



Ascension



# For Lease

3201, 3237A, 3267 S 16th Street  
Milwaukee, WI 53215

## Medical Office for Lease

Anchored by Ascension St. Francis Hospital

|                 |                                   |
|-----------------|-----------------------------------|
| Available Space | 1,068 - 6,499 RSF                 |
| Building Size   | 574,000 RSF (Entire Campus)       |
| Parking         | Ample Surface & Structure Parking |
| Lease Rate      | \$19.50-\$26.50/SF Gross          |

- Existing operators include Emergency, Imaging, Internal Medicine, OB-GYN, Endocrinology, Cardiology, Pharmacy and among others
- Located S 16th Ave & W Ohio Ave with accessibility to I-43 via W Morgan Ave/Holt Ave
- Lower level storage available

### Contact us:

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# 3237A S 16th St

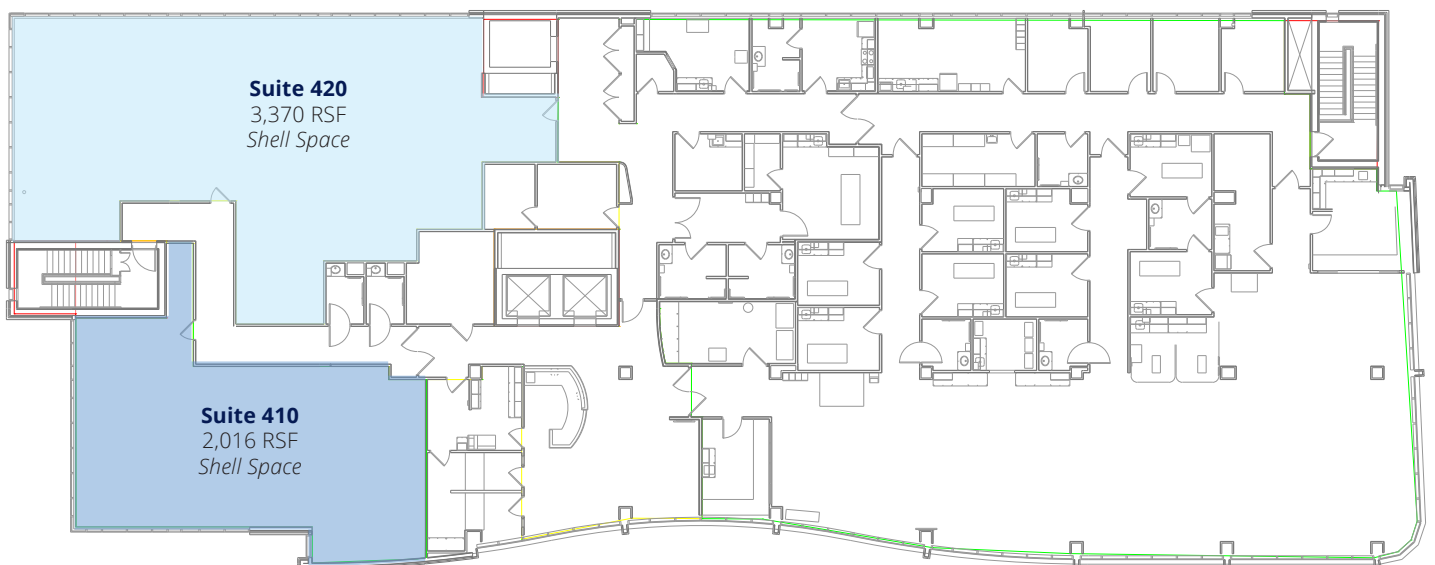
3237A S 16th Street, Milwaukee, WI 53215



## Building Highlights

|                 |                                   |
|-----------------|-----------------------------------|
| Available Space | 2,016 - 3,370 RSF                 |
| Building Size   | 76,101 RSF                        |
| Stories         | 4                                 |
| Parking         | Ample Surface & Structure Parking |
| Lease Rate      | \$19.50-\$26.50/SF Gross          |

## Floor 4 Availability



# Ohio Building

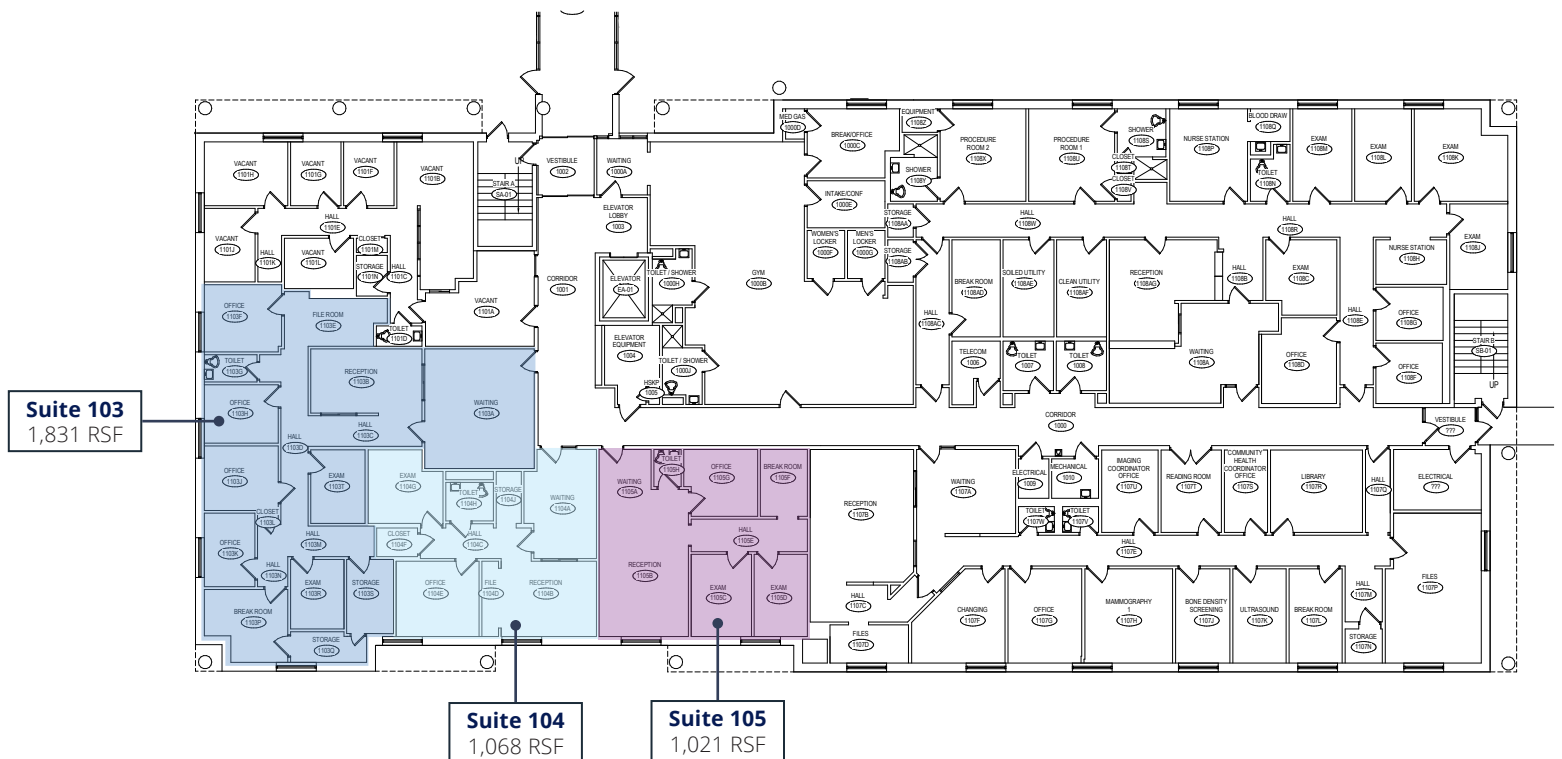
3267 S 16th Street, Milwaukee, WI 53215



## Building Highlights

|                 |                                   |
|-----------------|-----------------------------------|
| Available Space | 1,068 - 6,499 RSF                 |
| Building Size   | 28,336 RSF                        |
| Stories         | 2                                 |
| Parking         | Ample Surface & Structure Parking |
| Lease Rate      | \$19.50-\$26.50/SF Gross          |

## Floor 1 Availability

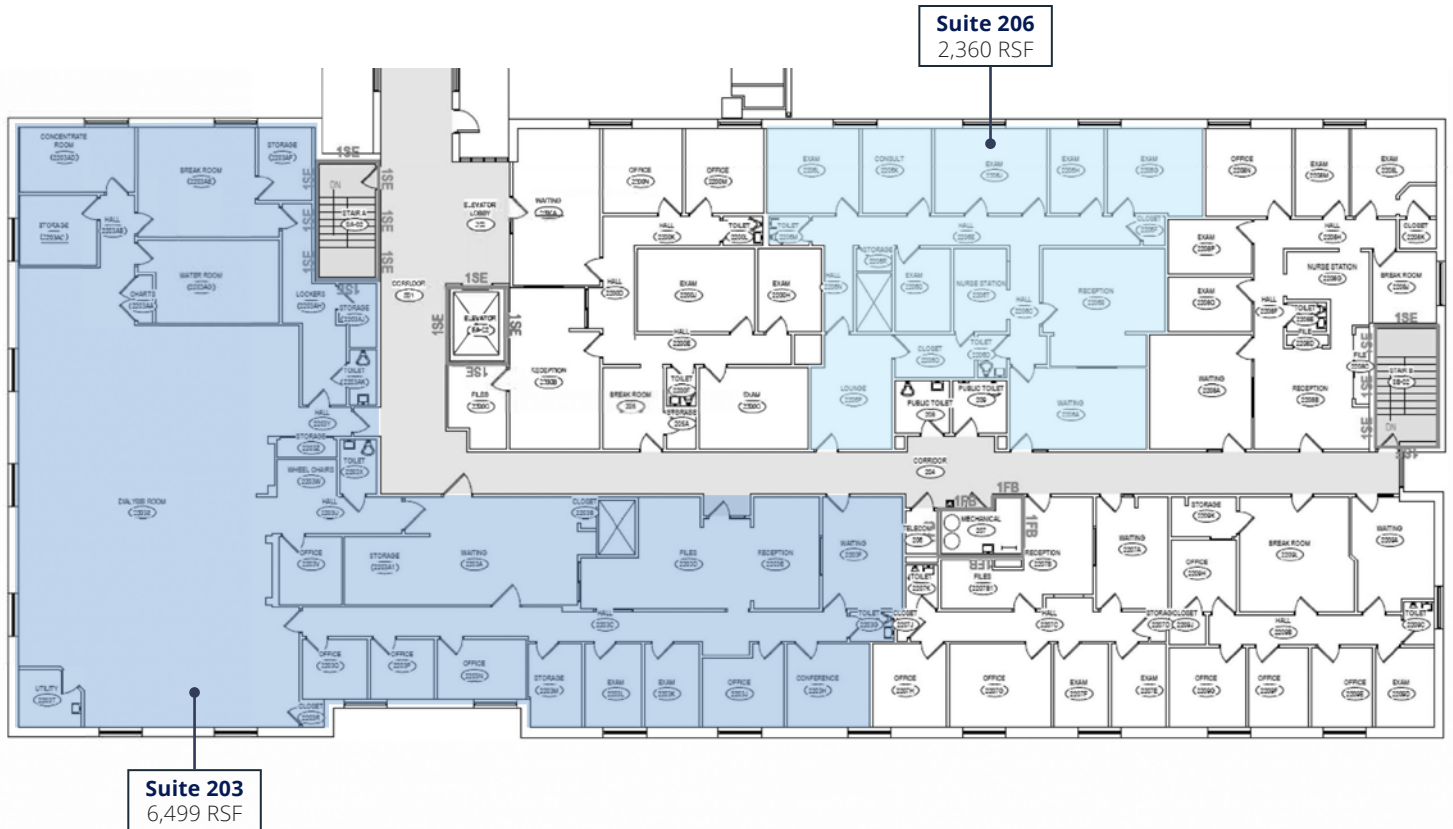


# Ohio Building

3267 S 16th Street, Milwaukee, WI 53215



## Floor 2 Availability



# Euclid Building

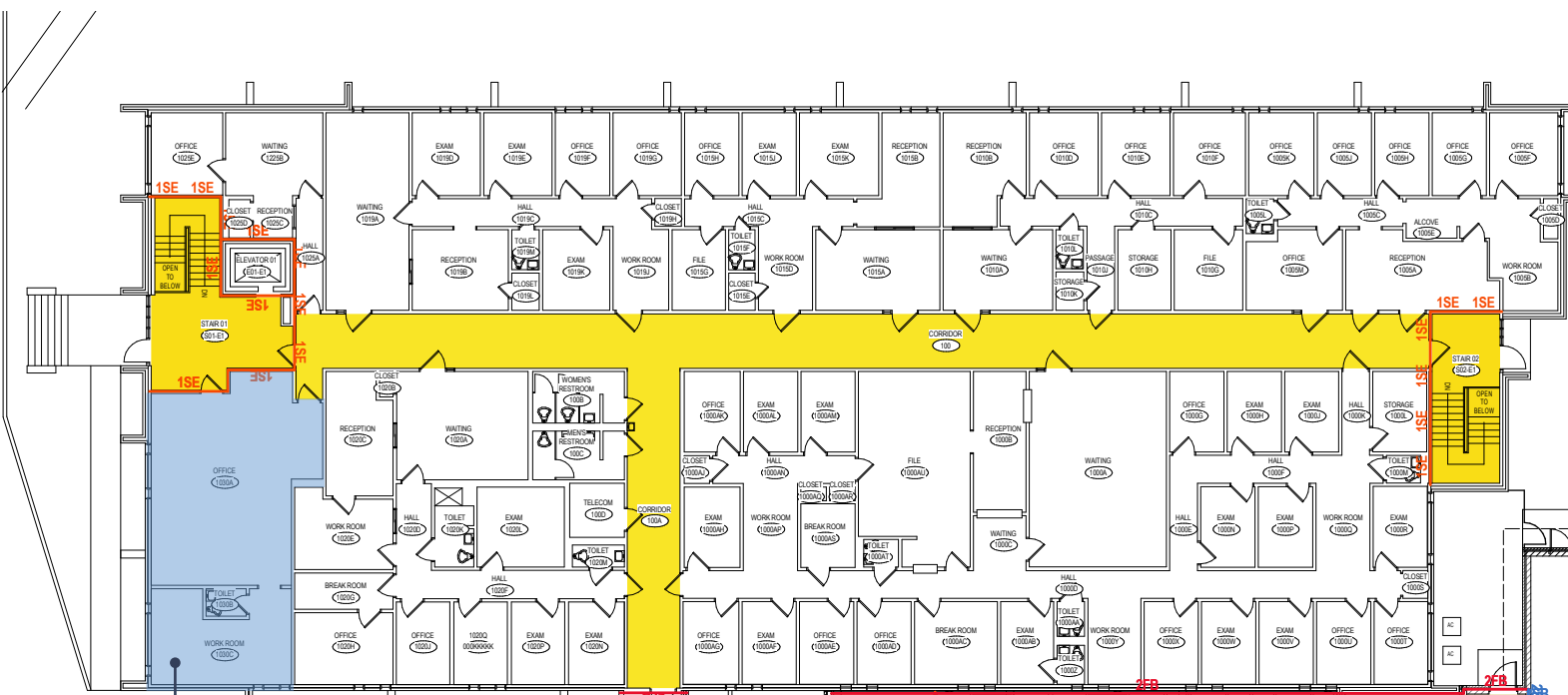
3201 S 16th Street, Milwaukee, WI 53215



## Building Highlights

|                 |                                   |
|-----------------|-----------------------------------|
| Available Space | 965 - 4,412 RSF                   |
| Building Size   | 43,425 RSF                        |
| Stories         | 2 + Lower Level                   |
| Parking         | Ample Surface & Structure Parking |
| Lease Rate      | \$19.50-\$26.50/SF Gross          |

## Floor 1 Availability



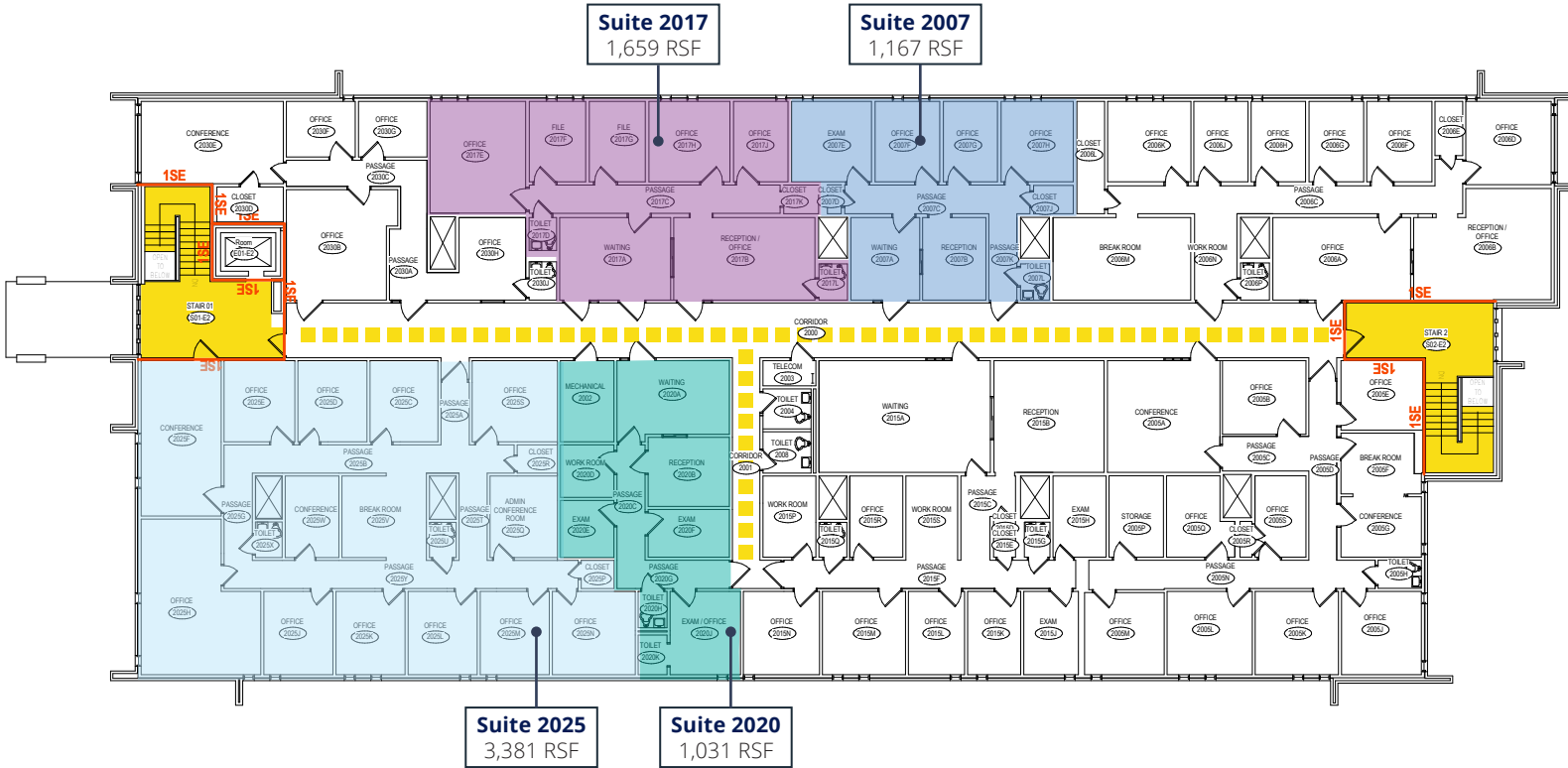
**Suite 1030**  
965 RSF

# Euclid Building

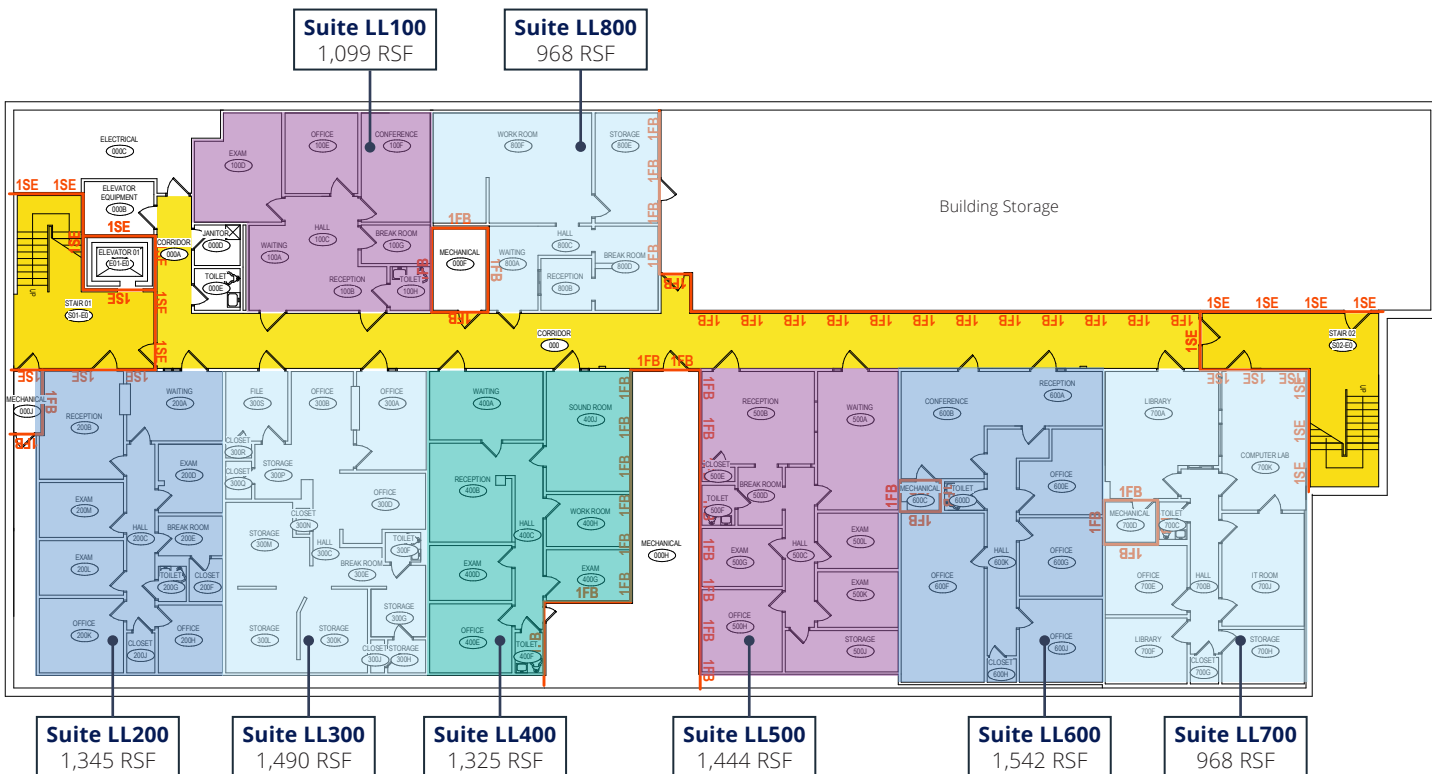
3201 S 16th Street, Milwaukee, WI 53215



## Floor 2 Availability



## Lower Level Availability



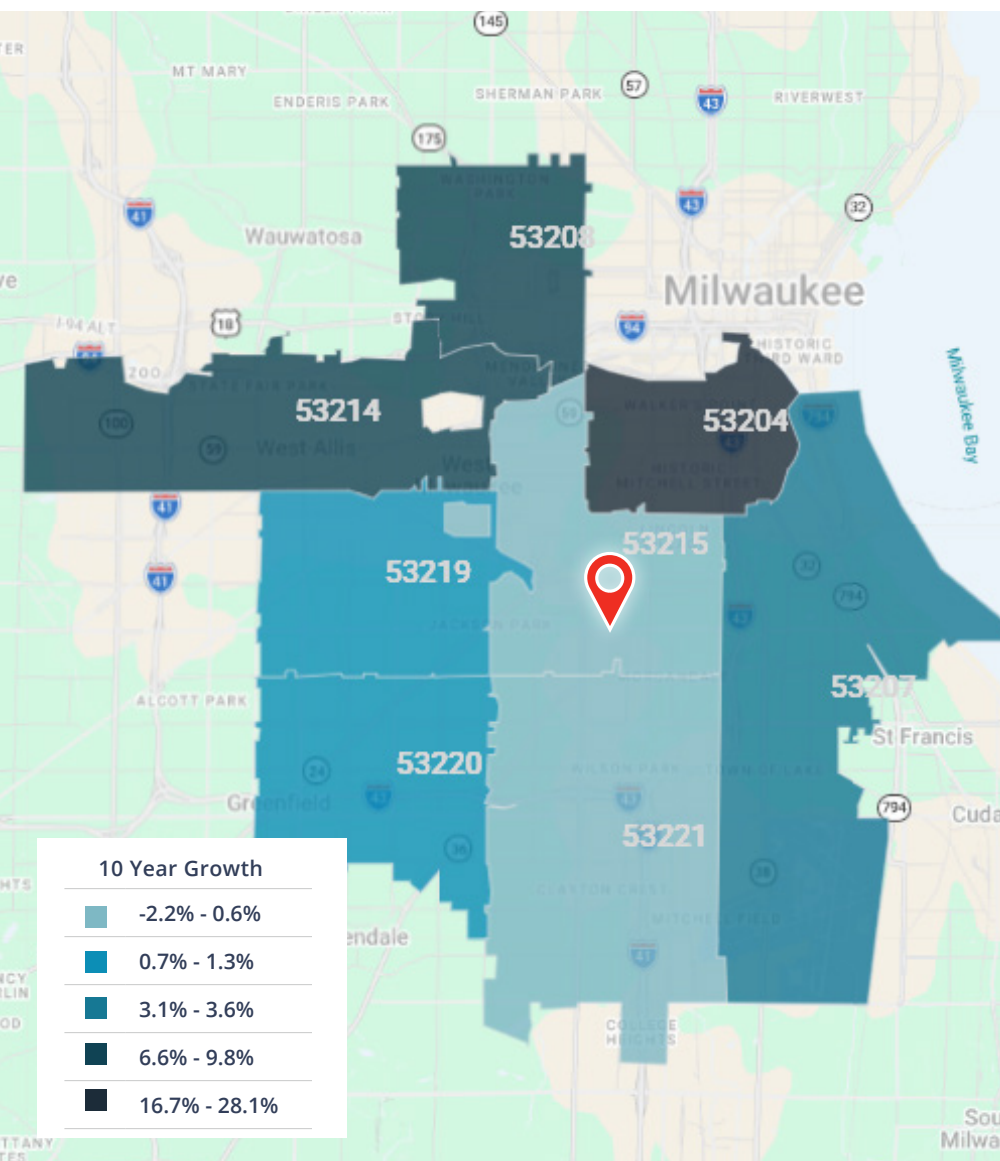
# Scenario Planner

## Outpatient Market Growth

The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The below data is representative of the surrounding zip codes of the **Ascension St. Francis Hospital** – which includes 53204, 53207, 53208, 53214, 53215, 53219, 53220, 53221, and 53295.

 For more information about the Advisory Board, please visit [www.advisory.com](http://www.advisory.com).

| Service Line                     | 5-Year Growth | 10-Year Growth |
|----------------------------------|---------------|----------------|
| Cardiology                       | 1.2%          | 3.0%           |
| Cosmetic Procedures              | 3.7%          | 2.5%           |
| Dermatology                      | -1.5%         | -3.0%          |
| Endocrinology                    | 21.7%         | 30.9%          |
| ENT                              | 4.5%          | 7.8%           |
| Evaluation and Management        | 0.6%          | -2.0%          |
| Gastroenterology                 | -4.2%         | -8.0%          |
| General Surgery                  | -2.5%         | -3.9%          |
| Gynecology                       | -5.6%         | -9.5%          |
| Lab                              | 1.7%          | 2.8%           |
| Miscellaneous Services           | 2.5%          | 4.1%           |
| Nephrology                       | -0.9%         | -1.7%          |
| Neurology                        | 0.3%          | 0.1%           |
| Neurosurgery                     | 0.8%          | 6.5%           |
| Obstetrics                       | -5.6%         | -10.7%         |
| Oncology                         | -0.2%         | 0.7%           |
| Ophthalmology                    | -0.8%         | -2.2%          |
| Orthopedics                      | 1.3%          | 5.2%           |
| Pain Management                  | 1.7%          | 2.6%           |
| Physical Therapy/ Rehabilitation | 12.3%         | 23.3%          |
| Podiatry                         | -7.0%         | -11.1%         |
| Psychiatry                       | 15.9%         | 21.2%          |
| Pulmonology                      | -9.8%         | -20.2%         |
| Radiology                        | -1.9%         | -3.1%          |
| Spine                            | 6.4%          | 7.9%           |
| Thoracic Surgery                 | -3.3%         | -6.2%          |
| Trauma                           | -3.3%         | -6.0%          |
| Urology                          | -7.4%         | -11.5%         |
| Vascular                         | 0.8%          | 1.6%           |



# For Lease Ascension St. Francis Campus | Milwaukee, WI 53215



## Contact Us

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### Caroline Dragani

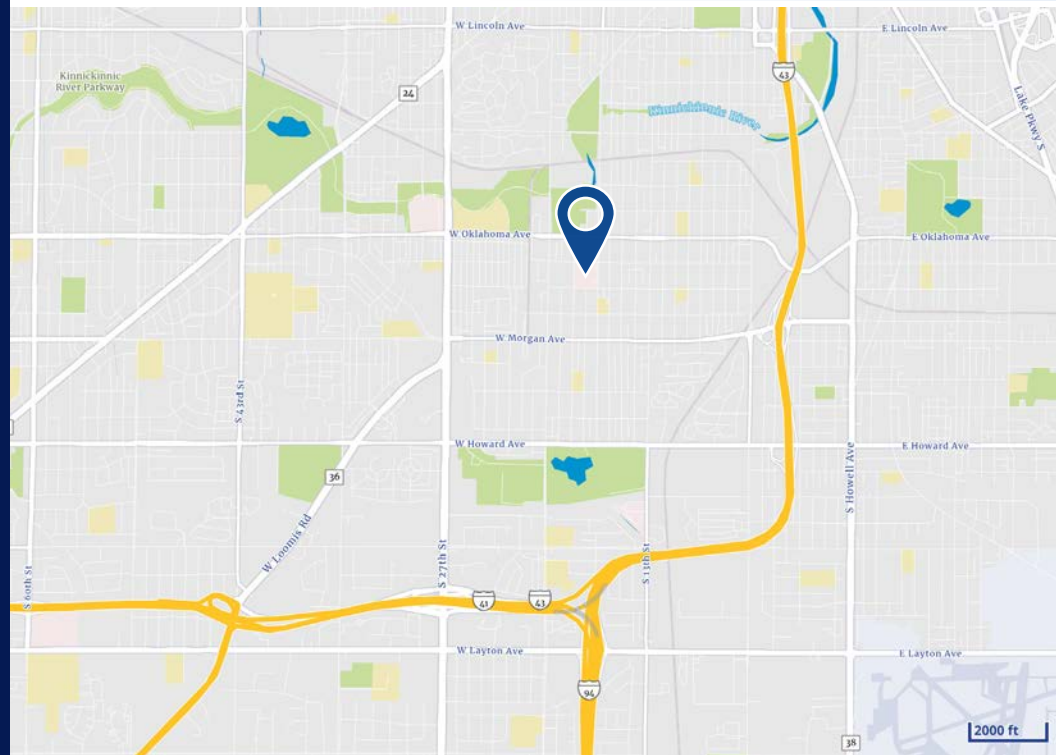
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