

*For Lease*  
**Mayfair Crossing**

1233 N Mayfair Road  
Wauwatosa, WI 53226

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**MAYFAIR CROSSING**  
1233 N. Mayfair Road

OFFICE SPACE  
AVAILABLE  
414-935-4130  
www.colliers.com



# Building Details

## *Mayfair Crossings Office Space for Lease*

Classically styled with premium finishes across the building; Mayfair Crossing offers a mix of small and large offices for both traditional and medical users.

Mayfair Crossing features exceptional frontage along N Mayfair Rd and Watertown Plank Rd. Tenants will benefit from the central corridor location with unbeatable access to Milwaukee's major freeway arterials- 1/4 mile from I-45 and 1 mile from I-94.

### Property Profile

Address	1233 N Mayfair Road, Wauwatosa, WI 53226
Available Space	1,343 - 11,233 RSF
Building Size	70,448 SF
Stories	3
Lease Rate	\$12.00/SF NNN
OpEx	\$11.84/SF (Includes Electric & Utilities)
Parking	4 per 1,000 SF free surface parking, Heated underground parking (\$125/month/stall)
Signage	Monument signage along N Mayfair Road



- Current tenants include Northwest Surgery Center, Milwaukee Urology Specialists, Mayfair Dental, and Hair Club for Men.
- Modern common area renovations creating an upscale feeling for tenants
- Monument signage available
- Ideal location along Mayfair Road with plentiful parking and easy access to I-41 and I-94
- Visible to 29,400 VPD along N Mayfair Road

# Location & Visibility



Vehicles  
per Day

**29,400** VPD  
on N Mayfair Road

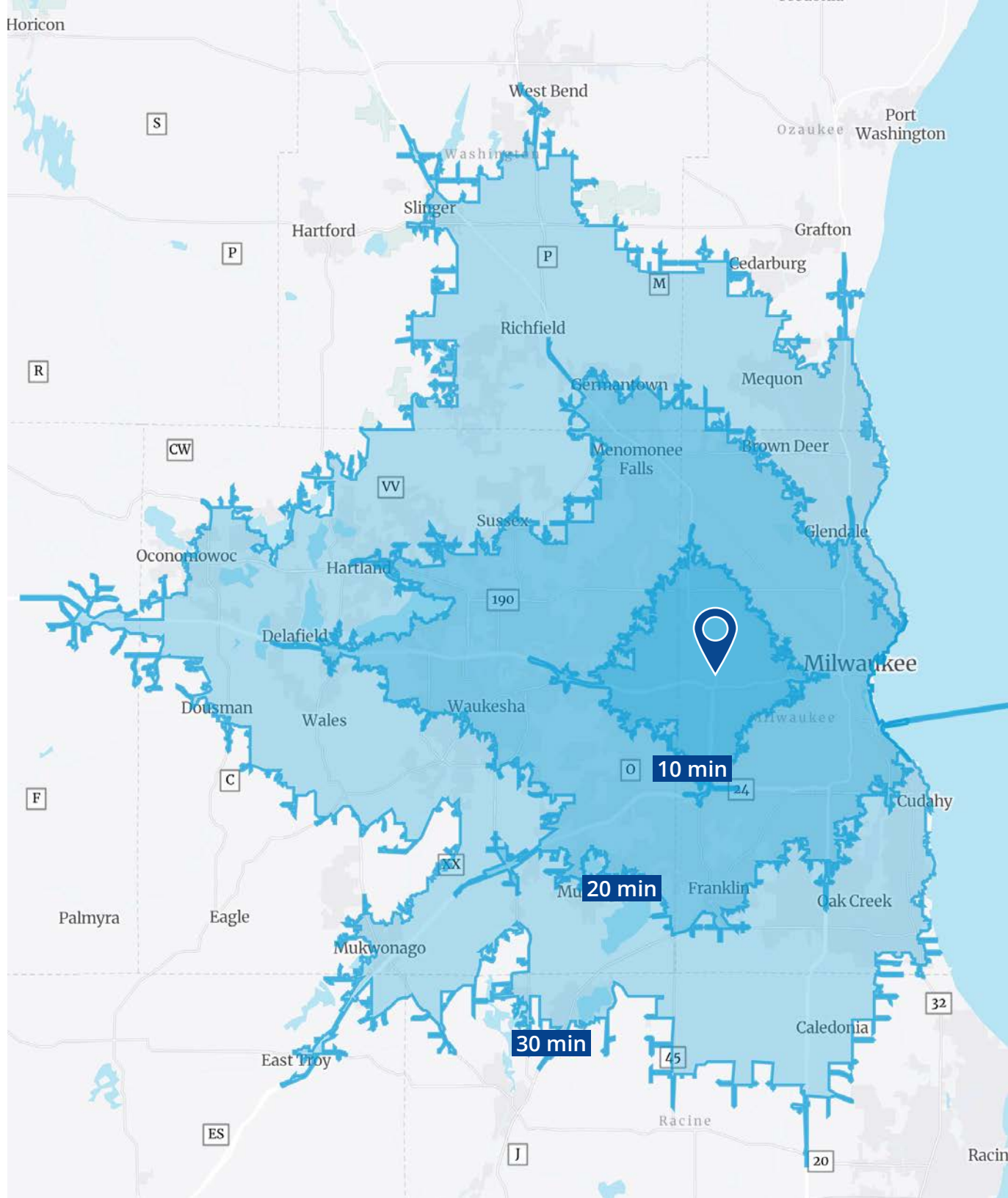
**11,200** VPD  
on Watertown Plank Road

# Highway Access

Mayfair Crossing offers unbeatable access and accessibility to the entire metro Milwaukee area and beyond.

## Distance to Key Areas

Zoo Interchange	4 minutes 1.1 miles
Medical College of Wisconsin, Children's Hospital, Froedtert Hospital, & Milwaukee Regional Medical Center	4 minutes 1.2 miles
Downtown Milwaukee	14 minutes 9 miles
Mitchell International Airport	18 minutes 15 miles
Madison	1 hr 12 minutes 73 miles
Green Bay	1 hr 55 minutes 123 miles



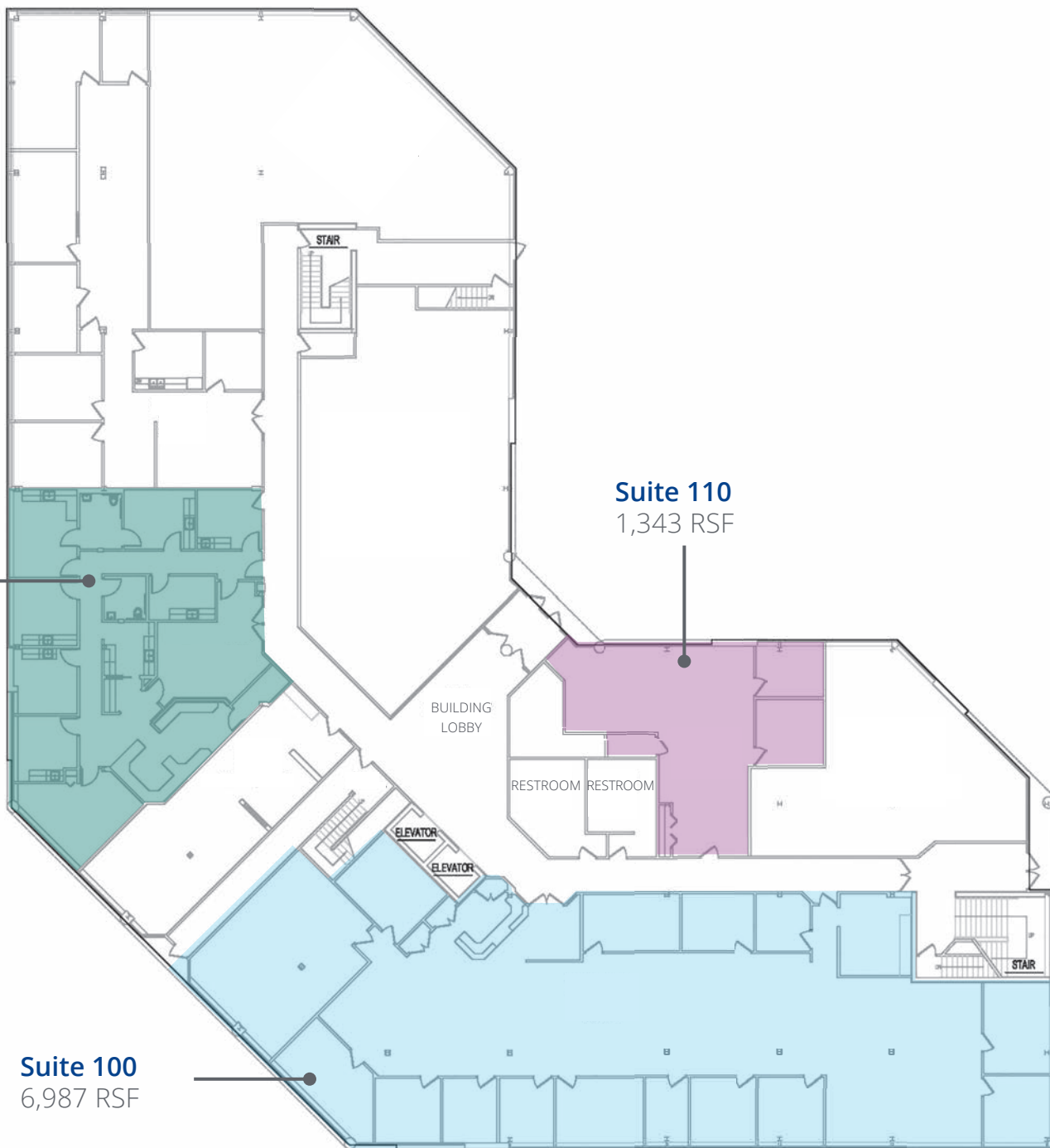
# Available Space



**Suite 117**  
2,807 RSF  
*Medical Buildout*

**Suite 110**  
1,343 RSF

**Suite 100**  
6,987 RSF



# Available Space



**Suite 210**  
1,500 RSF

**Suite 206**  
2,176 RSF

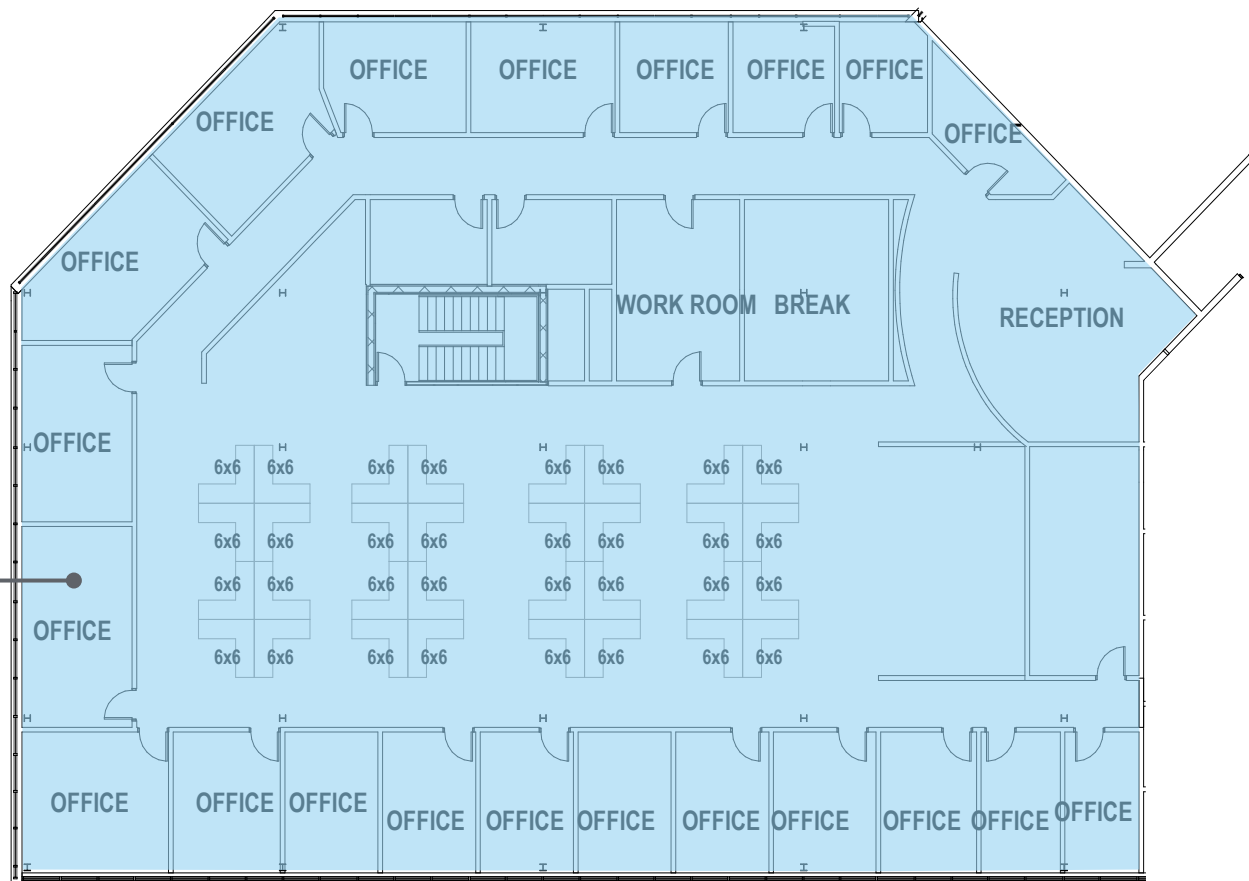
**Suite 202**  
3,558 RSF



# Available Space



**Suite 302**  
11,233 RSF  
Available 3/1/27





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