

# ANCHOR SIGNAGE →

Visible from 141,000 VPD on Hwy 45 / I-41



**THE MAYFAIR COLLECTION**  
WAUWATOSA, WISCONSIN

FLAGSHIP +/- 39,000 SF ANCHOR SPACE



# THE MAYFAIR COLLECTION

PHASE III - NOW UNDER CONSTRUCTION

48,000 SF OF NEW COMMERCIAL SPACE AT THE HEART OF THE HIGHLY-SUCCESSFUL MAYFAIR COLLECTION DEVELOPMENT

## CENTRALITY

LOCATED AT A FULL-INTERCHANGE WITH I-41/HWY 45 WITH VISIBILITY FROM 141,000 VPD

## AMENITIES

WALK TO WHOLE FOODS MARKET OR OVER 10 POPULAR LOCAL RESTAURANTS

## REGIONALITY

EASILY ACCESSIBLE TO ALL OF METRO MILWAUKEE'S AFFLUENT AREA'S AND THE RESEARCH PARK

## PROMINENCE

DRAMATIC CLEAR HEIGHTS AND FLAGSHIP SIGNAGE OPPORTUNITIES ATOP THE FIVE-STORY BUILDING

Highway 45 141,000 VPD





Roll-up  
Garage Door

Dedicated Loading  
and Storage  
(Sized for 53' truck)

WEST RAMP TO  
LOWER LEVEL  
PARKING

PLAZA  
STORAGE

Elevator can open  
directly into suite

Mezzanine  
+/- 12,000 SF  
(11-foot ceiling heights)

Ground Floor  
+/- 27,008 SF

(24.5-foot ceiling heights)

STAIR #2W

11'-8"

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PROPOSED FLOOR PLAN  
WEST BUILDING



# THE MAYFAIR COLLECTION

## A LIVE | WORK | STAY | PLAY COMMUNITY

### Completed / Under Construction

1. Best-in-class fashion retail anchored by Nordstrom Rack, DSW, Ulta, and more
2. Whole Foods Market shopping center
3. Eclectic mix of popular local restaurants
4. 146-room Hilton Homewood Suites
5. 269-unit luxury apartment building (NOW OPEN!)

### Proposed / Coming Soon

6. Outdoor plaza / performance area
7. 250-unit proposed luxury apartment tower
8. Proposed 120,000 SF flagship corporate headquarters
9. Future corporate headquarters
10. Office / Residential Expansion Area

