



MUIR WOODS

10401 INNOVATION DRIVE | WAUWATOSA, WISCONSIN



 **IRGENS**[®]

866.443.0701 | irgens.com

MUIR WOODS is a Class A office building consisting of approximately 85,278 SF on 3.9 acres in the 175-acre Milwaukee County Research Park. The building offers large, flexible floor plates that generate planning efficiencies and is centrally located allowing for convenient connectivity to the area's most frequented destinations.

LOCATION HIGHLIGHTS

SURROUNDINGS

In the heart of the Milwaukee County Research Park, surrounded by restaurants, hotels and other amenities

ACCESS

Minutes from Highway 45 and Interstate 94

DRIVABLE AMENITIES

- › 20 minutes to Gen. Mitchell International Airport
- › 15 minutes to Downtown Milwaukee
- › 8 minutes to Mayfair Collection
- › 5 minutes to Mayfair Mall

BUILDING HIGHLIGHTS

- › Large, flexible 28,000 SF floor plates
- › Floor-to-ceiling glass provides natural light
- › Professional, on-location property management team
- › Fitness center with locker rooms and showers
- › Daily food trucks along Innovation Drive (seasonal)
- › Walking trails in a park-like setting
- › Signage opportunity along Innovation Drive
- › 4.6/1,000 RSF parking, including underground executive parking

MUIR WOODS | HIGHLIGHTS



NEARBY AMENITIES

THE MAYFAIR COLLECTION
WAUWATOSA, WISCONSIN

MAYFAIR

SPRINGHILL SUITES MARRIOTT

CROWNE PLAZA

HABANEROS RESTAURANT

FedEx Office

QDOBA MEXICAN EATS

mo's irish pub

FIREHOUSE SUBS

Pick n Save

RENAISSANCE HOTELS

Radisson HOTELS & RESORTS

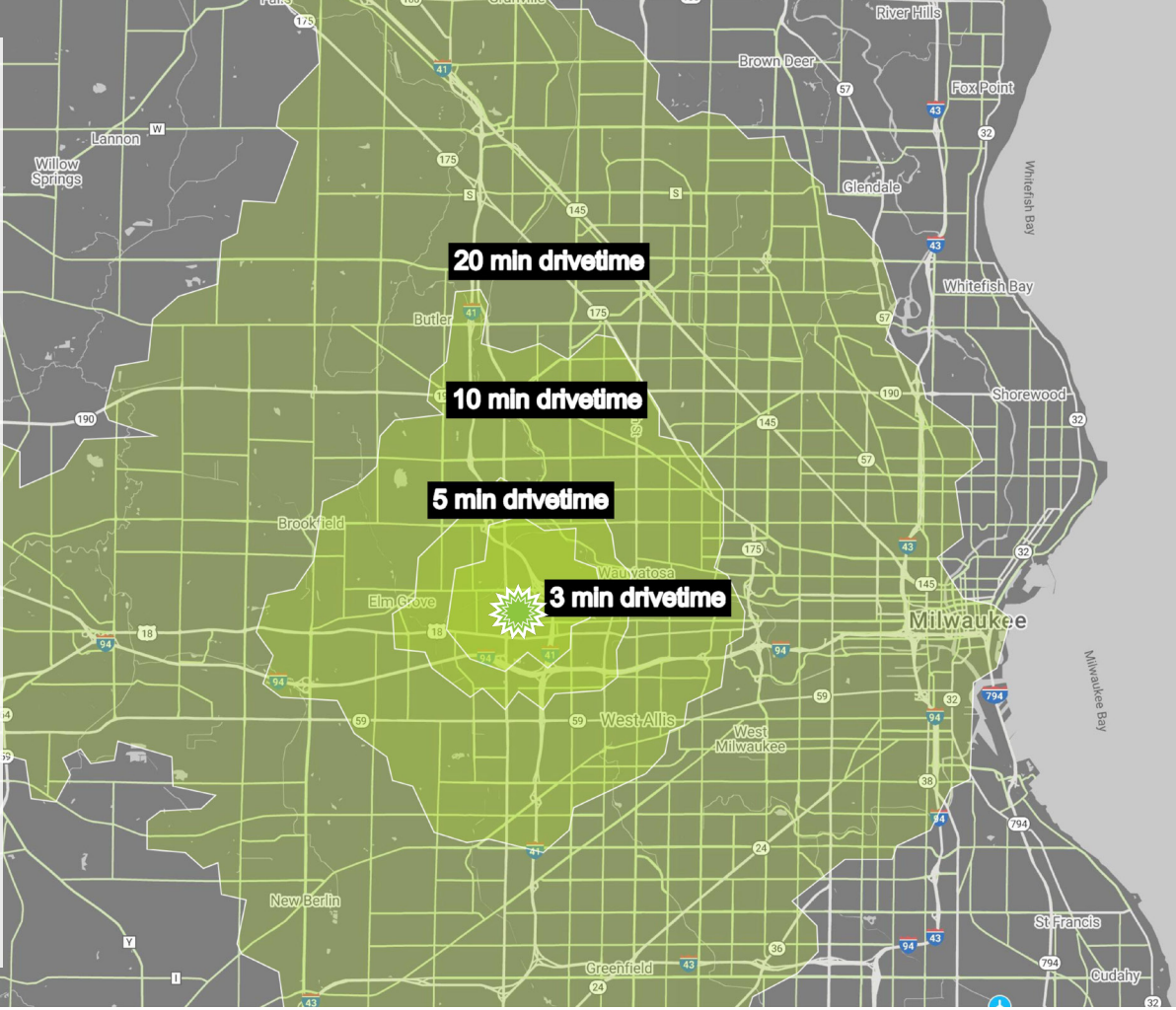
Walgreens

UNITED STATES POSTAL SERVICE

The Cheesecake Factory

TRADER JOE'S

Starbucks



MUIR WOODS | BY THE NUMBERS



POPULATION 2020

48,376



AVG. HOUSEHOLD EARNING

\$54,099



MEDIAN AGE
MALE FEMALE

36.9 39.8



3-MIN DRIVE	5-MIN	10-MIN	20-MIN
2,224	3,767	9,759	32,804

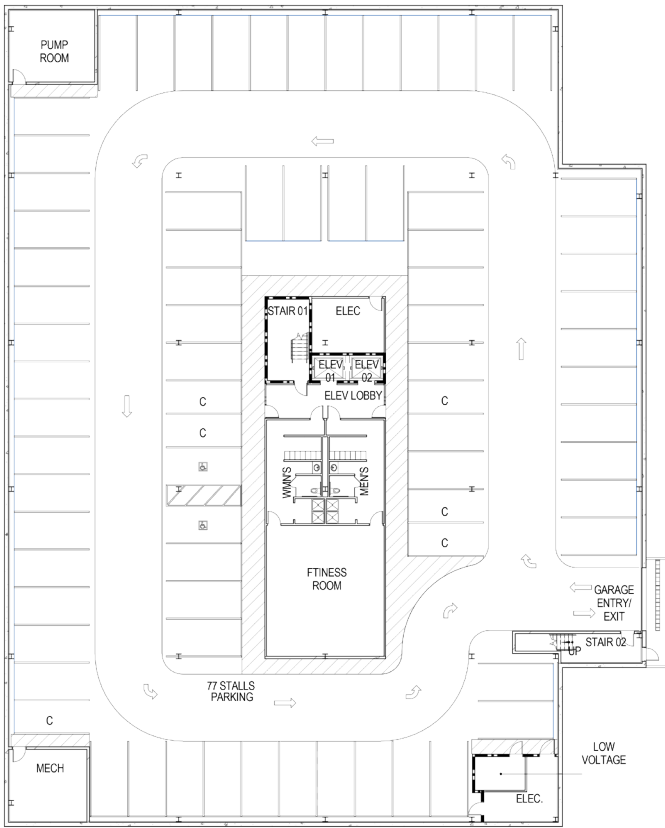
THERE ARE **200** BUSINESSES IN THE MILWAUKEE COUNTY RESEARCH PARK



3-MIN DRIVE	5-MIN	10-MIN	20-MIN
32,637	48,973	115,838	460,629

THERE ARE **3,200** EMPLOYEES IN THE MILWAUKEE COUNTY RESEARCH PARK

LOWER LEVEL



FIRST FLOOR



MUIR WOODS | AVAILABLE SPACE





MUIR WOODS | CONTACT



ALYSSA GEISLER
ageisler@irgens.com
414.443.2580



1401 Discovery Parkway, Suite 100 | Milwaukee, WI 53226 | *tele* 414.443.0700 | *fax* 414.443.1400 | irgens.com

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction of a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (**See Lines 47-55**).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (**See Lines 22-39**).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
- 30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

38 _____

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. **List Home/Cell Numbers:** _____

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*
46 *Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public> or by phone at 877-234-0085.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupancy of the property; or information
54 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or
55 agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
Copyright 2006 by Wisconsin REALTORS® Association

Drafted by Attorney Richard J. Staff