

# Elmbrook Medical Arts Center

17000 W North Avenue, Brookfield, WI 53005



**SIZE**  
**49,503 RSF**

**AVAILABLE SPACE**  
**2,241 to 3,708 RSF**

**PARKING RATIO**  
**4.9 per 1,000 RSF**

- Attractive location with fully built-out medical suites
- Diverse mix of specialty tenants
- Abundant surface-level parking for patients and staff
- Monument signage opportunity
- Generous Tenant Improvement Allowance with flexible terms
- Complimentary space planning with signed LOI

# Centrally located medical office with ample parking and signage opportunity.

POPULATION (5-MILE RADIUS)

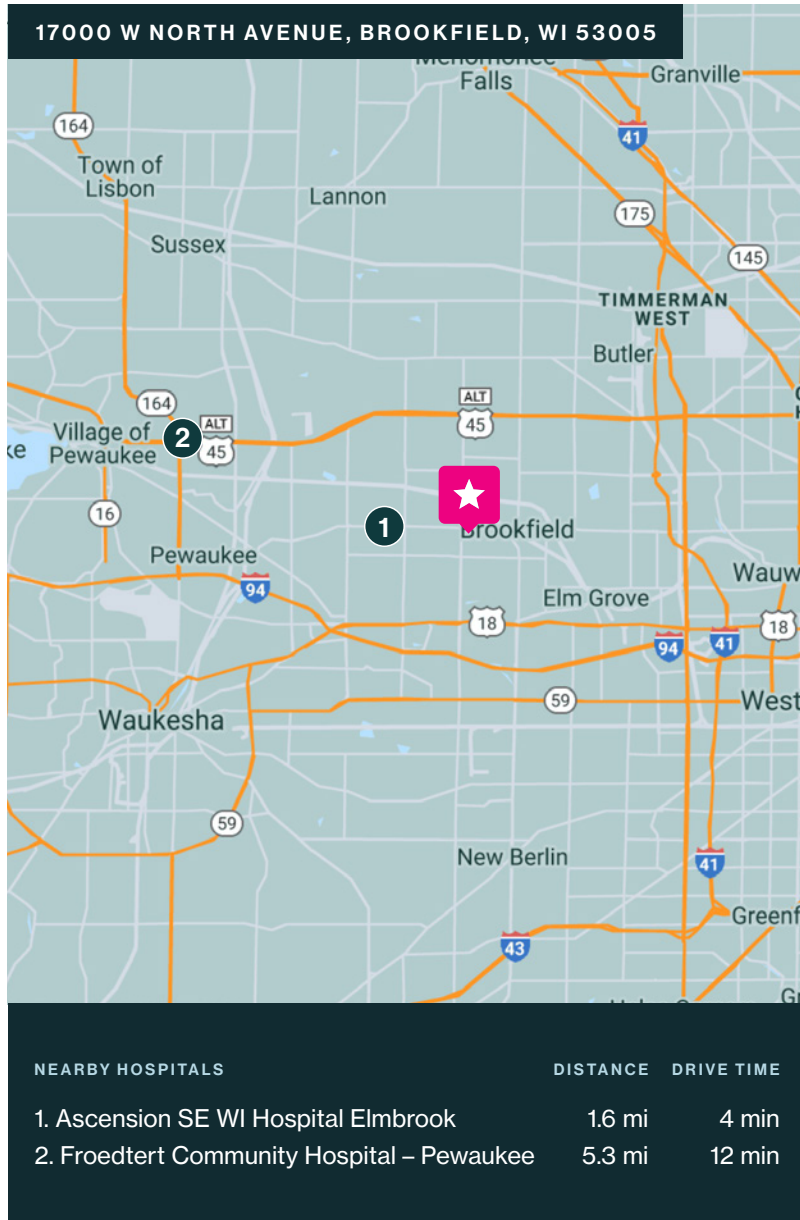
117,291

AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

\$115,370

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

98.2%



## SURROUNDING POINTS OF INTEREST

- Walgreens
- Aldi
- Piggly Wiggly
- Brookhound Plaza
- Capital Plaza West
- Hilton Garden Inn - Milwaukee
- Brookfield Hills Golf Club
- Anytime Fitness
- Caribou Coffee
- Starbucks
- Panera Bread
- Pokeworks

## Lindsay Knoll, VP | Leasing

312.872.4127 direct  
217.201.6601 cell  
lknoll@remedymed.com

## Danny Berliant, Associate | Leasing

312.872.4128 direct  
847.682.3221 cell  
dberliant@remedymed.com