

LOOMIS CROSSING

FOR LEASE

2,000 TO 22,000 SF

TENANT INCENTIVE:

6 MONTHS FREE BASE RENT

FOR NEW LEASES SIGNED PRIOR TO 4/30/2026



LOOMIS CROSSING MEDICAL/OFFICE SPACE 4300 W LAYTON AVENUE, GREENFIELD, WI

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PROPERTY OVERVIEW



The Loomis Crossing Medical Office Building is one of the first in the Milwaukee area built specifically to enhance health and wellness. This 40,000 SF Class A facility, delivered in early 2024, features high-performance materials, advanced mechanical systems, and modern design - all aimed at supporting a productive, comfortable, and efficient work environment for healthcare professionals and patients alike.

Loomis Crossing is a dynamic, 35+ acre mixed-use development positioned as a premier live-work-play destination. Strategically located at the intersection of Layton Avenue and Loomis Road in Greenfield, the development spans both sides of I-894—offering exceptional visibility, easy freeway access, and high-profile signage opportunities.

The south campus includes the medical office building and 267 luxury apartment units, while the north campus is home to The Turf Indoor/Outdoor Skatepark (opened Summer 2025) and nearly 20 acres of land available for future development. The north campus includes The Turf Indoor/Outdoor Skatepark (opened Summer 2025) and nearly 20 acres for future development.

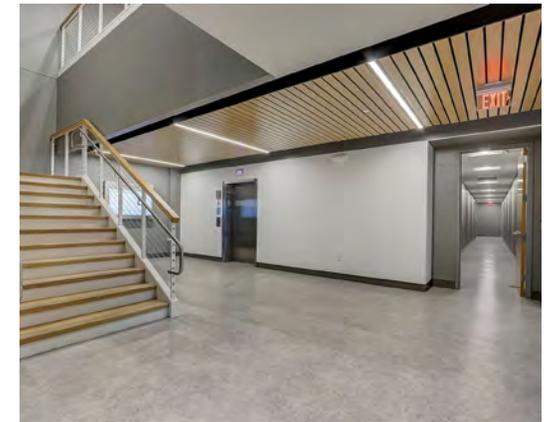
PROPERTY HIGHLIGHTS

- Up to 21,953 SF Available
- Build-to-suit medical or office space
- Ample on-site parking
- Conveniently located, just off I-894 at Loomis Road exit
- 10 minutes from downtown Milwaukee, 8 minutes from General Mitchell International Airport

LEASE RATE:

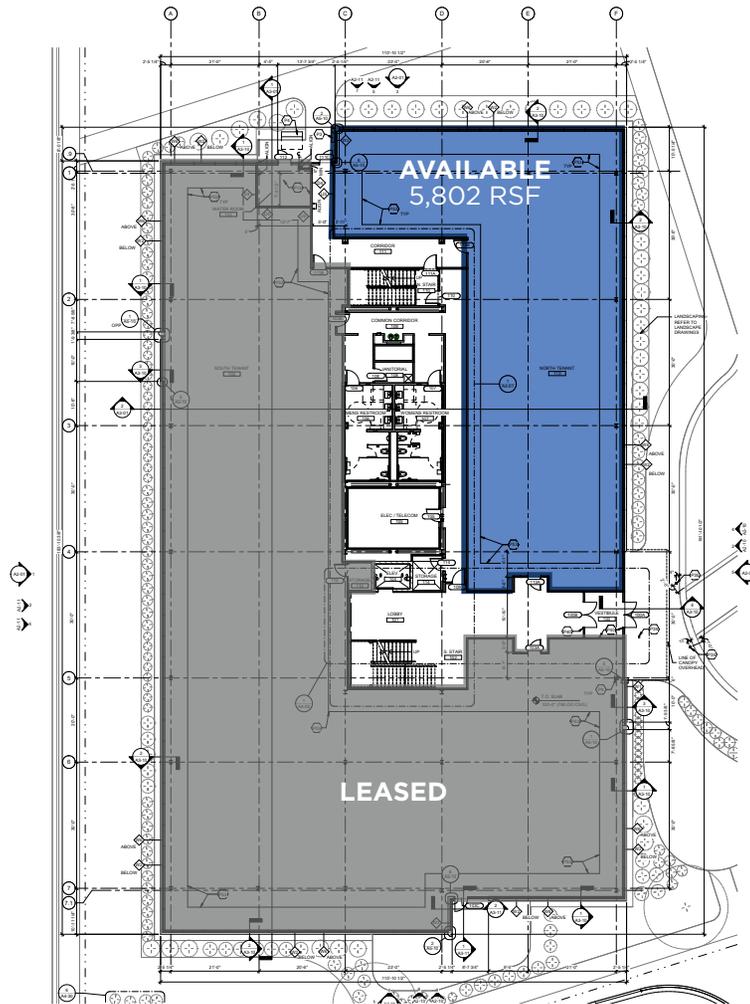
Negotiable (Contact Broker)

INTERIOR PHOTOS



FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



SITE PLAN



TRAFFIC COUNTS	
VPD	STREET
135,000	I-894
25,500	LOOMIS RD
18,700	LAYTON AVE

AERIAL PHOTOS



LOCATION OVERVIEW & DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

The City of Greenfield is a southern suburb of Milwaukee, Wisconsin. Located along Interstate 43/894 with convenient access to all major freeway interchanges in the Milwaukee Metropolitan area. Just five miles south of I-94 and the Zoo Interchange, ten miles southwest of Downtown Milwaukee, and eight miles from General Mitchell International Airport. Neighboring communities include New Berlin, Hales Corners, Greendale, Milwaukee, Franklin, and Oak Creek. With an estimated population of 37,358, Greenfield is ranked as the 20th largest city in Wisconsin.

POPULATION

Estimated Population
Median Age
Average Household Income

5 MINUTES

58,846
38.6
\$88,939

10 MINUTES

227,544
37.2
\$88,657

20 MINUTES

698,270
37.0
\$95,163

OCCUPATION

White Collar Workers
Blue Collar Workers

5 MINUTES

17,564 (58.5%)
12,461 (41.5%)

10 MINUTES

63,999 (56.3%)
49,662 (43.7%)

20 MINUTES

214,125 (57.9%)
134,474 (38.6%)

EDUCATIONAL ATTAINMENT

Any Degree (Some College +)
College Degree +

5 MINUTES

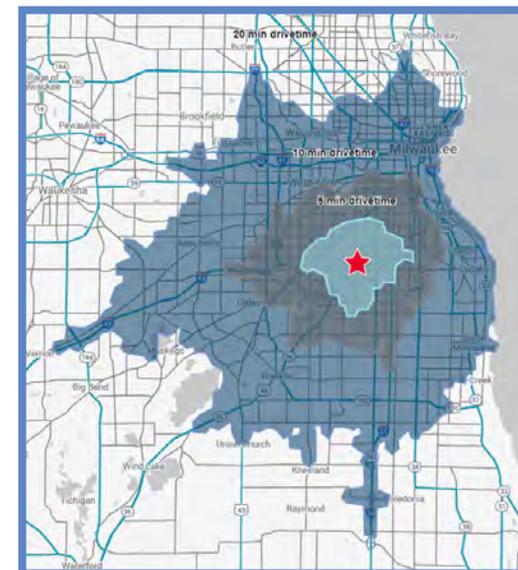
24,271 (56.3%)
11,067 (25.7%)

10 MINUTES

91,893 (52.6%)
42,084 (24.1%)

20 MINUTES

287,859 (60.8%)
153,865 (32.5%)



LOMIS CROSSING



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