

*For Lease*  
**Mayfair Crossing**

1233 N Mayfair Road  
Wauwatosa, WI 53226

*Contact us:*

**Jenna Maguire**  
Vice President  
+1 414 982 6960  
jenna.maguire@colliers.com

**Matt Fahey**  
Senior Vice President  
+1 414 278 6860  
matt.fahey@colliers.com

**MAYFAIR CROSSING**  
1233 N. Mayfair Road

OFFICE SPACE  
AVAILABLE  
414-935-4130  
www.colliers.com



# Building Details

## *Mayfair Crossings Office Space for Lease*

Classically styled with premium finishes across the building; Mayfair Crossing offers a mix of small and large offices for both traditional and medical users.

Mayfair Crossing 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	1233 N Mayfair Road, Wauwatosa, WI 53226
Available Space	1,500 - 6,980 RSF
Building Size	70,448 SF
Stories	3
Lease Rate	\$12.00/SF NNN
OpEx	\$11.84/SF (Includes Electric & Utilities)
Parking	4 per 1,000 SF free surface parking, Heated underground parking (\$125/month/stall)
Signage	Monument signage along N Mayfair Road



- Current tenants include Northwest Surgery Center, Milwaukee Urology Specialists, Mayfair Dental, and Hair Club for Men.
- Modern common area renovations creating an upscale feeling for tenants
- Monument signage available
- Ideal location along Mayfair Road with plentiful parking and easy access to I-41 and I-94
- Visible to 29,400 VPD along N Mayfair Road

# Location & Visibility



Vehicles  
per Day

**29,400** VPD  
on N Mayfair Road

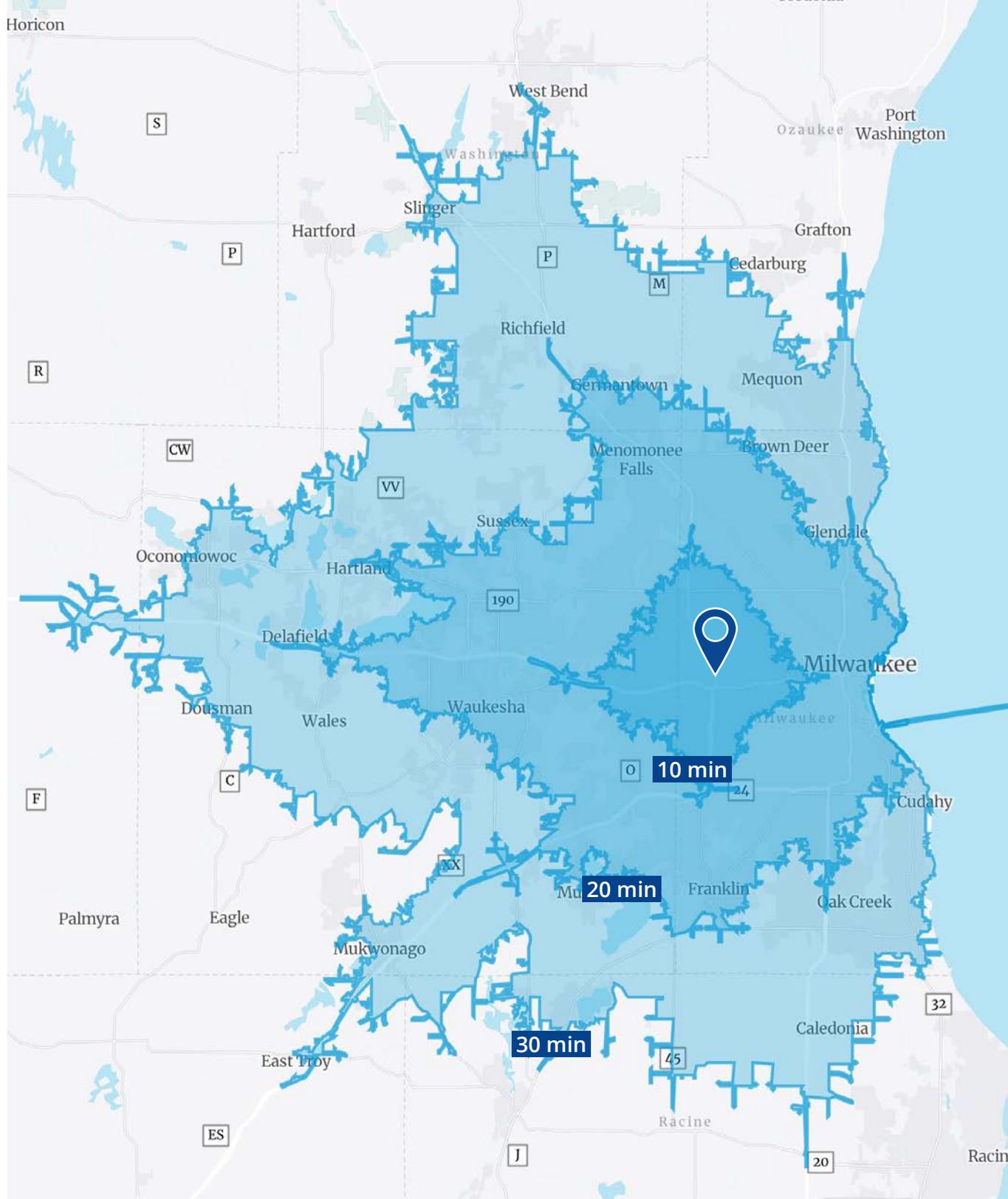
**11,200** VPD  
on Watertown Plank Road

# Highway Access

Mayfair Crossing offers unbeatable access and accessibility to the entire metro Milwaukee area and beyond.

## Distance to Key Areas

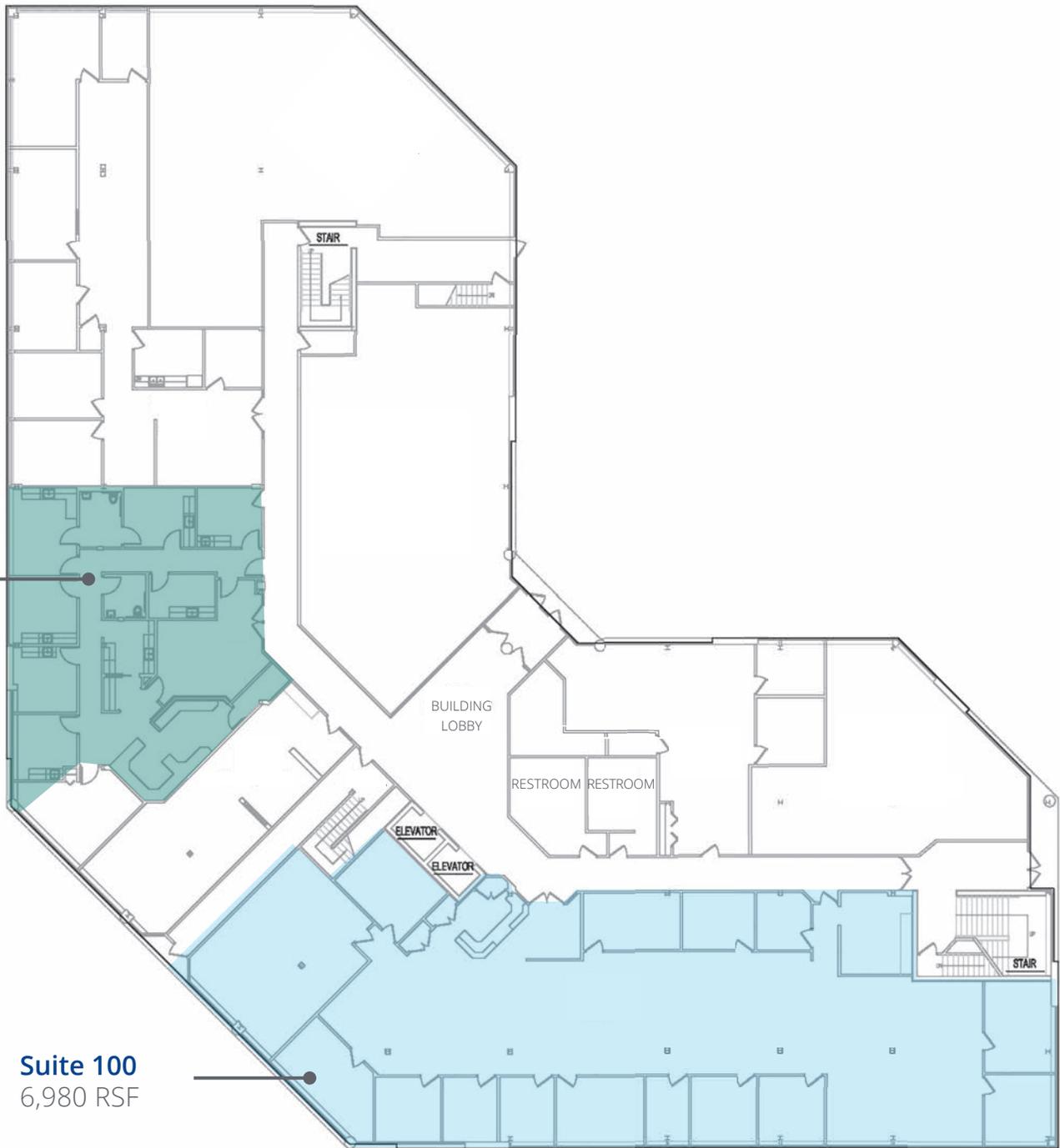
Zoo Interchange	4 minutes 1.1 miles
Medical College of Wisconsin, Children's Hospital, Froedtert Hospital, & Milwaukee Regional Medical Center	4 minutes 1.2 miles
Downtown Milwaukee	14 minutes 9 miles
Mitchell International Airport	18 minutes 15 miles
Madison	1 hr 12 minutes 73 miles
Green Bay	1 hr 55 minutes 123 miles



# Available Space



**Suite 117**  
2,807 RSF  
*Medical Buildout*



**Suite 100**  
6,980 RSF

# Available Space



**Suite 210**  
1,500 RSF

**Suite 206**  
2,176 RSF

**Suite 202**  
3,558 RSF





## Contact us:

### Jenna Maguire

Vice President  
+1 414 982 6960  
jenna.maguire@colliers.com

### Matt Fahey

Senior Vice President  
+1 414 278 6860  
matt.fahey@colliers.com

---

### Colliers | Wisconsin

833 E Michigan St., Suite 500  
Milwaukee, WI 53202  
+1 414 278 9500

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2023. All rights reserved.

