

# LOOMIS CROSSING

FOR LEASE

2,000 TO 22,000 SF

TENANT INCENTIVE:

**6 MONTHS FREE BASE RENT**

FOR NEW LEASES SIGNED PRIOR TO 7/31/2026



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

**JIM CAVANAUGH**  
PRINCIPAL  
414.253.3950  
[jcavanaugh@boerke.com](mailto:jcavanaugh@boerke.com)

**KATIE MELBYE**  
DIRECTOR  
518.956.1717  
[kmelbye@boerke.com](mailto:kmelbye@boerke.com)

**LEAH HILL**  
SENIOR TRANSACTION MANAGER  
414.203.3012  
[lhill@boerke.com](mailto:lhill@boerke.com)



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# PROPERTY OVERVIEW



**FREEWAY VISIBILITY**



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:**

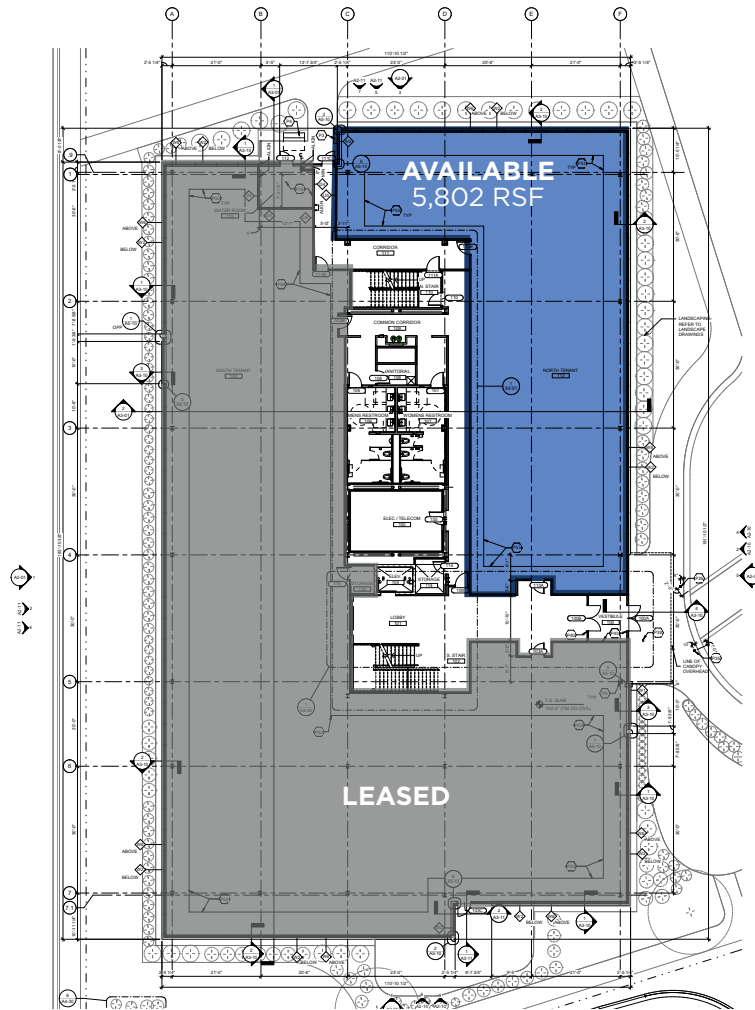
Negotiable (Contact Broker)

# 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

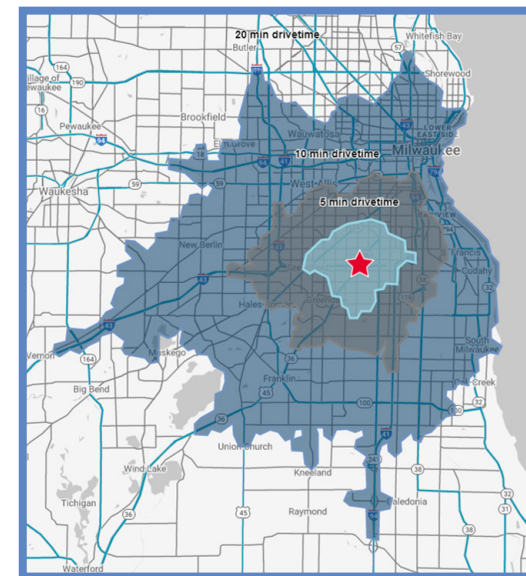
	5 MINUTES	10 MINUTES	20 MINUTES
Estimated Population	58,846	227,544	698,270
Median Age	38.6	37.2	37.0
Average Household Income	\$88,939	\$88,657	\$95,163

### OCCUPATION

	5 MINUTES	10 MINUTES	20 MINUTES
White Collar Workers	17,564 (58.5%)	63,999 (56.3%)	214,125 (57.9%)
Blue Collar Workers	12,461 (41.5%)	49,662 (43.7%)	134,474 (38.6%)

### EDUCATIONAL ATTAINMENT

	5 MINUTES	10 MINUTES	20 MINUTES
Any Degree (Some College +)	24,271 (56.3%)	91,893 (52.6%)	287,859 (60.8%)
College Degree +	11,067 (25.7%)	42,084 (24.1%)	153,865 (32.5%)



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[lhill@boerke.com](mailto:lhill@boerke.com)

**MILWAUKEE OFFICE**  
731 N Jackson Street  
Suite 700  
Milwaukee, WI 53202

**MADISON OFFICE**  
33 E Main Street  
Suite 241  
Madison, WI 53703

[Boerke.com](https://www.boerke.com)

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