



# WOOD LAKE III

10200 INNOVATION DRIVE | WAUWATOSA, WISCONSIN



 **IRGENS**<sup>®</sup>

866.443.0701 | [irgens.com](http://irgens.com)



**WOOD LAKE III BUSINESS & TECHNOLOGY CENTER** is a single-story, Class A office building featuring private suite entry and loading dock access. Ideally located in the Milwaukee County Research Park at the geographic center of metro-Milwaukee, the Wood Lake Business & Technology Center is comprised of three single-story, Class A office/service center buildings.

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#### 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**

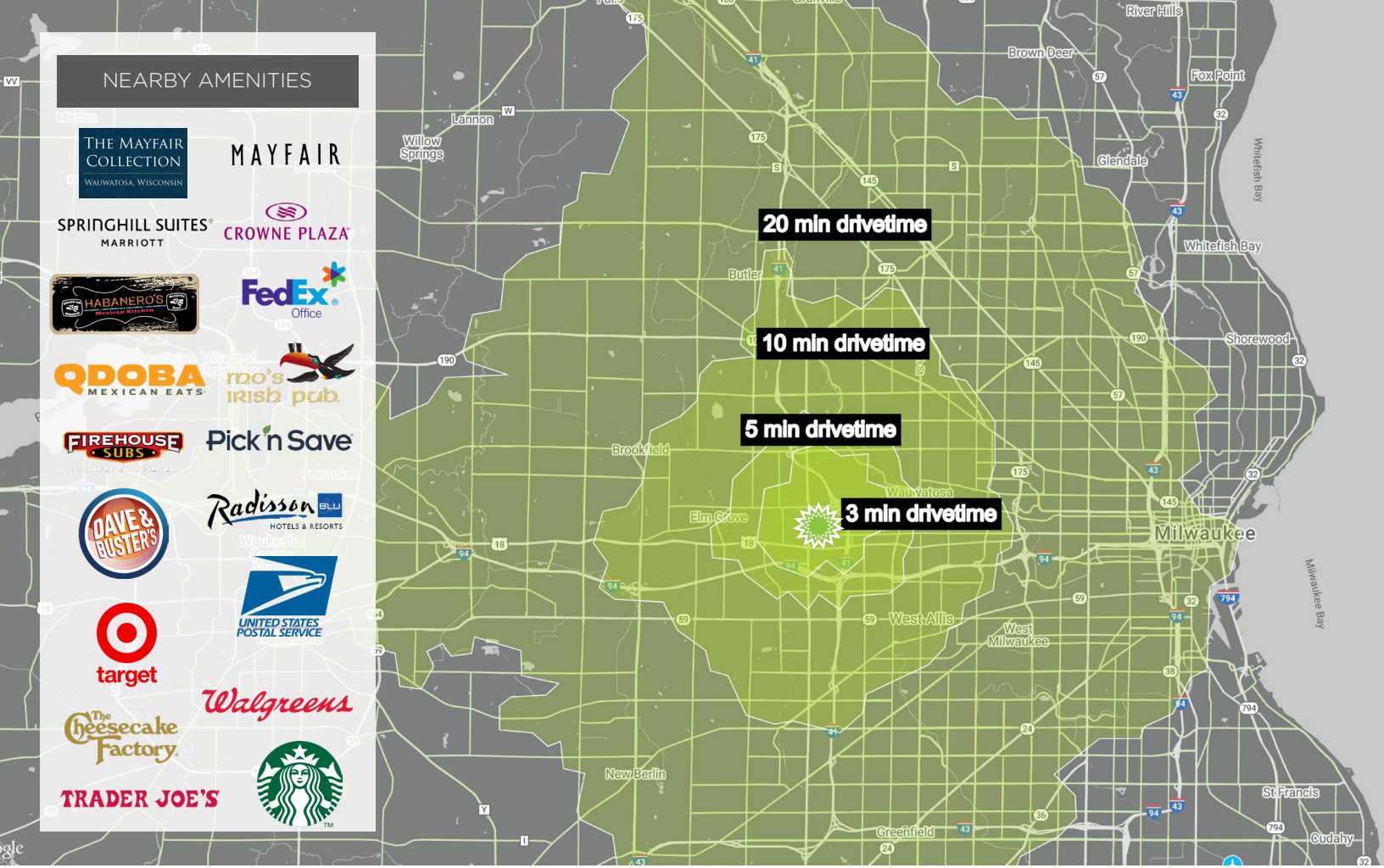
- › 20 minutes to Gen. Mitchell International Airport
- › 15 minutes to Downtown Milwaukee
- › 8 minutes to Mayfair Collection
- › 5 minutes to Mayfair Mall

#### BUILDING HIGHLIGHTS

- › Move-in ready customizable office, flex and service spaces
- › Opportunity for large contiguous vacancies
- › Professional, on-location property management team
- › Fiber optic connectivity
- › Daily food trucks along Innovation Drive (seasonal)
- › Walking trails in a park-like setting
- › Signage opportunity along Innovation Drive
- › Ample on-site parking

## WOOD LAKE III | 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**

**DAVE & BUSTERS**

**Radisson**  
HOTELS & RESORTS

**target**

**UNITED STATES POSTAL SERVICE**

**The Cheesecake Factory**

**Walgreens**

**TRADER JOE'S**

**Starbucks**

## WOOD LAKE III | BY THE NUMBERS



WAUWATOSA  
POPULATION 2022

**48,785**



AVG. HOUSEHOLD EARNING

**\$105,298**



MEDIAN AGE  
MALE FEMALE

**36.4 40.4**



3-MIN DRIVE 5-MIN 10-MIN 20-MIN

**577 1,552 6,862 27,297**

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



3-MIN DRIVE 5-MIN 10-MIN 20-MIN

**12,287 31,213 116,088 473,001**

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

Source: worldpopulationreview.com and regis.sitesusa.com





## WOOD LAKE III | AVAILABLE SPACE







## WOOD LAKE III | 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](http://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.  
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Drafted by Attorney Richard J. Staff