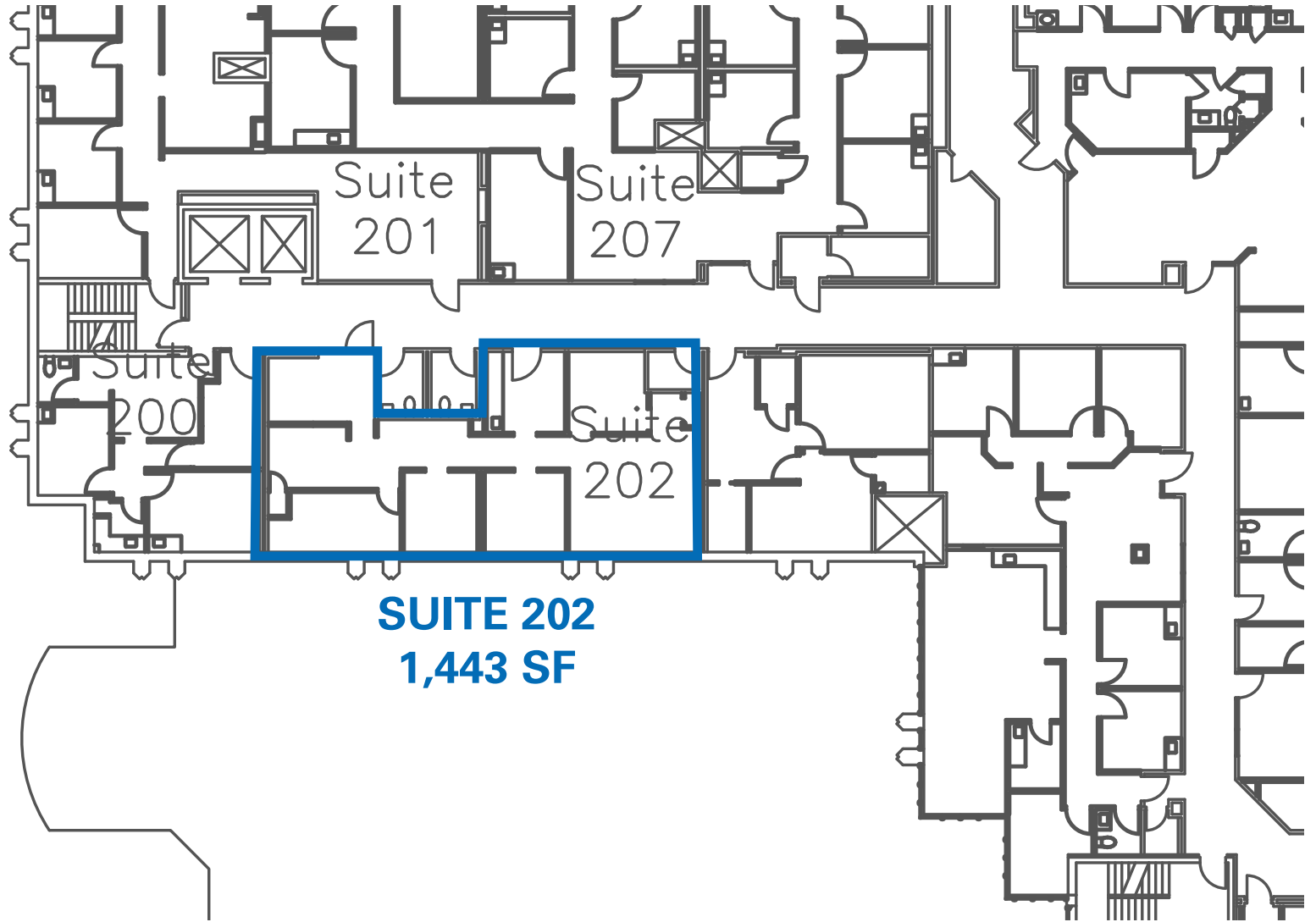
±1,443 SF

4 Offices
Open Space
Reception Area

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SUITE 202
1,443 SF

SUITE 210

±792 SF

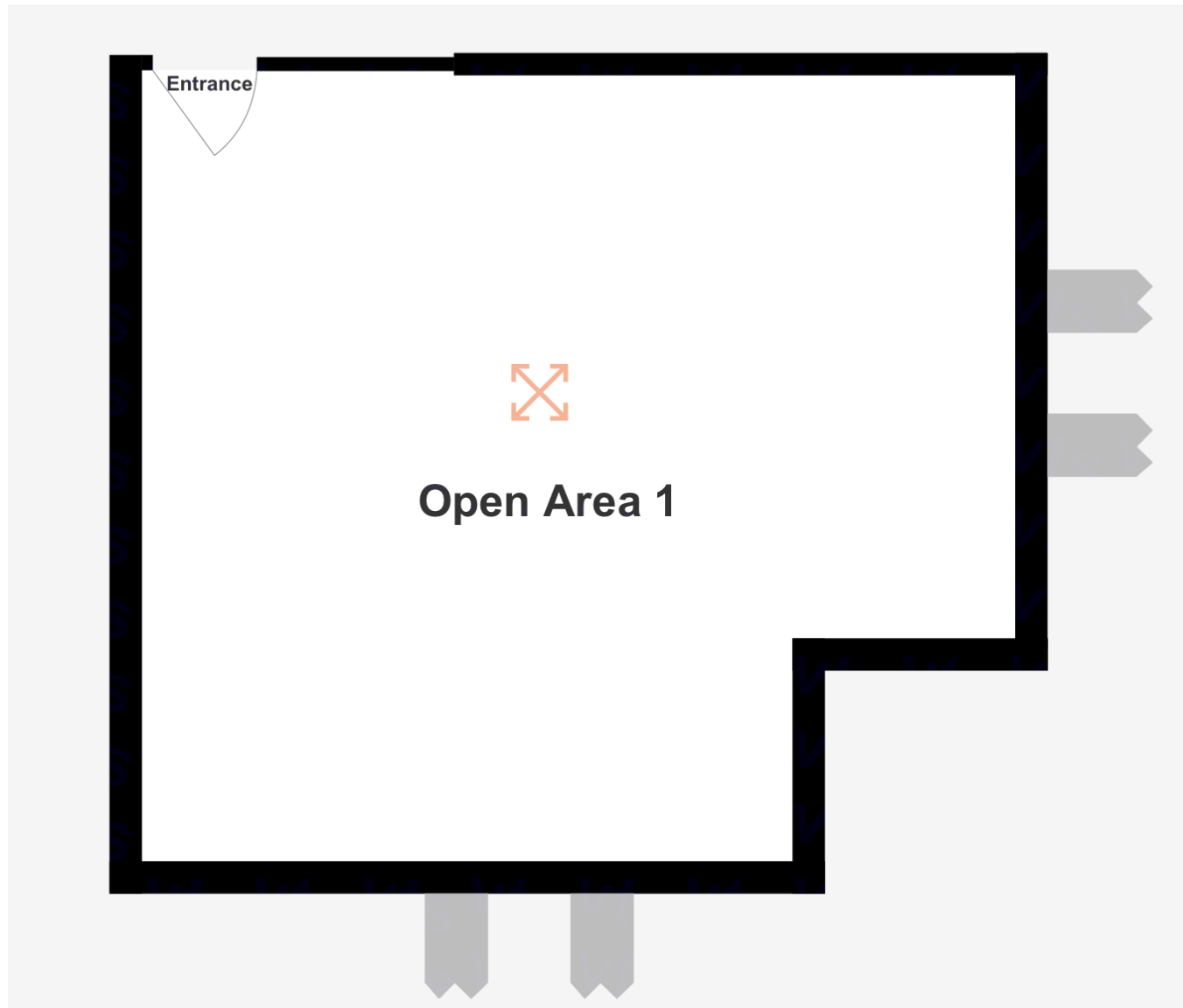
Open Area

SUITE 210
VIRTUAL TOUR

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SUITE 213

±2,991 SF (Divisible)

Kitchen
Bathroom
5 Exam Rooms
1 Other Room
2 Open Areas
Reception and Waiting Area
Storage Room

SUITE 213
VIRTUAL TOUR

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SUITE 216

±2,336 SF

Kitchen
Bathroom
4 Exam Rooms
2 Other Rooms
1 Open Area
Utility Area

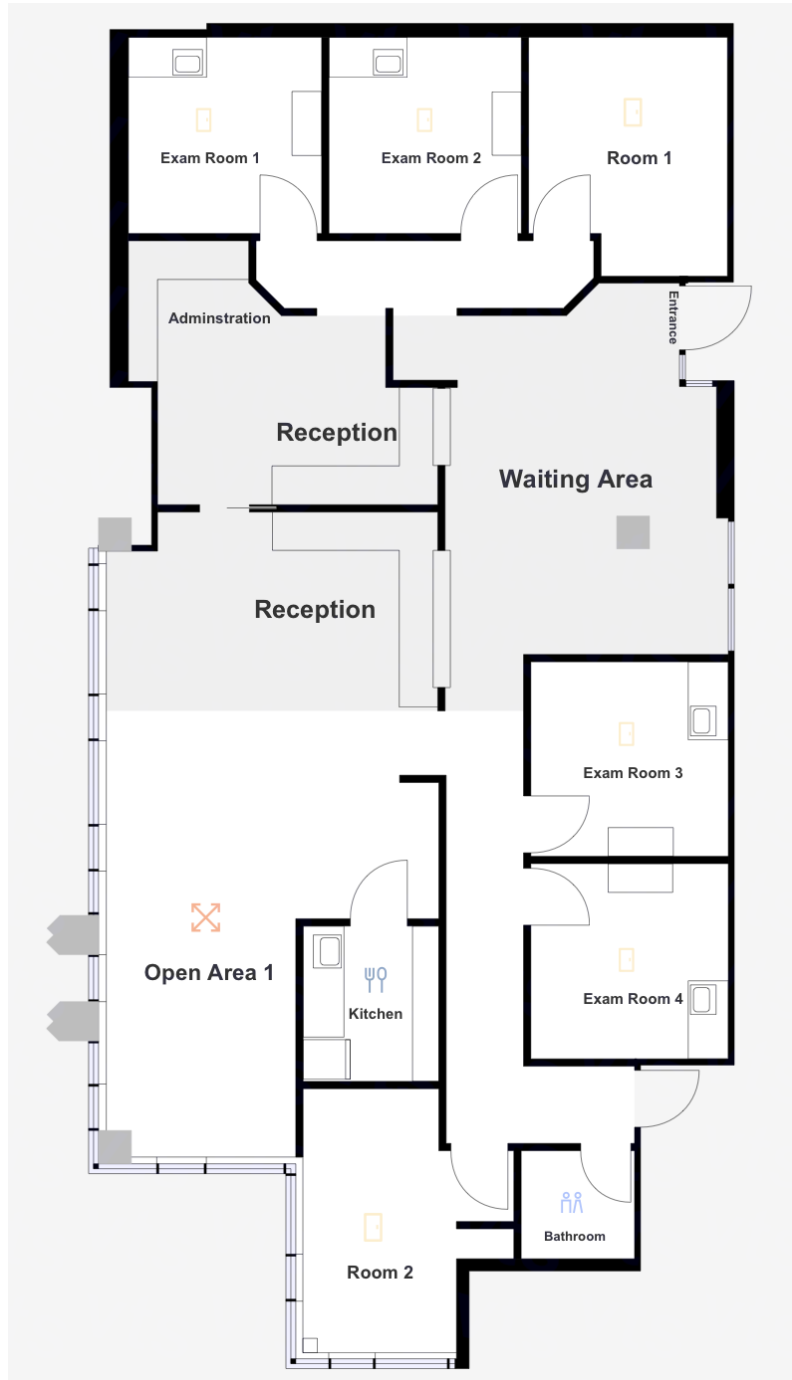
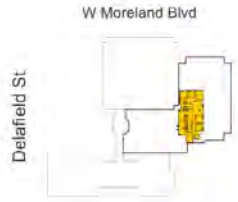
SUITE 216
VIRTUAL TOUR

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SUITE 216



SUITE 215-218

±8,351 SF

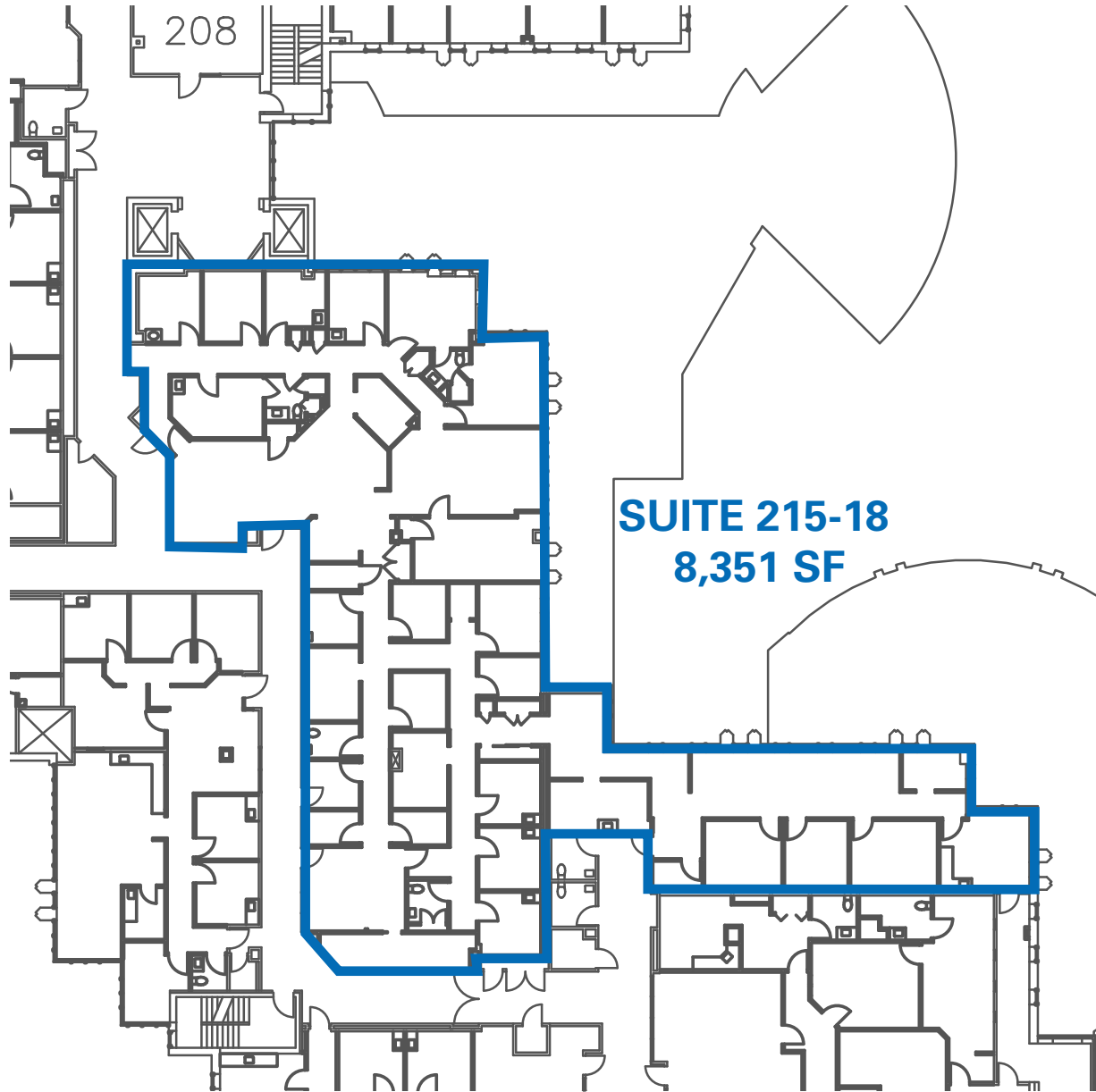
4 Bathrooms
Exam Rooms
Other Rooms
Open Area

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SUITE
215-218



SUITE 215-18
8,351 SF

SUITE 219

±1,767 SF

Kitchen
Bathroom
3 Exam Rooms
2 Other Rooms
Reception

SUITE 219
VIRTUAL TOUR

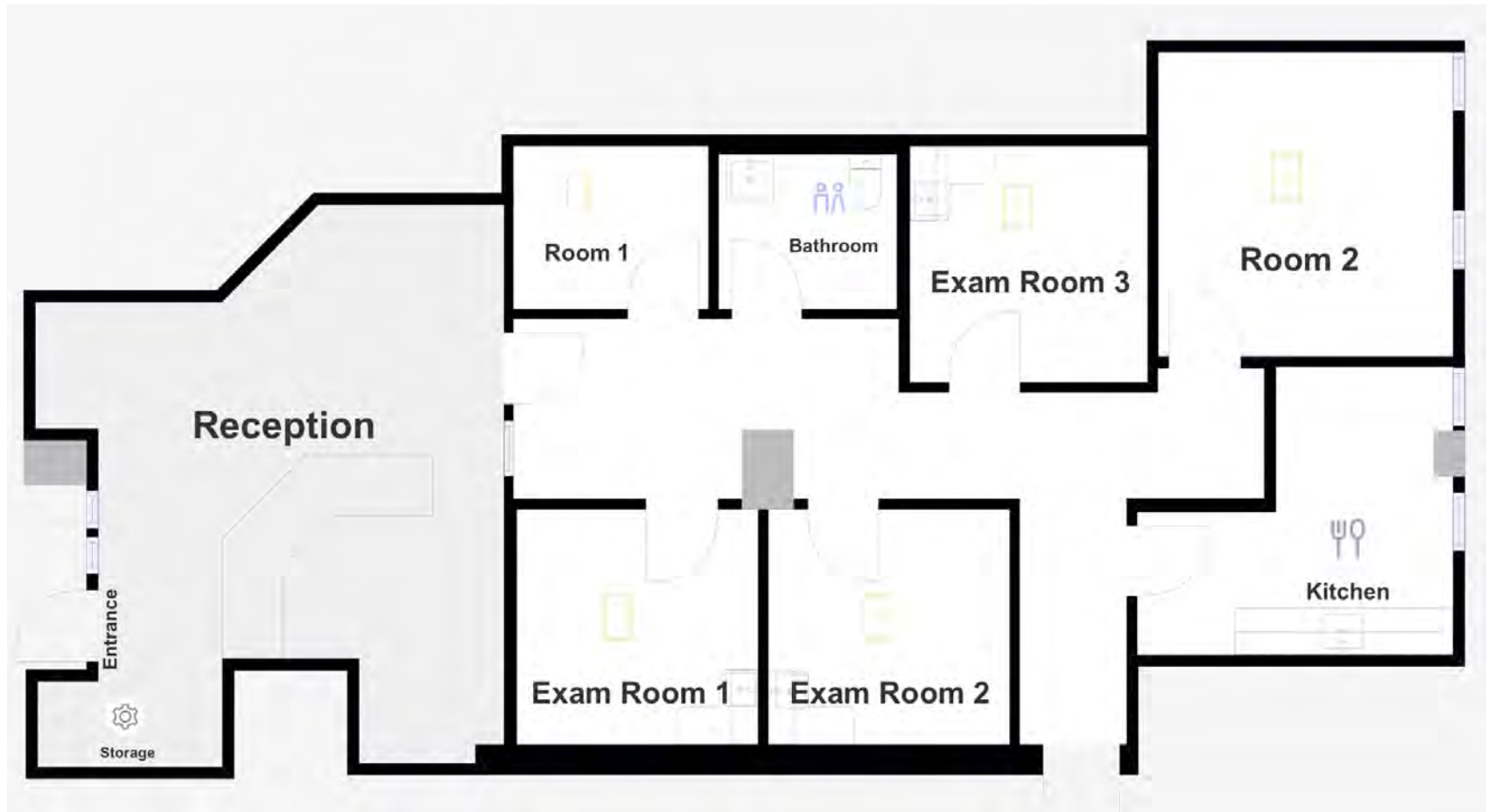
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SUITE 219

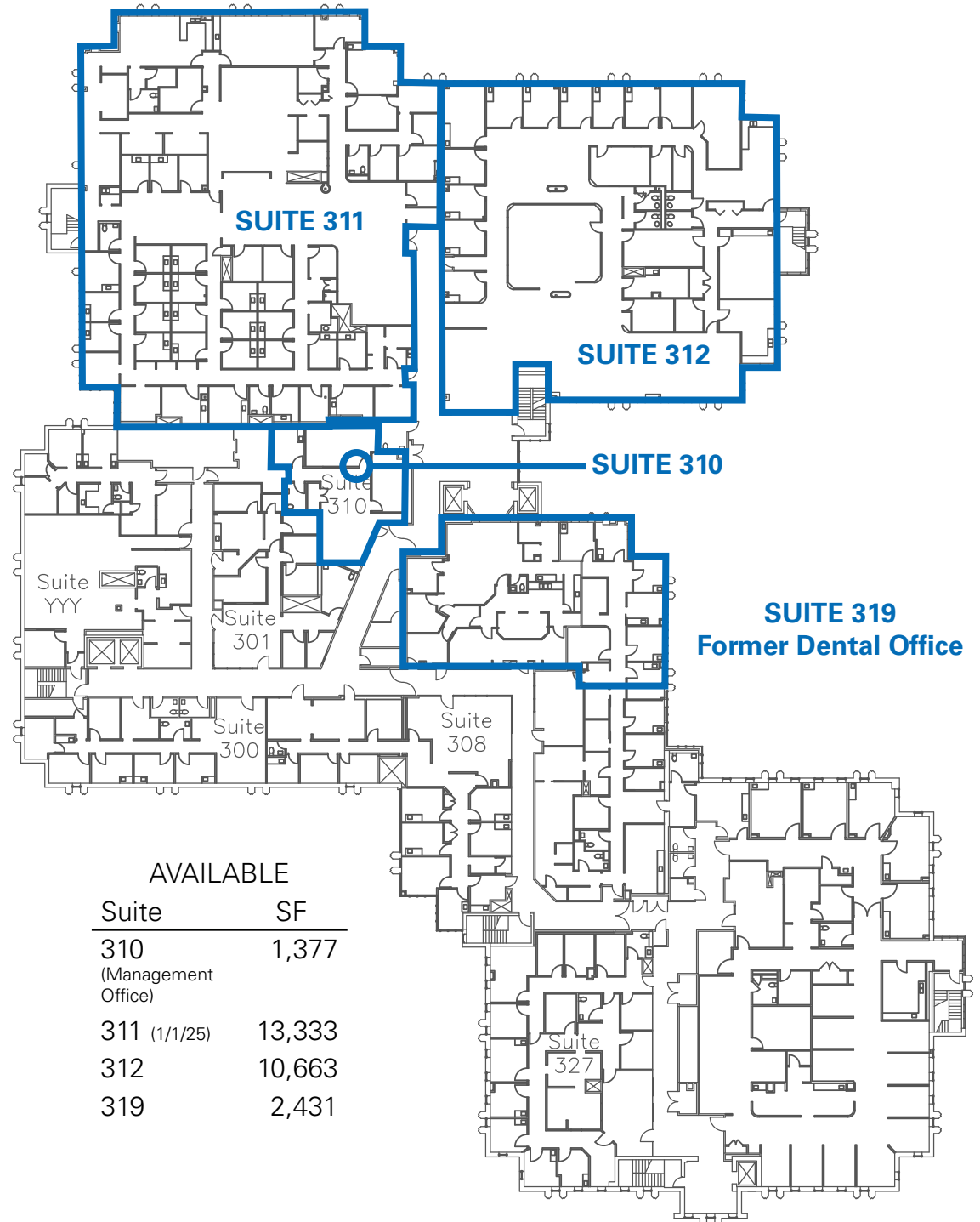




3RD FLOOR

±1,393 SF -
±24,600 SF

Available suites include expansive individual suites or a large portion of the 3rd floor including current common area space.



AVAILABLE	
Suite	SF
310 (Management Office)	1,377
311 (1/1/25)	13,333
312	10,663
319	2,431

SUITE 310

±1,377 SF

Kitchen
Bathroom
2 Rooms
1 Open Area
Utility Area

SUITE 310
VIRTUAL TOUR

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SUITE 310





SUITE 311

±13,333 SF

Kitchen
4 Bathrooms
Exam Rooms
Other Rooms
Open Areas
Reception and Waiting Areas
Storage Room
Utility Room

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SUITE 312

±10,663 SF

Kitchen
4 Bathrooms
14 Exam Rooms
6 Other Rooms
3 Open Areas
Storage Room
Server Room

SUITE 312
VIRTUAL TOUR

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SUITE 312





SUITE 319
FORMER DENTAL OFFICE

±2,431 SF

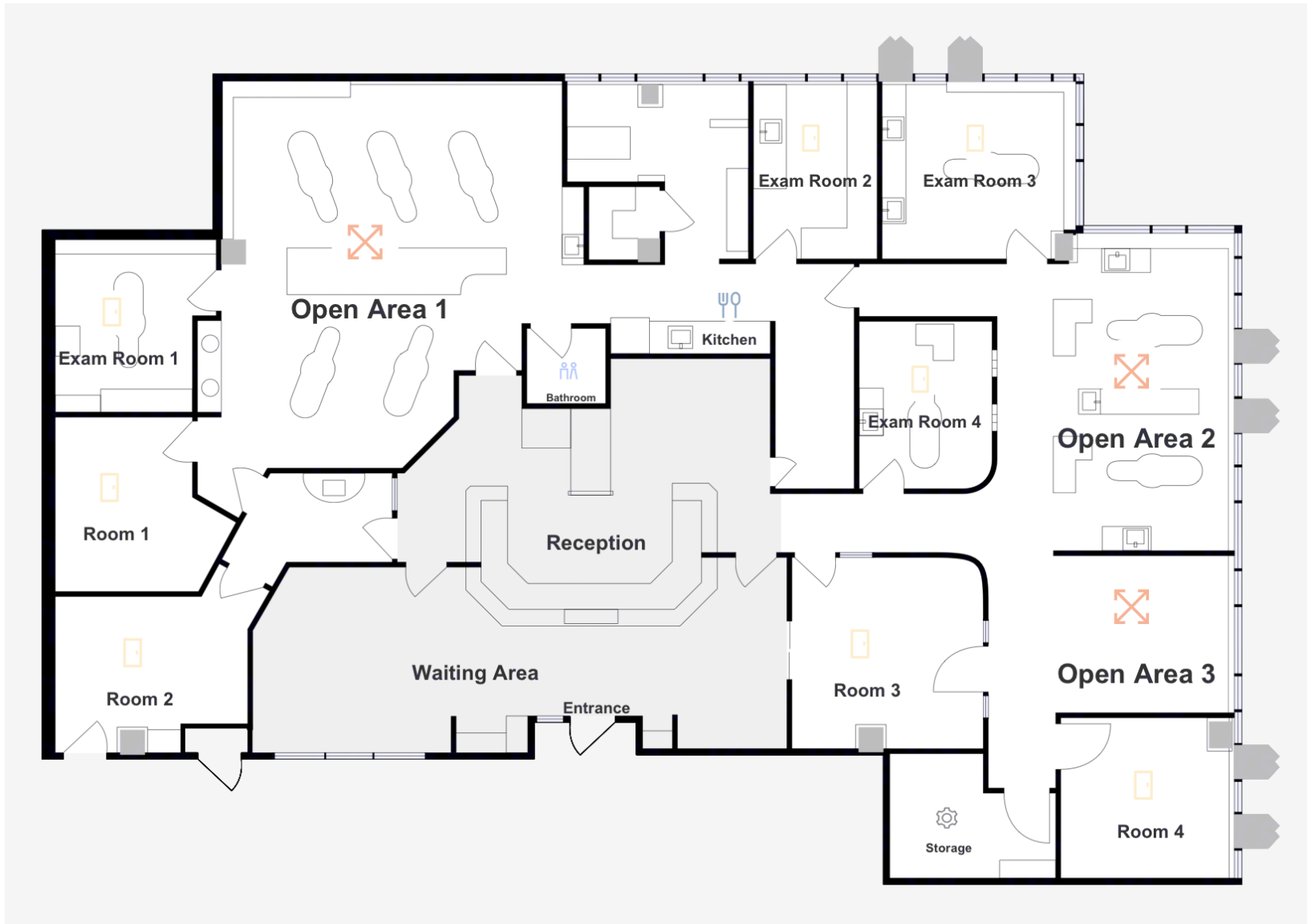
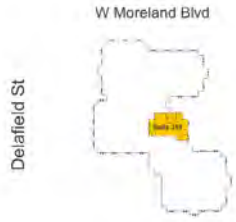
Kitchen
Bathroom
4 Exam Rooms
4 Other Rooms
3 Open Areas
Utility Area
Storage Room

SUITE 319
VIRTUAL TOUR

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