

Elmbrook Medical Arts Center

17000 W North Avenue, Brookfield, WI 53005



AVAILABLE SPACE
1,391 – 1,403 RSF

 **VIEW SUITES**

- Multiple move-in ready suites, including first-floor availability
- Two-story medical office building with convenient on-site pharmacy
- Diverse tenant roster with robust referral opportunities, anchored by Ascension Medical Group
- 5-min drive from Ascension SE Wisconsin Hospital and 20-min drive from downtown Milwaukee
- Abundant surface parking available for patients and staff
- Generous Tenant Improvement Allowance with flexible terms

Anchored by Ascension Medical Group, with move-in ready suites and on-site pharmacy.

POPULATION (5-MILE RADIUS)

118,040

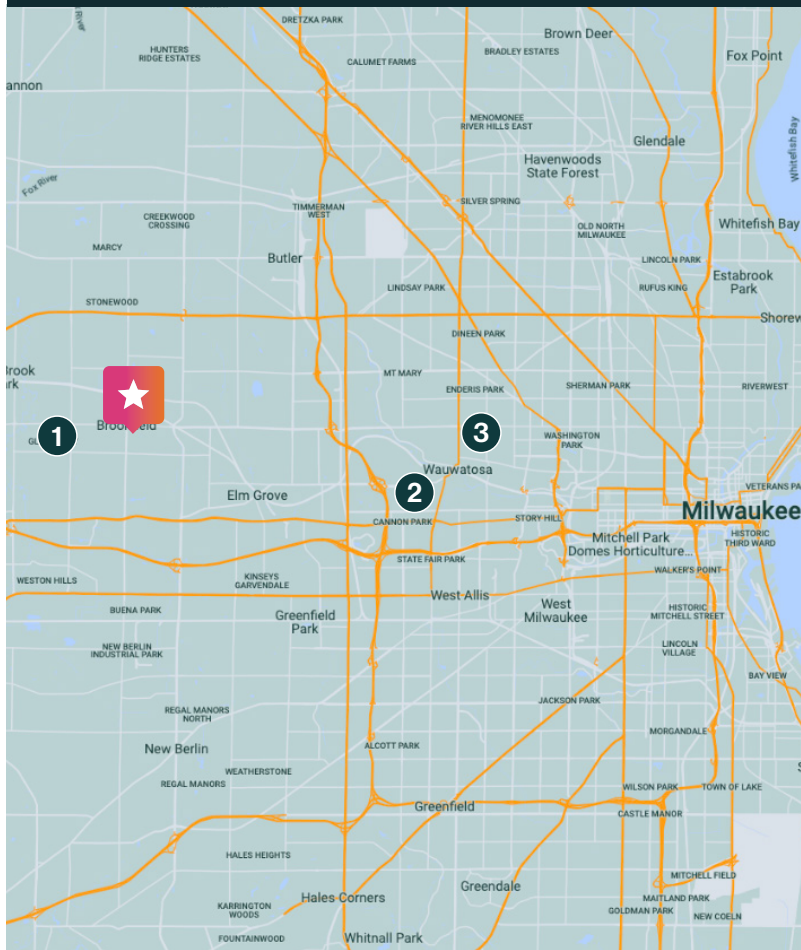
AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

\$138,920

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

99.2%

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NEARBY HOSPITALS

	DISTANCE	DRIVE TIME
1. Ascension SE WI Hospital – Elmbrook	1.6 mi	5 min
2. Froedtert Hospital	5.3 mi	12 min
3. Ascension SE WI Hospital – St. Joseph	8.5 mi	21 min

SURROUNDING POINTS OF INTEREST

- iPack Pharmacy
- ALDI
- Piggly Wiggly
- Brookhound Plaza
- Capital Plaza West
- Hilton Garden Inn - Milwaukee
- Brookfield Hills Golf Club
- Anytime Fitness
- Caribou Coffee
- Starbucks
- Panera Bread
- Pokeworks

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