For Lease

Seton Professional Medical Center

13133 N Port Washington Road
Mequon, WI 53097



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Property Overview

Premier Medical Office Space - connectivity to Ascension Columbia St. Mary's

Home to more than 70 physicians across 20 specialties, Seton Professional Building is a premier destination for modern healthcare. The property includes 73,000 SF of flexible clinical and office space, designed to accommodate a range of medical specialties.

Seton Professional Building provides an exceptional opportunity for healthcare providers looking to expand or establish their presence within a first-class medical campus.

Property Profile

Address	**Seton Professional Center** **13133 N Port Washington Rd, Mequon, WI 53097**
Available Space	**1,085 - 3,862 SF**
Building Size	**73,000 SF**
Stories	**3**
Year Built	**1994**
Parking	**300 surface stalls (4.48/1,000 SF)**
Lease Rate	**$16.00-$22.00/SF NNN**



- Direct access to Ascension Columbia St. Mary's Mequon Campus
- Up to 2,309 SF of modern, customizable medical suites
- Exceptional visibility and access to I-43 via N Port Washington Rd & Highland Rd
- Ideal for specialists seeking synergy within a leading healthcare campus

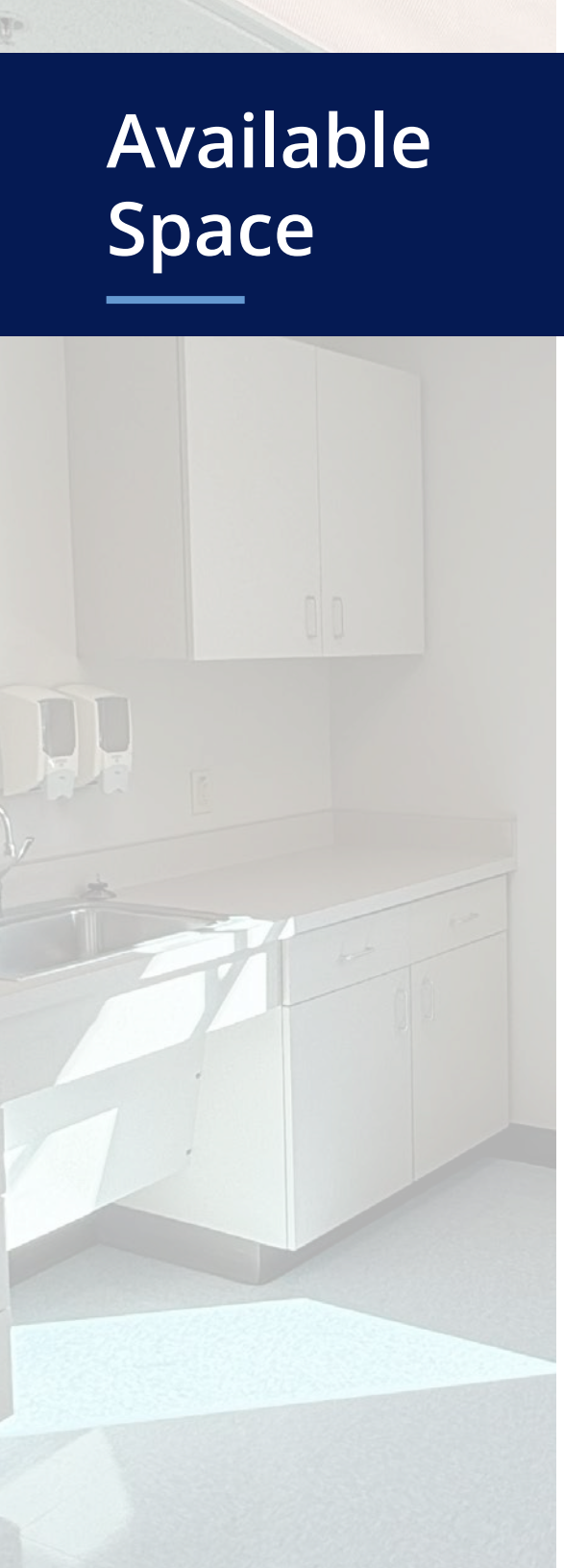




Current Medical Services On-Site Today

- Allergy
- Arthritis
- Audiology
- Cardiology & Cardiothoracic Surgery
- Colon & Rectal Disorders
- Electrophysiology
- Endocrinology/Diabetes/ Metabolism
- Gastroenterology
- General Surgery
- Geriatric
- Immunology
- Internal Medicine
- Neurology & Neuropsychology
- OB/GYN
- Ophthalmology
- Otolaryngology
- Pulmonary
- Speech-Language Pathology
- Urology

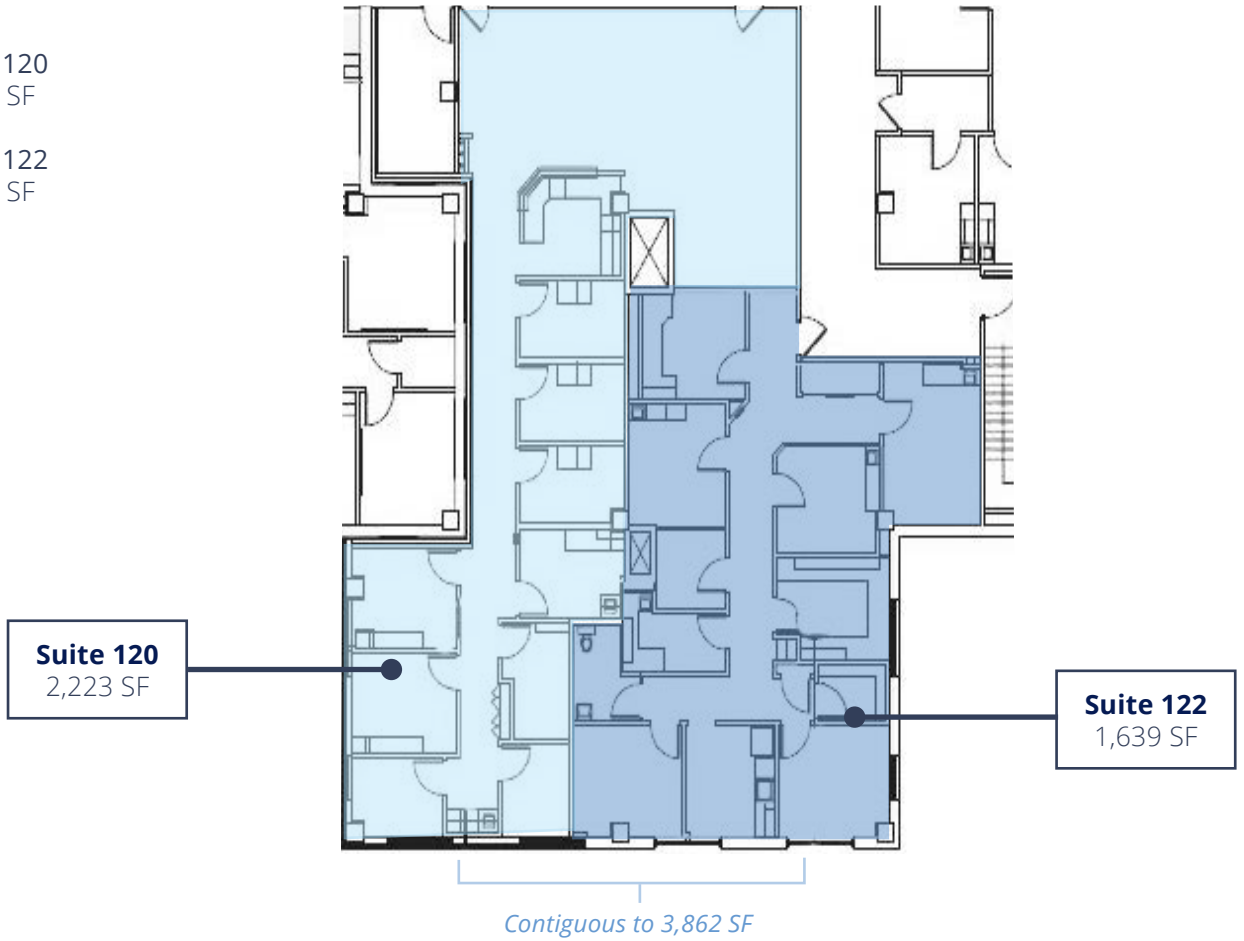
Available Space



Floor 1

Suite 120
2,223 SF

Suite 122
1,639 SF



Available Space

Floor 2

Suite 202
2,171 SF

Suite 208
1,085 SF

Suite 220
2,309 SF

Suite 222
1,481 SF





Demographics

Population

1 mi: 2,341
3 mi: 11,182
5 mi: 50,815

Daily Population

1 mi: 2,340
3 mi: 12,465
5 mi: 55,565

Households

1 mi: 513
3 mi: 4,023
5 mi: 21,474

Median Household Income

1 mi: $141,391
3 mi: $145,633
5 mi: $108,229

Location

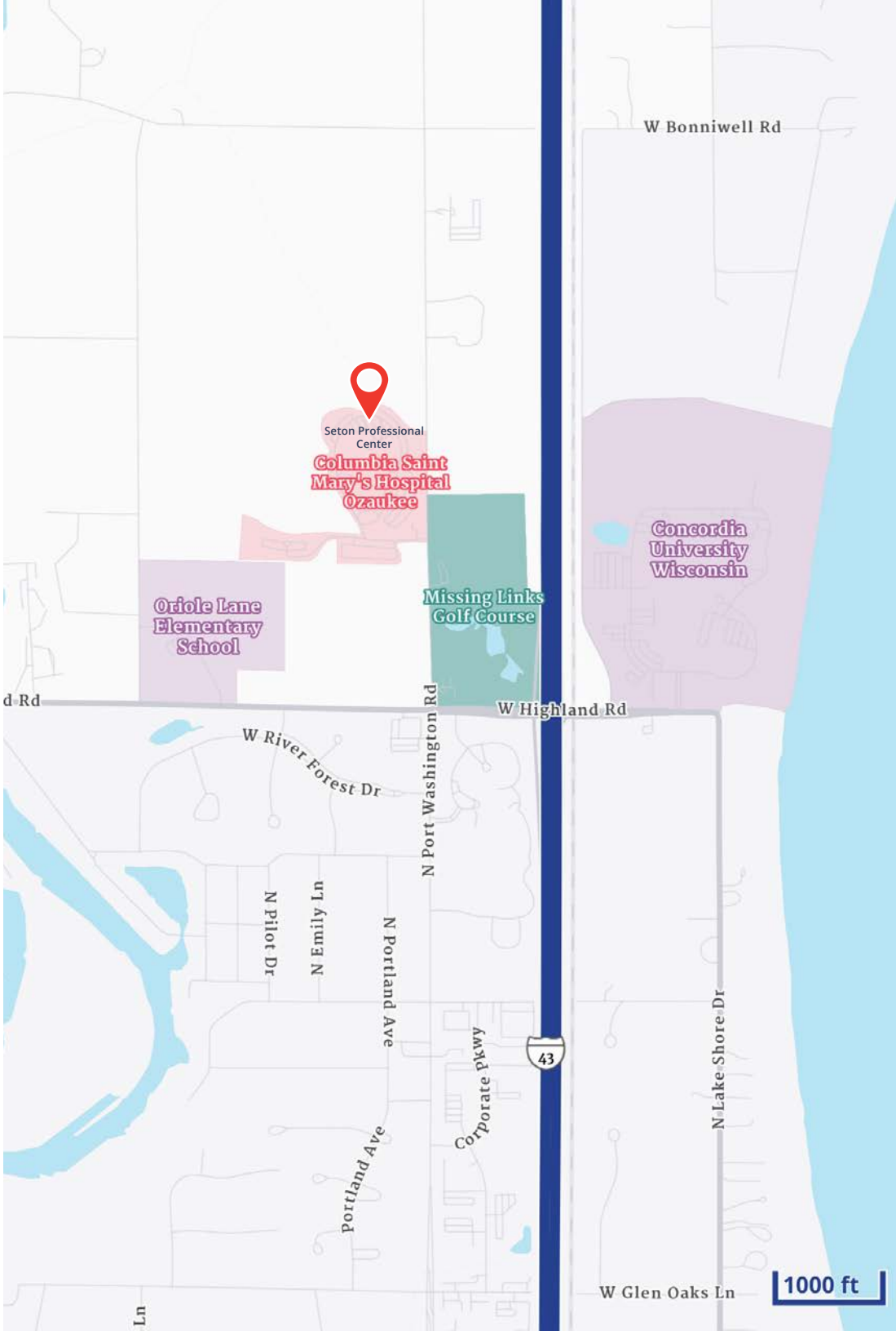
Ozaukee County, Wisconsin

Seton Professional Center is situated in the city of Mequon, in Ozaukee, and one of the smallest counties in Wisconsin- yet one of the healthiest counties. Ozaukee County is known for it's high average household income ($142,152) and unemployment rate (3.0%).

Ozaukee County has a diverse economy with strong representation in healthcare, manufacturing, education and retail. Major employers include Ascension Columbia St. Mary's, Aurora Medical Center, Charter Manufacturing, Leeson Electric, Concordia University, Mequon-Thiensville Public School, MATC- North Campus, and among others.

Demographics

	City	County
2025 Total Population	25,729	93,628
2025 Total Daytime Population	32,148	47,390
2025 Households	9,891	38,929
2025 Median Household Income	$147,735	$102,439
Businesses	1,527	4,199
Employees	19,665	48,566



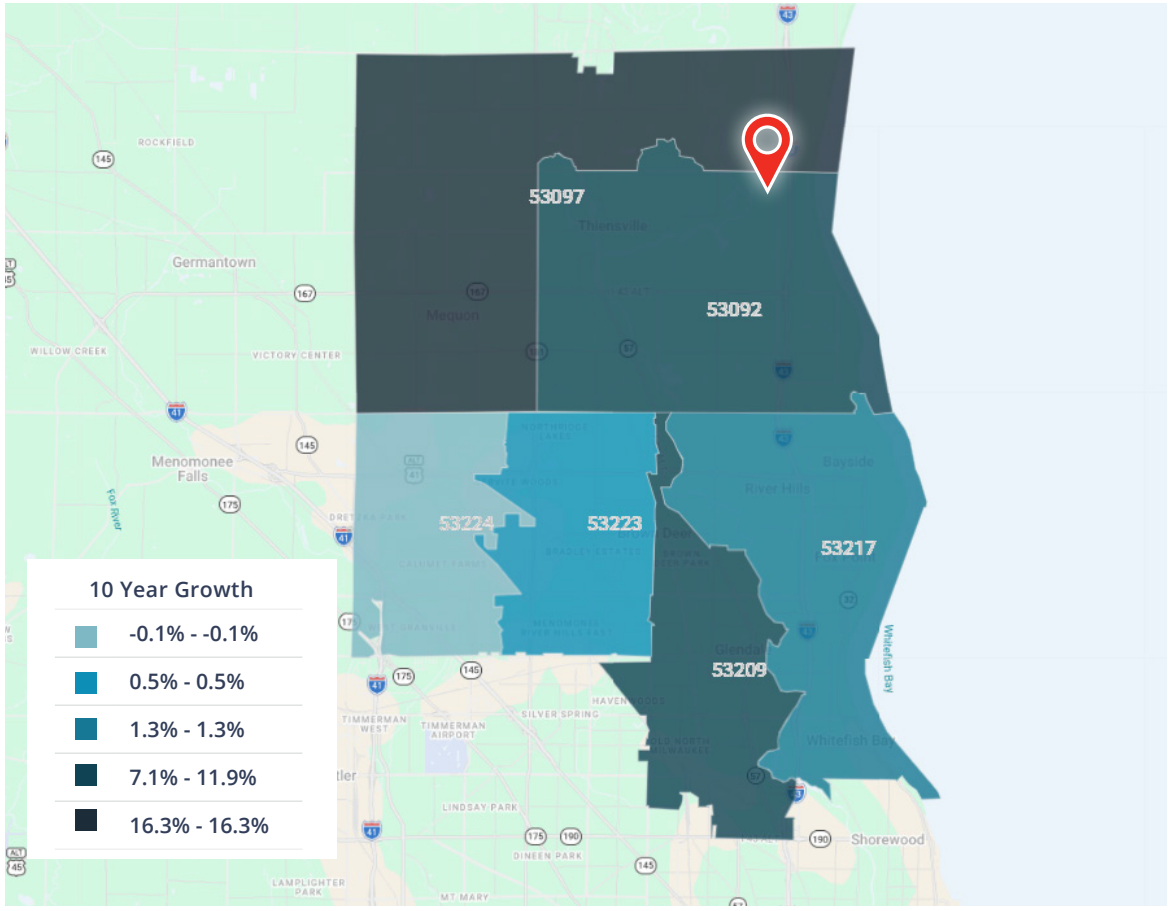
Market Scenario Planner

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 **Ascension Columbia St. Mary's Mequon Campus** – which includes 53092, 53097, 53209, 53217, 53223, and 53224.

Advisory Board

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



Service Line	5-Year Growth	10-Year Growth
Cardiology	4.4%	8.9%
Cosmetic Procedures	4.2%	3.2%
Dermatology	0.1%	-0.4%
Endocrinology	22.0%	31.8%
ENT	2.8%	4.0%
Evaluation and Management	1.4%	-0.5%
Gastroenterology	-2.6%	-5.6%
General Surgery	-0.7%	-1.0%
Gynecology	-4.1%	-6.5%
Lab	3.9%	6.6%
Miscellaneous Services	3.6%	6.0%
Nephrology	0.7%	0.5%
Neurology	-0.5%	-1.1%
Neurosurgery	1.3%	7.4%
Obstetrics	-3.4%	-6.4%
Oncology	1.6%	3.4%
Ophthalmology	2.4%	3.3%
Orthopedics	3.5%	9.0%
Pain Management	3.7%	6.0%
Physical Therapy/ Rehabilitation	13.0%	24.7%
Podiatry	-1.2%	-1.2%
Psychiatry	16.1%	21.7%
Pulmonology	-9.5%	-20.0%
Radiology	0.3%	0.8%
Spine	9.1%	12.3%
Thoracic Surgery	-1.4%	-3.0%
Trauma	-0.7%	-1.5%
Urology	-5.2%	-7.6%
Vascular	4.1%	7.4%



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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:

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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 disclosyre 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 statues and is for information only. It is a plan-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 intent 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/

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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