

For Lease

Moreland Medical Center

1111 Delafield Street
Waukesha, WI 53188

Contact Us:

Jenna Maguire

Vice President

+1 414 982 6960

jenna.maguire@colliers.com

Caroline Dragani

Advisor

+1 262 613 6542

caroline.dragani@colliers.com

Dan Wroblewski

Partner

+1 414 278 6813

dan.wroblewski@colliers.com

Colliers | Wisconsin

833 E Michigan St., Suite 500

Milwaukee, WI 53202

+1 414 276 9500



Property Overview

Prescribe your practice the perfect space.

Moreland Medical Center is a **premier healthcare destination** for medical office space. The campus is home to more than 20 medical tenants, including over 100 physicians who represent more than 30 distinct specialties—creating a dynamic and comprehensive healthcare ecosystem under one roof. Designed to meet the diverse needs of both providers and patients, we've curated a tenant mix that fosters collaboration and convenience. Tenants benefit from seamless access to a wide range of on-site services, including: full-service lab, diagnostic imaging, day surgery, laboratory and radiology services. Moreland Medical Center serves as your **one-stop destination** for high-quality medical services.

Property Profile

Address	Moreland Medical Center 1111 Delafield Street, Waukesha, WI 53188
Available Space	765 - 24,703 RSF
Building Size	201,271 RSF
Stories	3
Year Built	1964
Parking	747 surface stalls
Signage	Monument and Lobby Directory
OpEx	\$15.42/SF (2025 est.)
Lease Rate	\$14.00-\$17.00/SF NNN



- › Three-story building with 7-OR ASC, diagnostic imaging, pharmacy, radiology, lab, and 30 distinct physician specialties
- › First-floor suites available in dense medical hub
- › On-site property manager, café, conference center, outdoor space
- › ProHealth Care anchor tenant, the largest healthcare provider between Milwaukee and Madison
- › New monument and wayfinding signage
- › Generous Tenant Improvement Allowance with flexible terms



With over 100 physicians on-site, Moreland Medical Center offers care across more than 30 specialties—all in one convenient location. In addition to medical services, the building features a full-service lab, diagnostic imaging, day surgery, and easy access to both laboratory and radiology services.

Current Medical Services On-Site Today



- › Dermatology
- › Endoscopy
- › ENT/Hearing
- › OB-GYN
- › Oral Surgery
- › Pediatrics
- › Primary Care
- › ProHealth Care Imaging
- › ProHealth Care Surgery Center
- › Urology
- › Vision Clinic

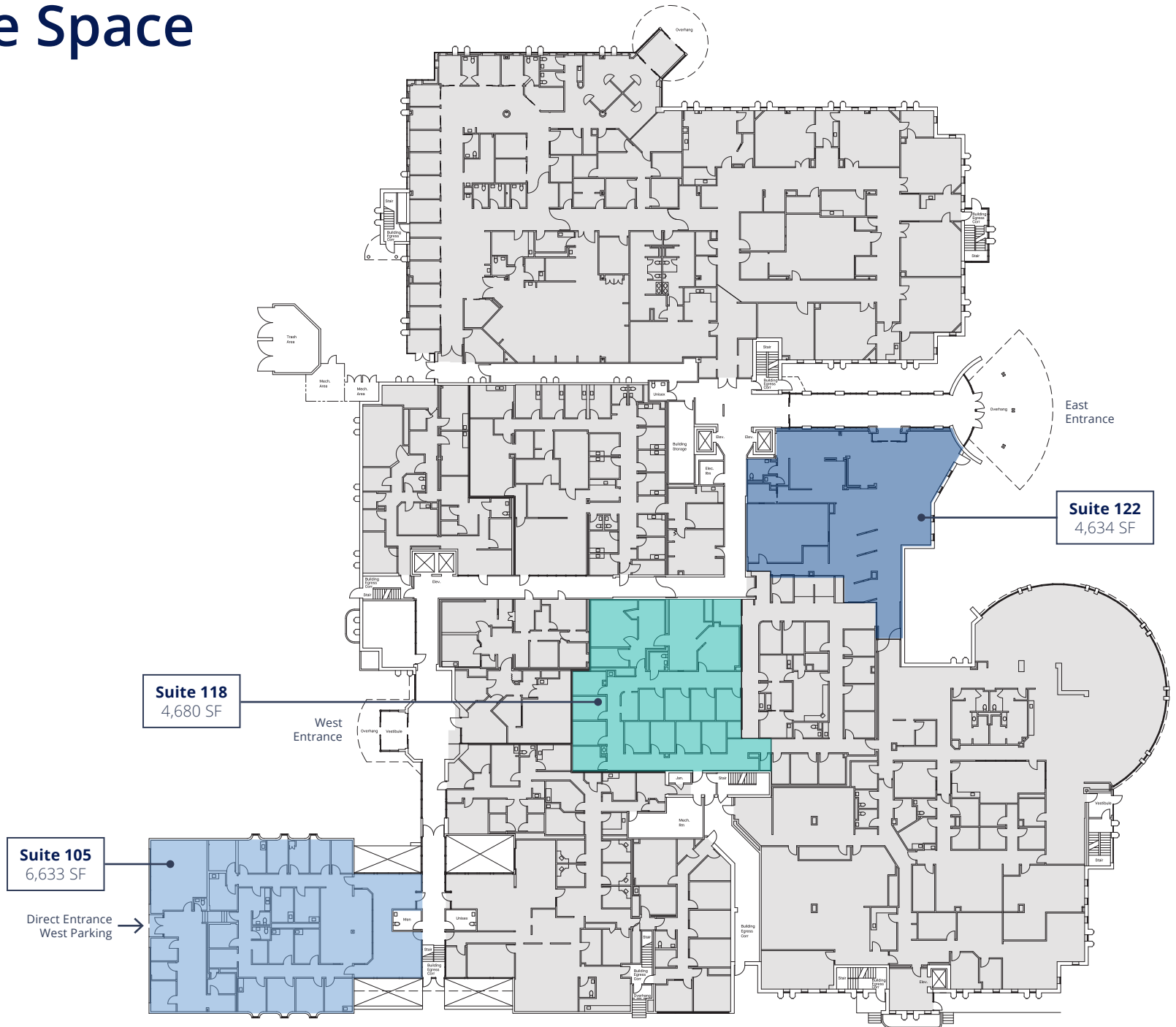
Available Space

Floor 1

Suite 105
6,633 SF

Suite 118
4,680 SF

Suite 122
4,634 SF



Available Space

Floor 2

Suite 200
765 SF

Suite 201
2,618 SF

Suite 202
1,443 SF

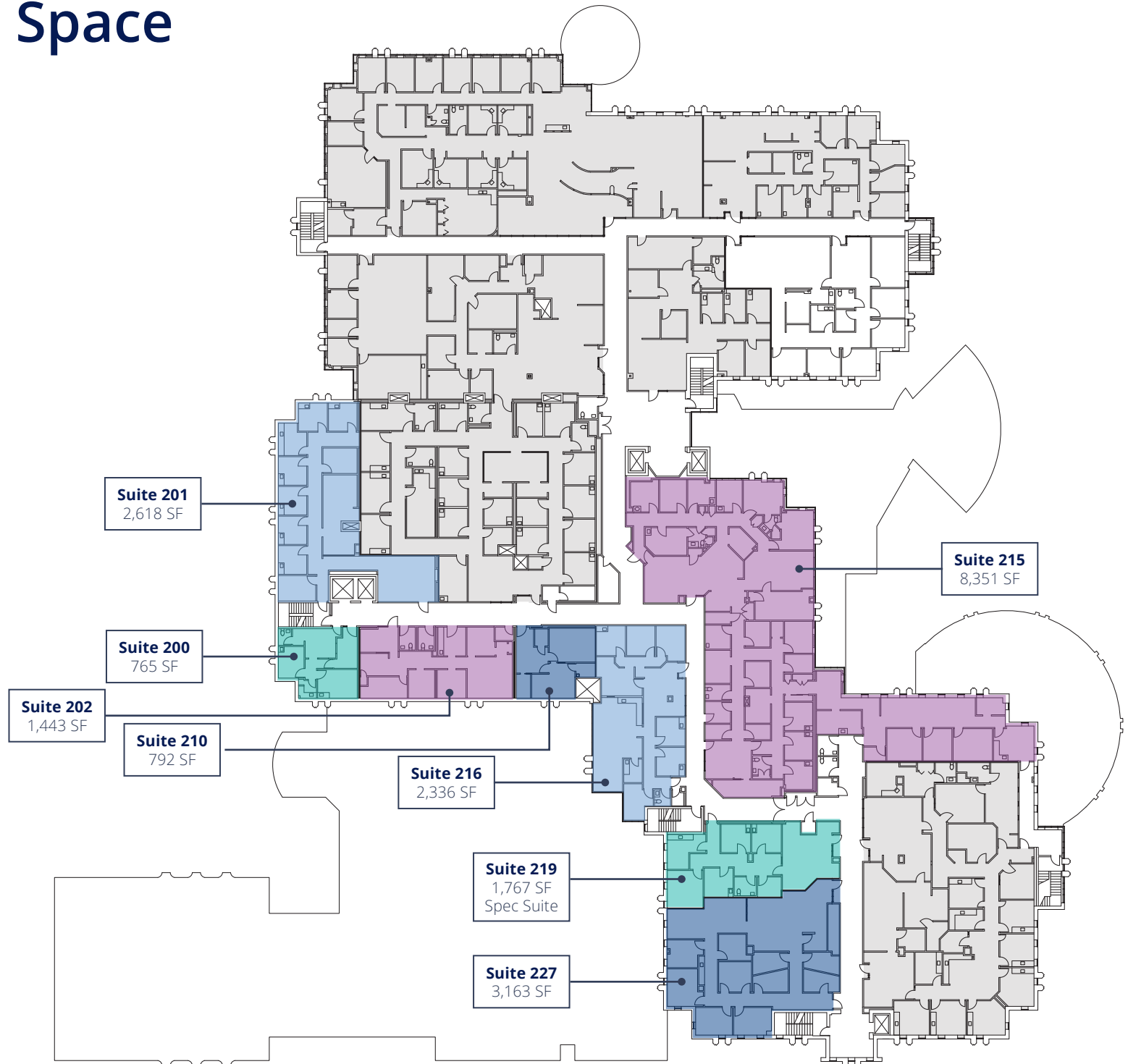
Suite 210
792 SF

Suite 215
8,351 SF

Suite 216
2,336 SF

Suite 219 (Spec Suite)
1,767 SF

Suite 227
3,163 SF



Available Space

Floor 3

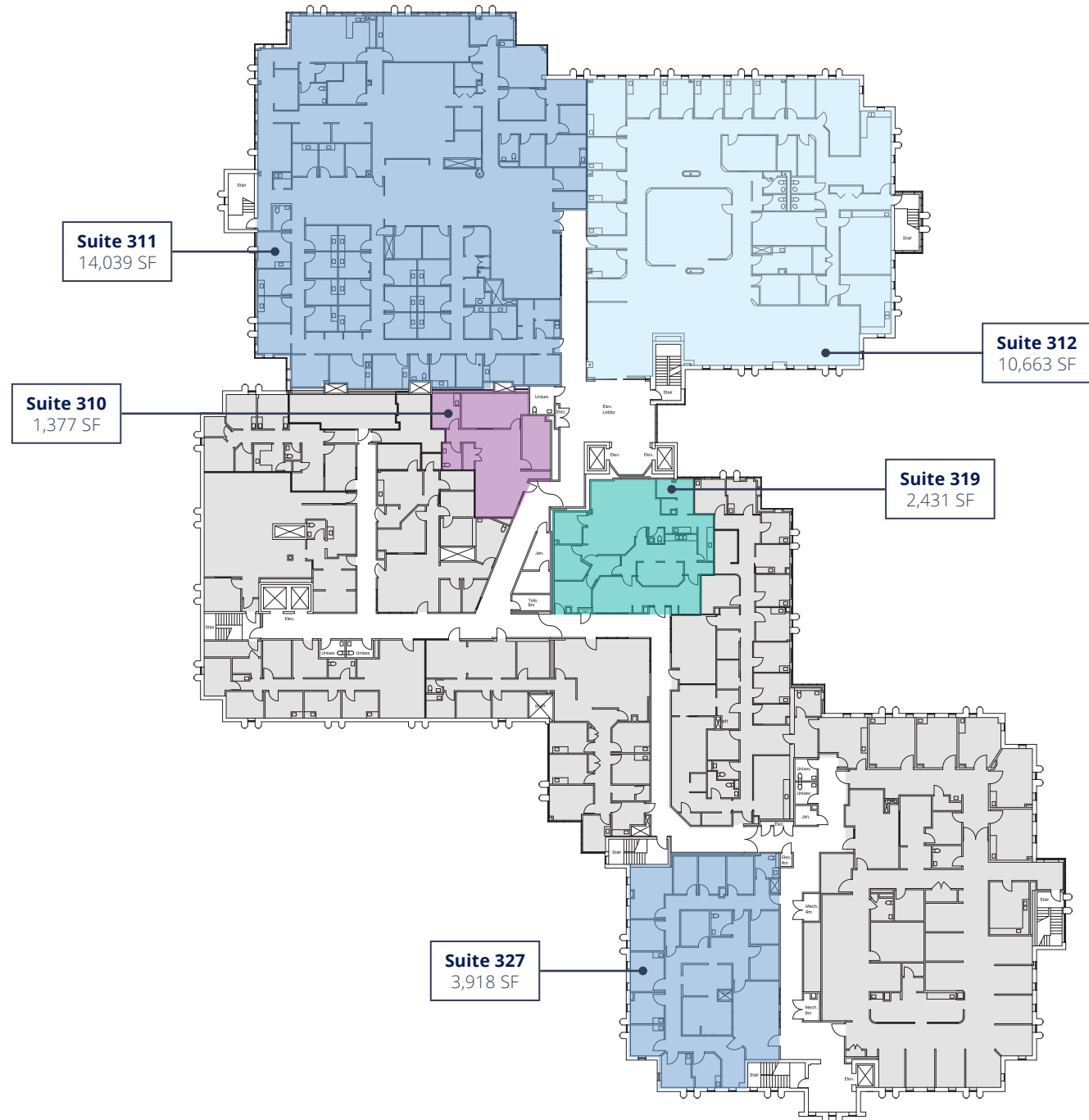
Suite 311
14,039 SF

Suite 310 [Virtual Tour](#)
1,337 SF

Suite 312 [Virtual Tour](#)
10,663 SF

Suite 319 [Virtual Tour](#)
2,431 SF

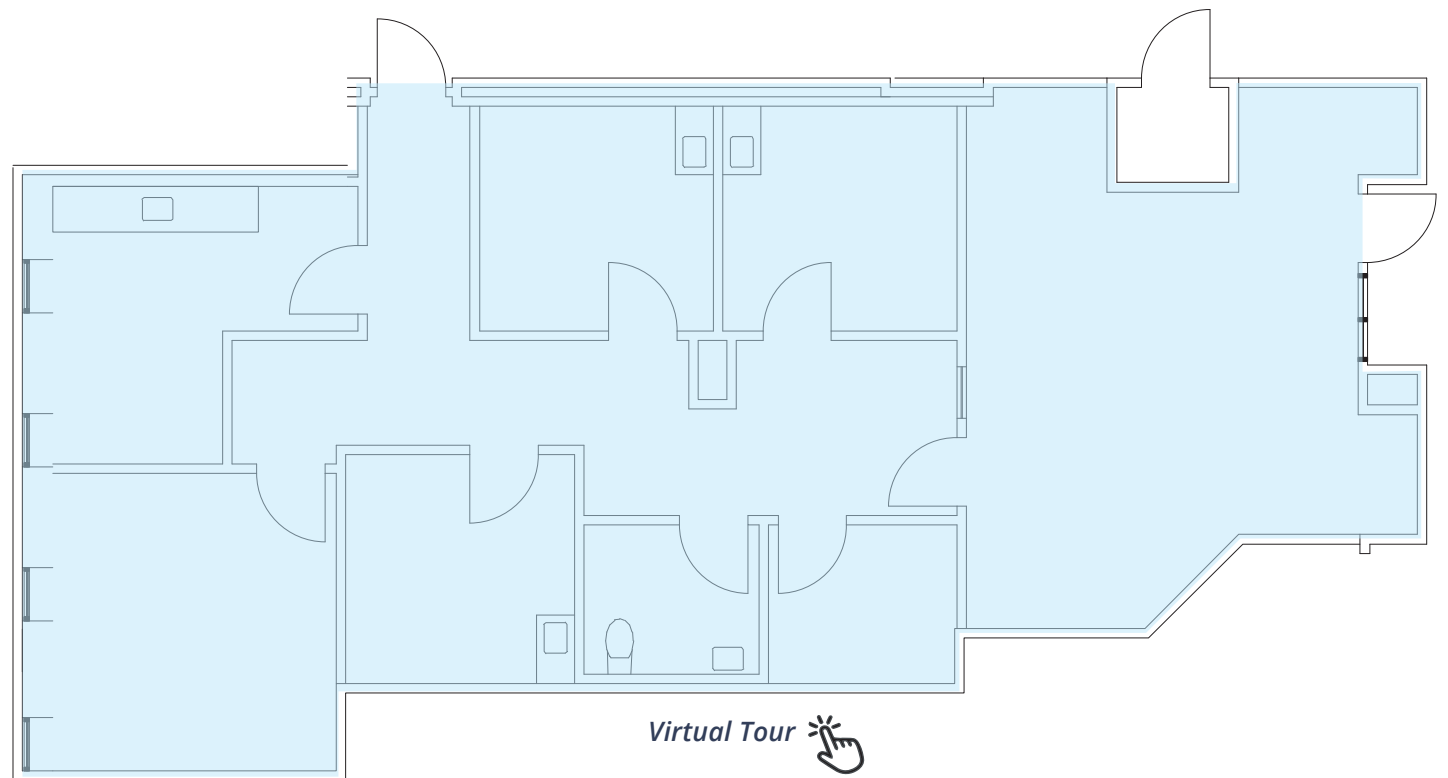
Suite 327
3,918 SF



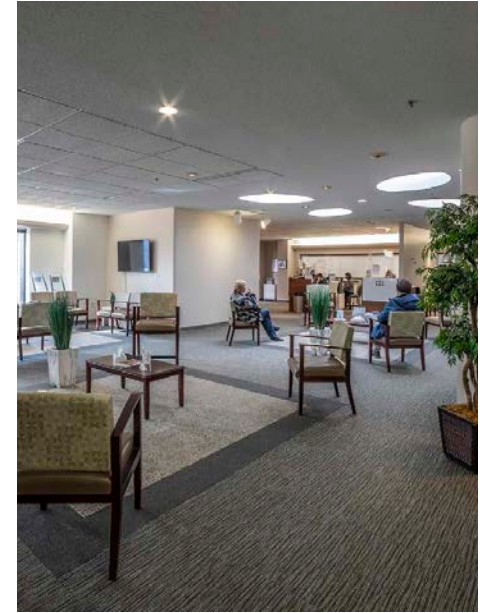
New Spec Suite



Floor 2, Suite 219
1,767 SF



Property Photos



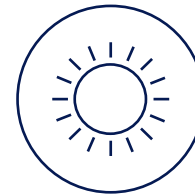


Demographics



Population

1 mi: 11,866
3 mi: 64,936
5 mi: 114,120



Daily Population

1 mi: 17,675
3 mi: 81,143
5 mi: 136,171



Households

1 mi: 5,854
3 mi: 29,008
5 mi: 49,705



Median Household Income

1 mi: \$63,478
3 mi: \$79,504
5 mi: \$87,904

Location

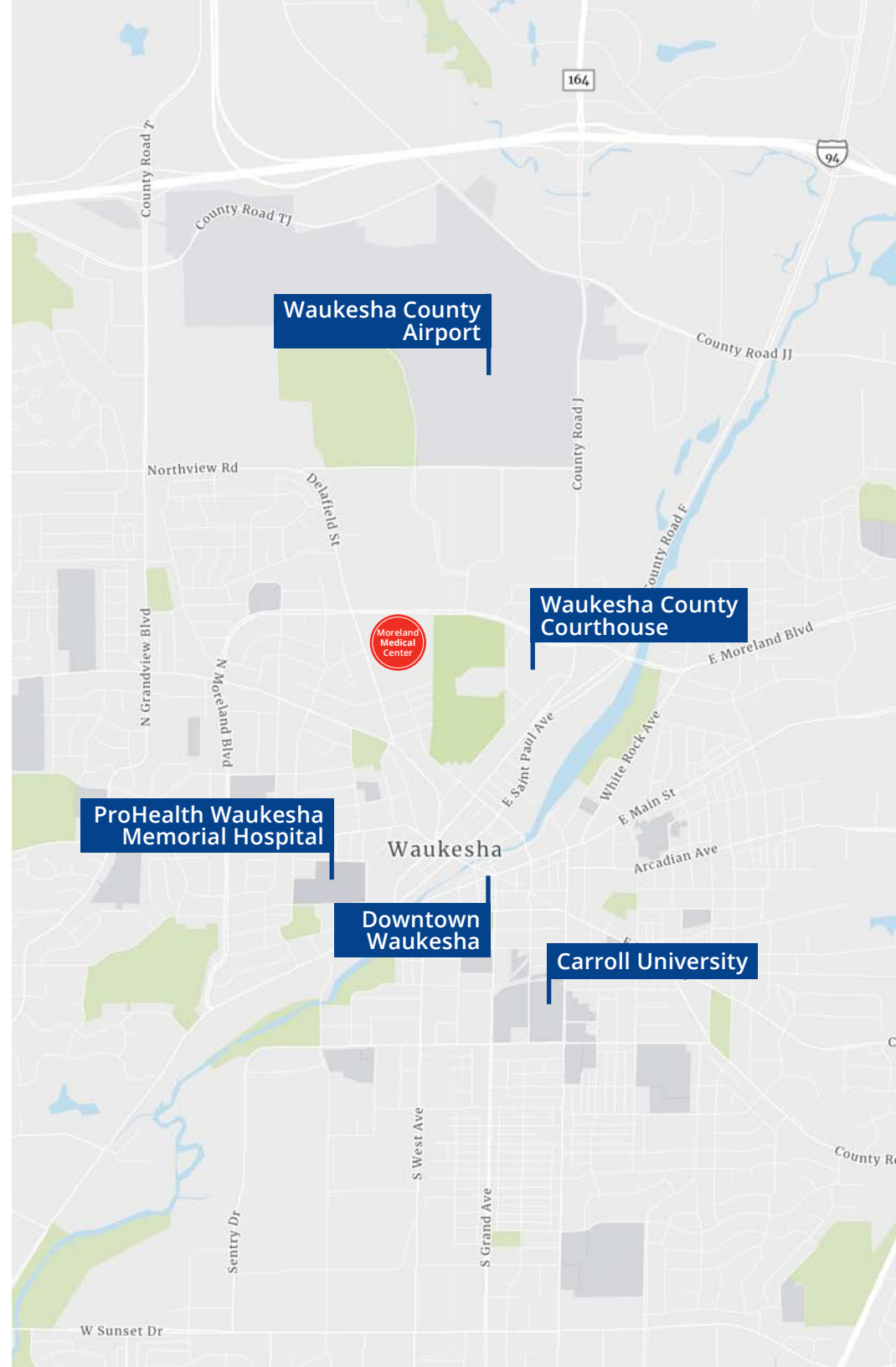
Waukesha, Wisconsin

Moreland Medical Center is situated in the city of Waukesha, county of Waukesha, and a part of the larger Milwaukee MSA. Waukesha County is the third-most populated county in Wisconsin - with over 400,000 residents and 17,000 businesses. Major employers include Generac, MetalTek, Safway Group, Walbec Group, ProHealth Care, GE Healthcare, Waukesha State Bank, and Carroll University.

Waukesha County is known for its strong economy, high median income, and diverse industries—from healthcare and manufacturing to tech and education.

Demographics

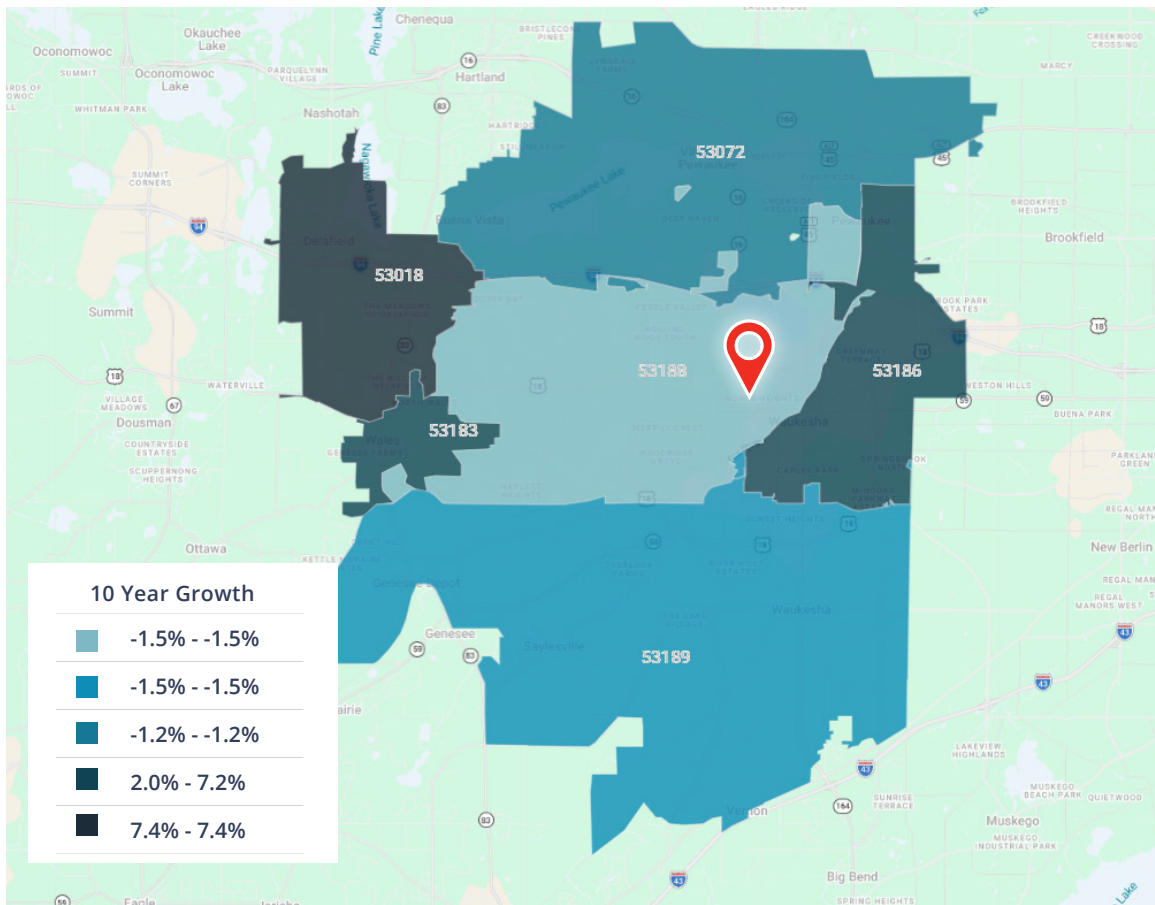
	City	County
2025 Total Population	71,158	413,614
2025 Total Daytime Population	45,998	446,767
2025 Households	31,238	171,656
2025 Median Household Income	\$82,716	\$105,066
Businesses	2,830	17,133
Employees	47,988	259,115



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 **Moreland Medical Center** – which includes 53018, 53072, 53127, 53183, 53186, 53188, and 53189.



Service Line	5-Year Growth	10-Year Growth
Cardiac Services	2.3%	3.1%
ENT	-12.3%	-19.6%
General Medicine	0.8%	1.5%
General Surgery	-4.1%	-5.1%
Gynecology	-24.8%	-34.8%
Invalid	8.4%	15.9%
Neonatology	0.3%	7.8%
Neurology	0.9%	-0.8%
Neurosurgery	7.3%	10.2%
Obstetrics	-1.7%	-1.4%
Oncology/Hematology (Medical)	-0.9%	-2.0%
Ophthalmology	-1.1%	0.3%
Orthopedics	-4.9%	-4.4%
Other Trauma	4.9%	11.7%
Rehabilitation	11.2%	19.9%
Spine	-8.7%	-12.1%
Thoracic Surgery	-5.6%	-10.2%
Urology	-3.5%	-4.6%
Vascular Services	-1.7%	-3.3%
Vascular	5.0%	9.0%



For more information about the Advisory Board, please visit www.advisory.com.

Contact us:

Jenna Maguire

Vice President

+1 414 982 6960

jenna.maguire@colliers.com

Caroline Dragani

Advisor

+1 262 613 6542

caroline.dragani@colliers.com

Dan Wroblewski

Partner

+1 414 278 6813

dan.wroblewski@colliers.com

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833 E Michigan St., Suite 500

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

Broker 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. The 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:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- 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 to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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 and 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 section 452.01 (5g) of the Wisconsin Statutes.
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, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and 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.

Sex Offender Registry

Notice: 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://offender.doc.state.wi.us/public/>