



NEW OUTPATIENT CLINIC OPPORTUNITY

BLUEMOUND MEDICAL COMMONS | SWC OF BLUEMOUND ROAD & MOORLAND ROAD | BROOKFIELD, WISCONSIN



 **IRGENS®**
866.443.0701 | irgens.com

Now leasing! **BLUEMOUND MEDICAL COMMONS** will feature high-quality design and construction, easy access off Bluemound Road, great visibility for prominent tenant signage and branding, ample parking, open floorplates, state-of-the-art HVAC, gurney-sized elevator, floor-to-ceiling glass for natural daylight and many desirable amenities, inside and around the building, for patients, providers and guests. Contact us to learn more about this exciting opportunity!

LOCATION HIGHLIGHTS

SURROUNDINGS

16+ acre site revitalization underway to create an exciting mixed-use destination at the former Boston Store at Brookfield Square Mall. High-traffic Bluemound Road has an estimated 37,100 vehicles passing per day. Moorland Road to the east has an estimated 32,000 vehicles passing per day. Great adjacencies and planned amenities will provide a superb guest experience.

ACCESS

Directly located south of Bluemound Road and west of Moorland Road, within two miles of I-94. Full traffic control light at Bluemound Road.

DRIVETIME

- › 30 minutes to Gen. Mitchell International Airport
- › 23 minutes to Downtown Milwaukee

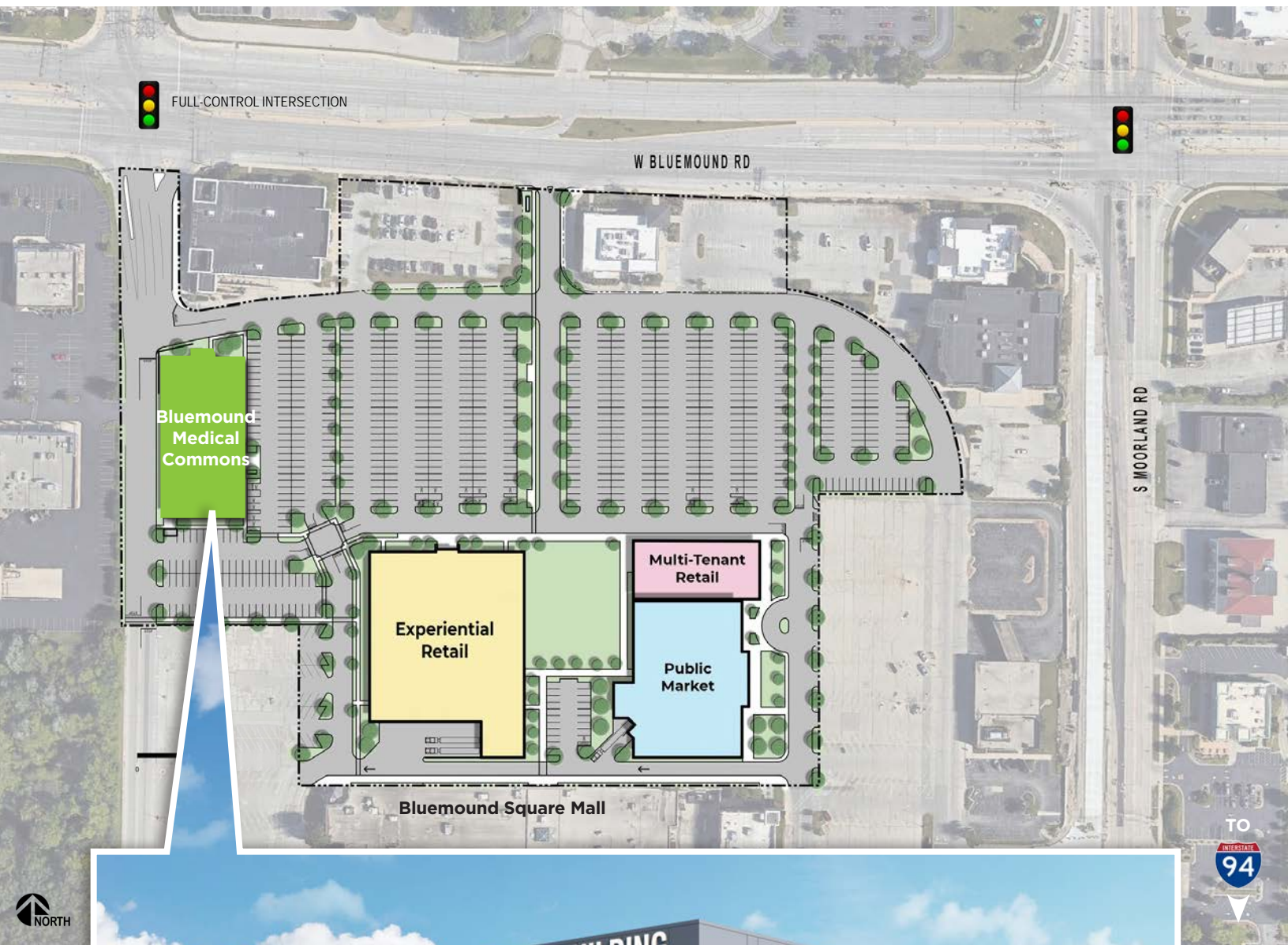
BUILDING HIGHLIGHTS

- › Approximately 45,000 gross square feet
- › Two stories with central lobby
- › Class A design and construction
- › Highly visible and easily accessible location
- › On-building and monument signage opportunities
- › Abundant surface parking for patients and providers
- › Flexible floorplates for demising and turnkey build-outs
- › Convenient, nearby shopping, dining, entertainment, personal and professional services, etc.
- › Professional, proactive owner and property manager

BLUEMOUND MEDICAL COMMONS | HIGHLIGHTS

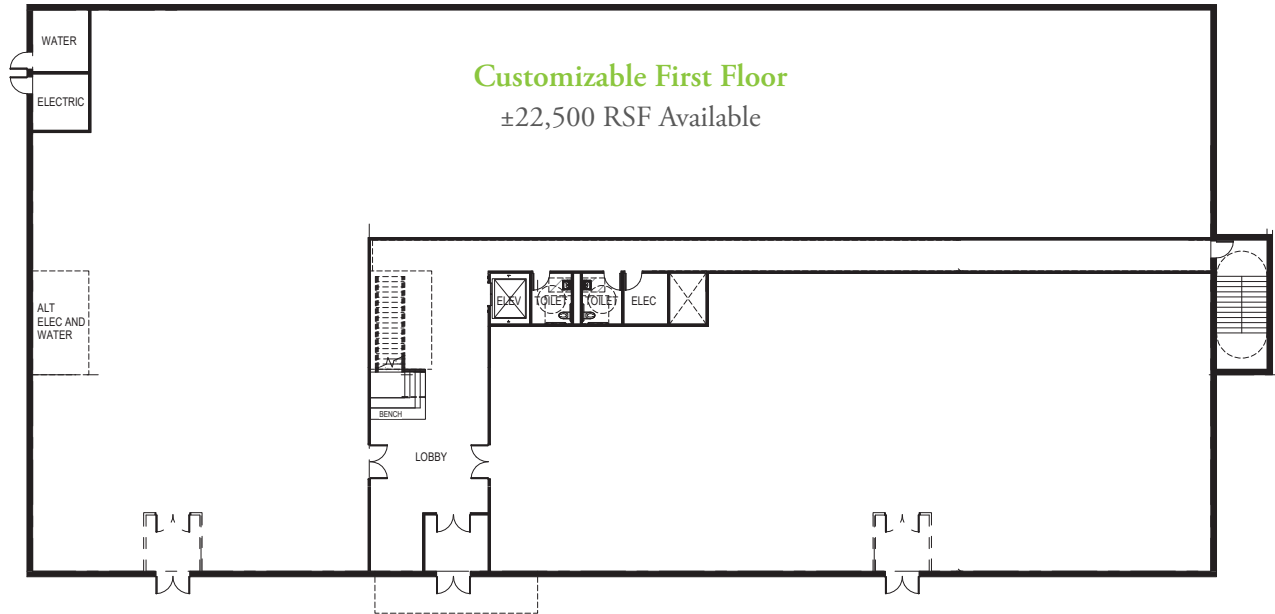


BLUEMOUND MEDICAL COMMONS | SITE PLAN

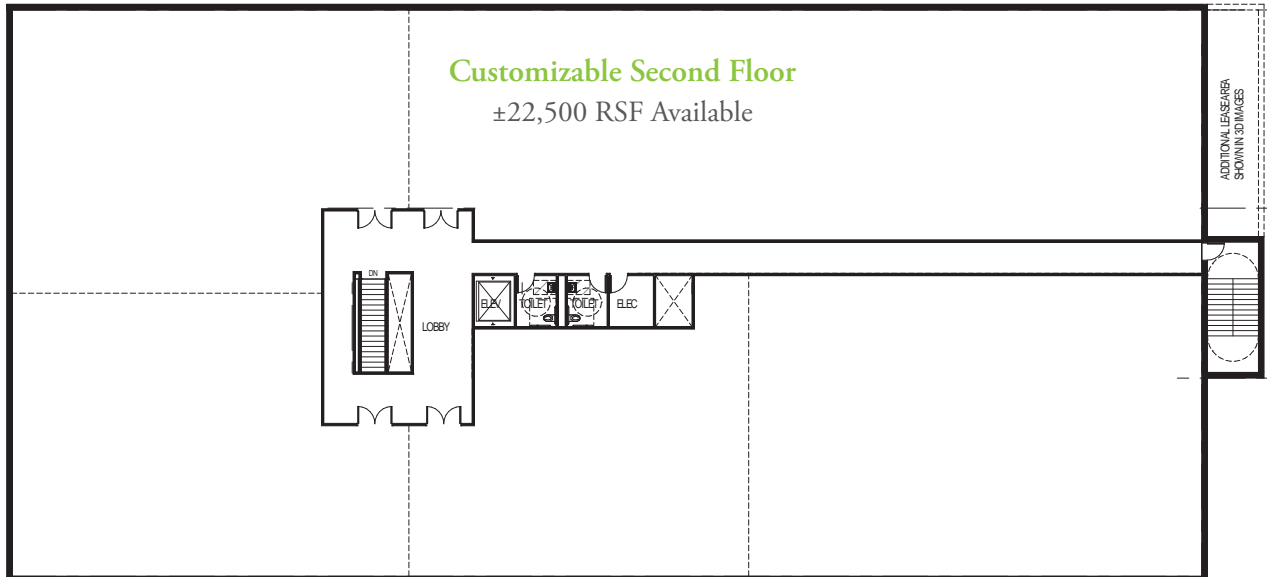


BLUEMOUND MEDICAL COMMONS | FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



BLUEMOUND MEDICAL COMMONS | CONTACT



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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see lines 42-51).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see lines 23-41).
- (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

- 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01 (5g) (see lines 42-51).
- 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents): _____

(Insert information you authorize to be disclosed, such as financial qualification information.)

DEFINITION OF MATERIAL ADVERSE FACTS

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 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision 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 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information 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 agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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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