

For Lease
High Pointe

1200 N Mayfair Road
Wauwatosa, WI 53226

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Building Details

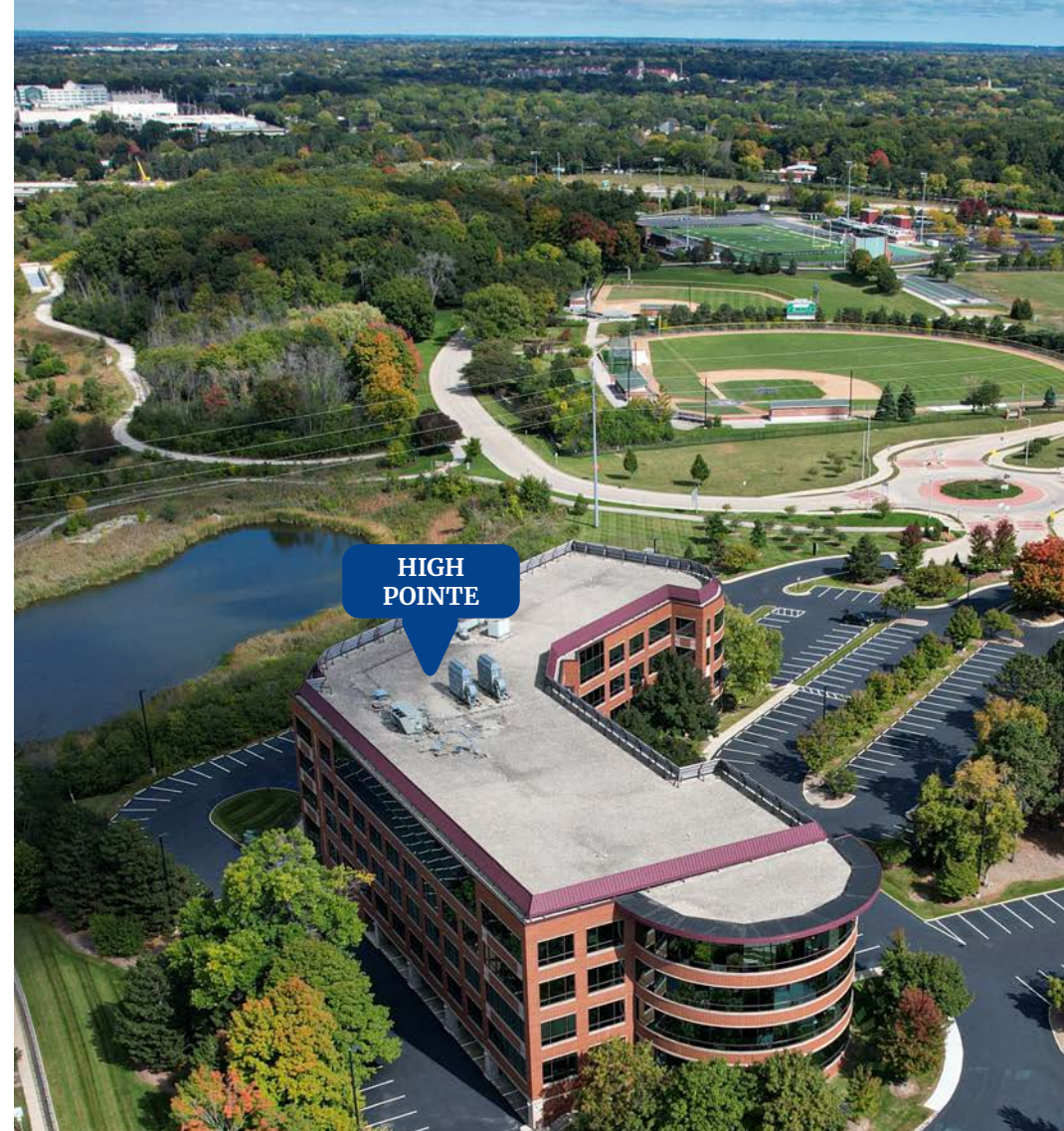
High Pointe Office Space for Lease

With a handful of recent renovations, High Pointe presents tenants with a new modern-day feel. Small and large available suites on the third and fourth floors allows tenants to enjoy an elevated view of the beautifully matured landscape and Underwood Creek Parkway and Neumann Family Fields.

Elevated above Mayfair Road, High Pointe features exceptional frontage along N Mayfair Rd and Watertown Plank Rd. Tenants will benefit from the central corridor location with unbeatable access to Milwaukee's major freeway arterials- 1/4 mile from I-45 and 1 mile from I-94.

Property Profile

Address	1200 N Mayfair Road, Wauwatosa, WI 53226
Available Space	703 - 18,582 RSF
Building Size	130,000 RSF
Stories	4
Lease Rate	\$15.50-\$16.50/SF NNN
OpEx	\$12.80/SF (includes Electric & Utilities)
Parking	4 per 1,000 SF free surface parking, Undercover parking (\$115.00/month/stall) and Heated underground parking (\$150.00/month/stall)
Signage	Monument Signage
Storage	In lower level for \$10.00/SF



- Classically styled with premier Class A finishes
- Newly renovated atrium allowing for larger gatherings
- Large common conference/training room - no set up fees
- Common area break room with vending and indoor/outdoor seating
- Refreshed men's and women's restrooms with marble counter tops and ceramic walls and floors
- On-site ownership and property management team
- Visible to 29,400 VPD along N Mayfair Road

Tenant Experience

Campus Highlights



Modern tenant lounge



Key-less entry



Effortless highway access



Shared meeting spaces



Ample natural light



Upscale tenant lounge and atrium



High ceilings & excellent glass line



Tenant fitness center



Conference and training room



Shared kitchenette

Location & Visibility



Vehicles
per Day

29,400 VPD
on N Mayfair Road

19,400 VPD
on Watertown Plank Road

Centrally Located

High Pointe offers unbeatable access and accessibility to the entire metro Milwaukee area and beyond.

Distance to Key Areas

Zoo Interchange
4 minutes
1.1 miles

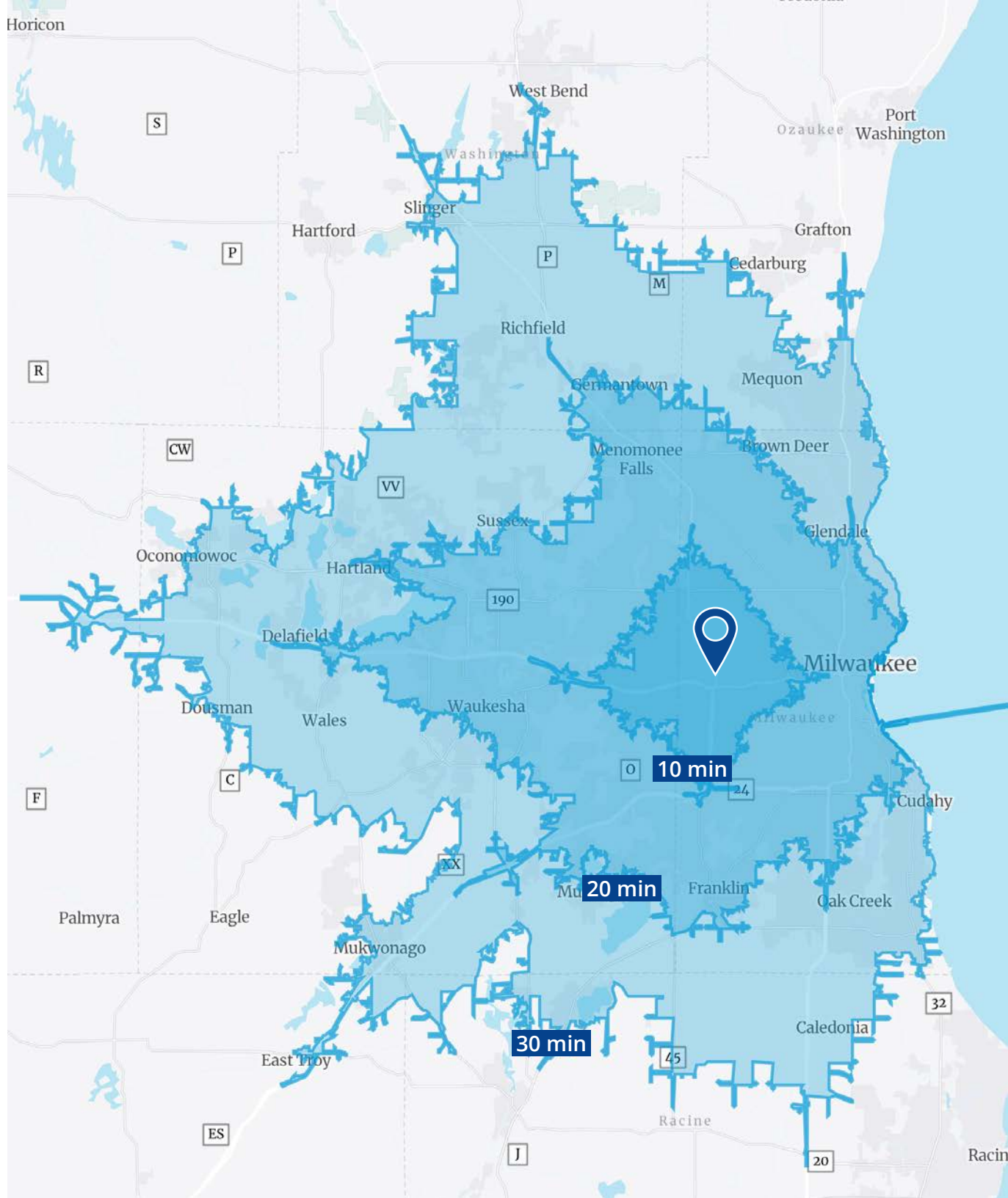
Medical College of Wisconsin,
Children's Hospital,
Froedtert Hospital, &
Milwaukee Regional
Medical Center
4 minutes
1.2 miles

Downtown
Milwaukee
14 minutes
9 miles

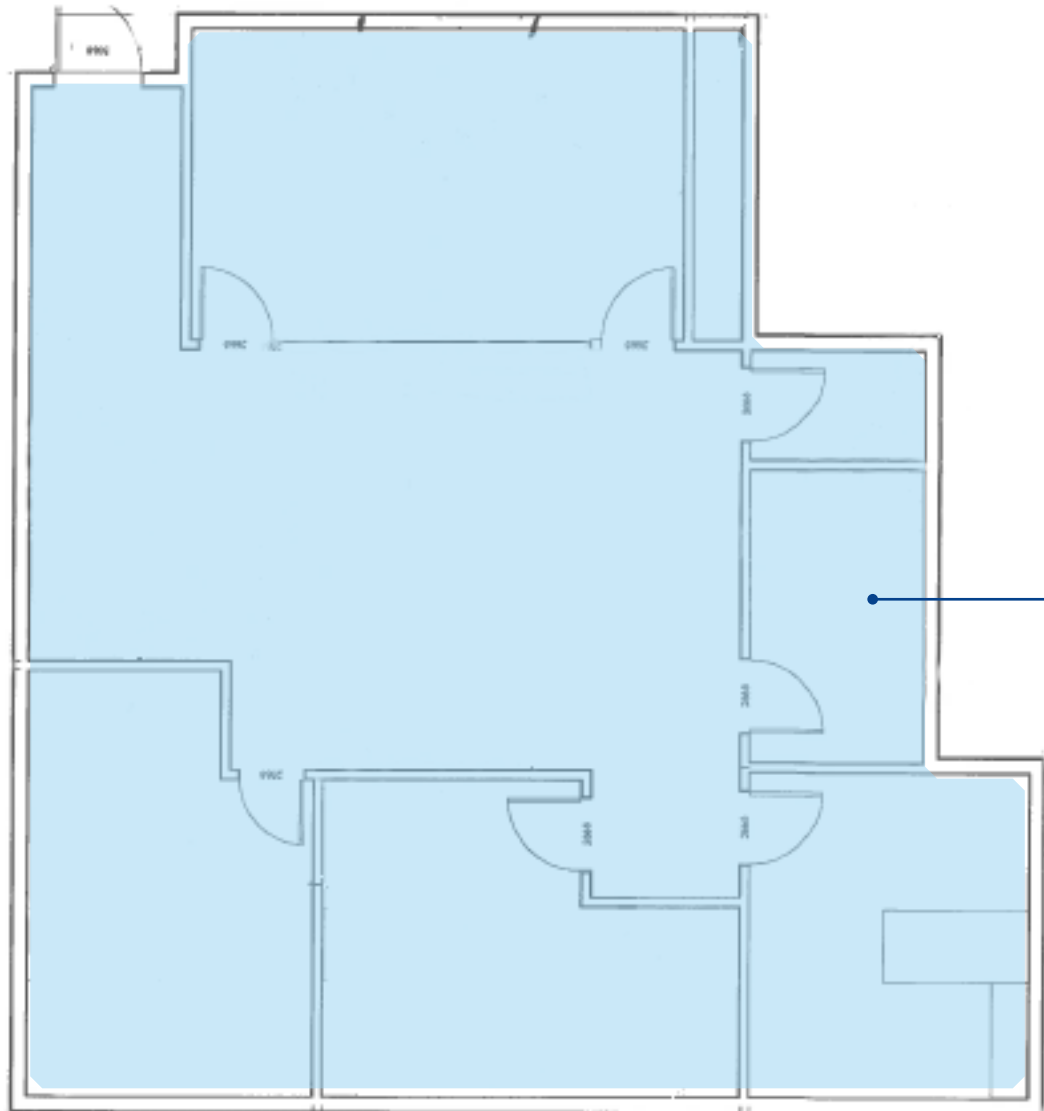
Mitchell International
Airport
18 minutes
15 miles

Madison
1 hr 12 minutes
73 miles

Green Bay
1 hr 55 minutes
123 miles

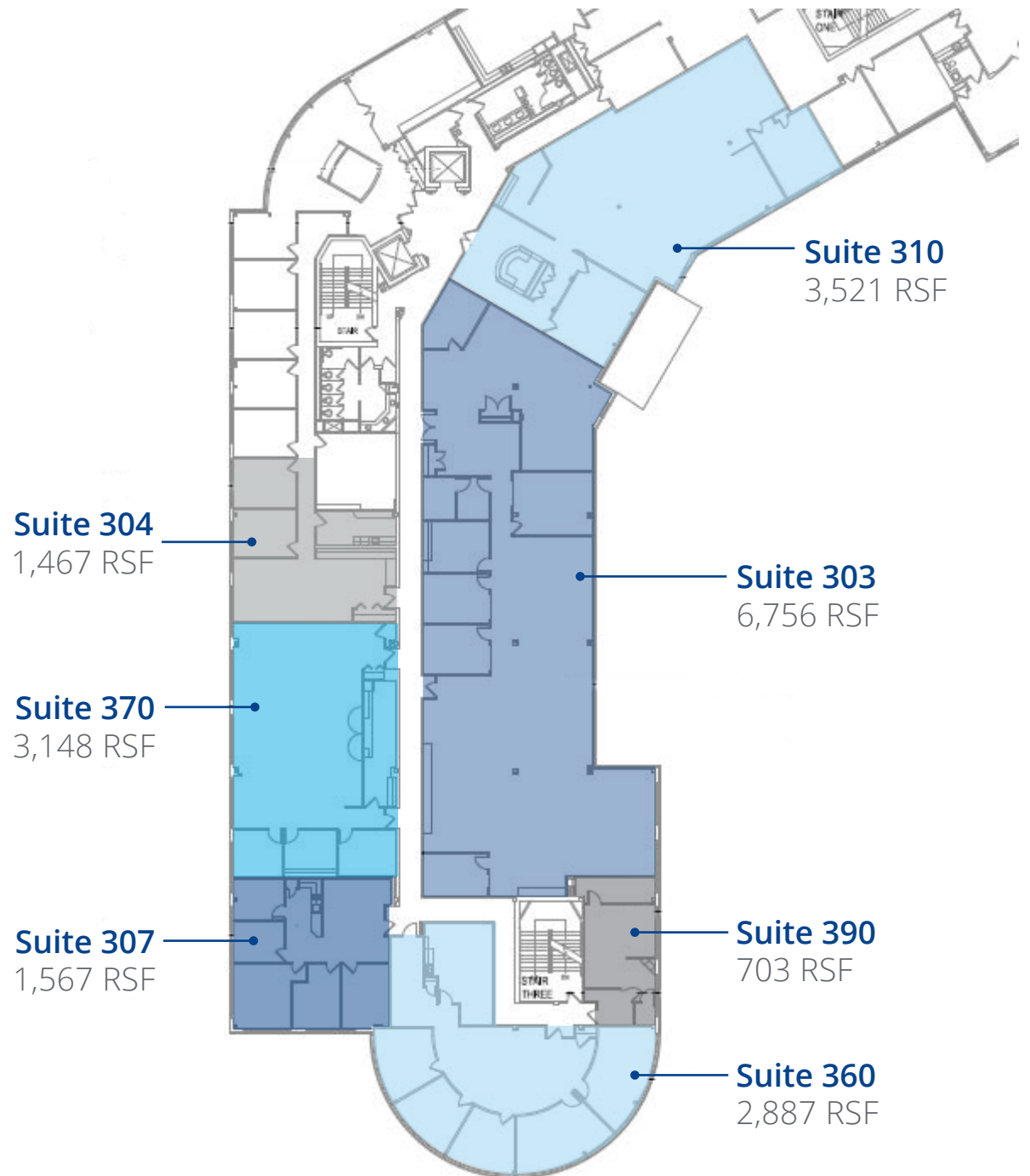


Available Space



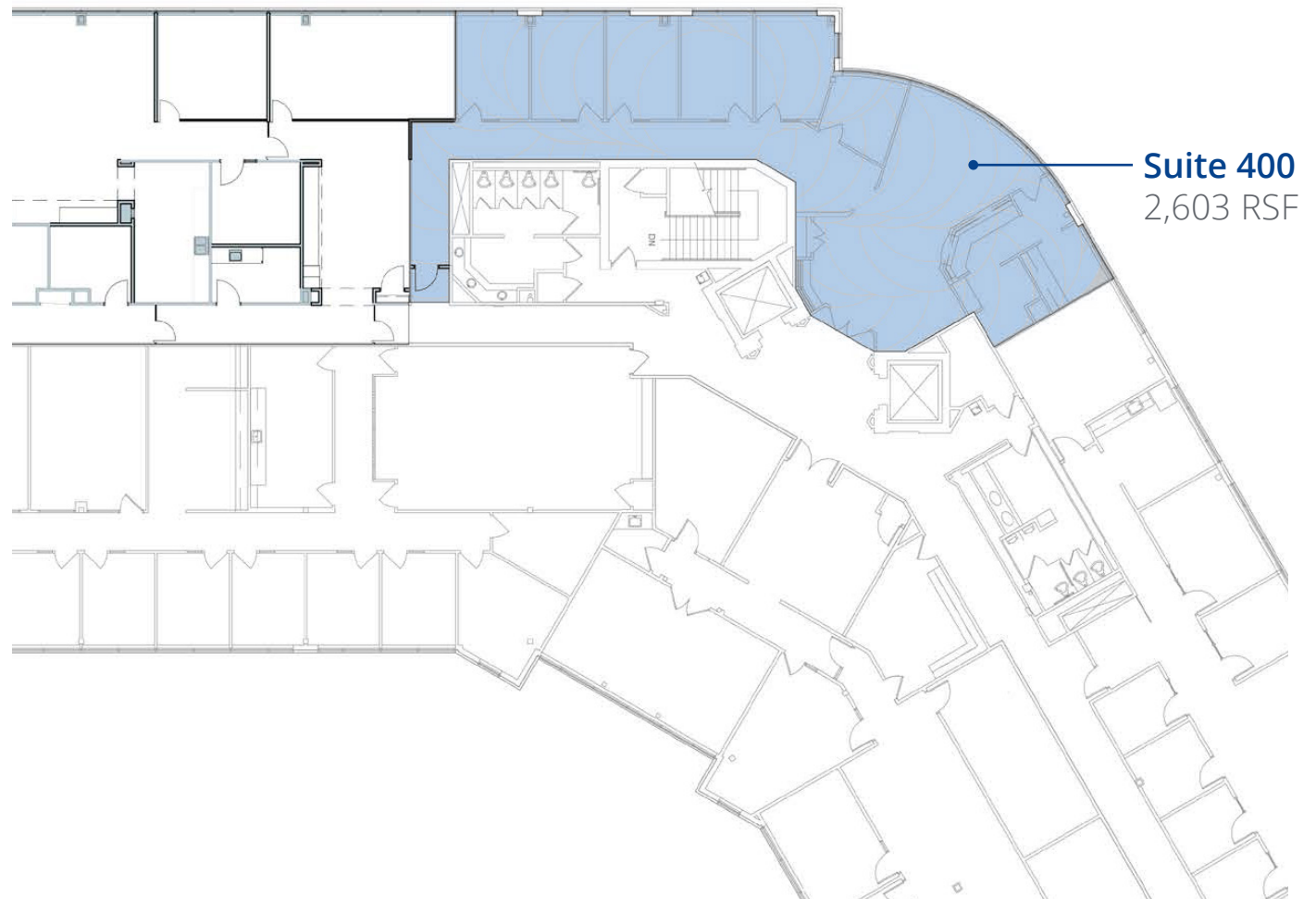
Suite 260
1,590 RSF

Available Space



Third floor contiguous to +/-20,000 RSF

Available Space



Suite 400
2,603 RSF

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