

For Lease

3201, 3237A, 3267 S 16th Street
Milwaukee, WI 53215

Medical Office for Lease

Anchored by Ascension St. Francis Hospital

Available Space	1,068 - 6,499 RSF
Building Size	574,000 RSF (Entire Campus)
Parking	Ample Surface & Structure Parking
Lease Rate	**$21.00-$24.00/SF Gross**

- Existing operators include Emergency, Imaging, Internal Medicine, OB-GYN, Endocrinology, Cardiology, Pharmacy and among others
- Located S 16th Ave & W Ohio Ave with accessibility to I-43 via W Morgan Ave/Holt Ave
- Lower level storage available

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3237A S 16th St

3237A S 16th Street, Milwaukee, WI 53215

A

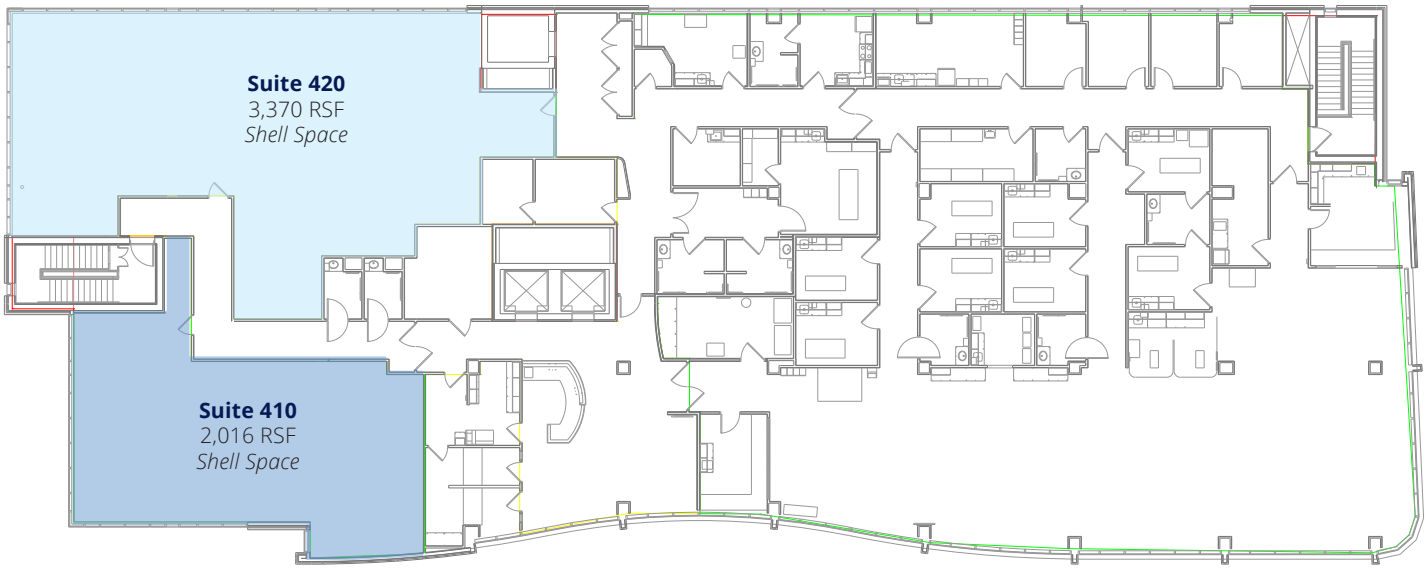




Building Highlights

Available Space	2,016 - 3,370 RSF
Building Size	76,101 RSF
Stories	4
Parking	Ample Surface & Structure Parking
Lease Rate	**$21.00-$24.00/SF Gross**

Floor 4 Availability

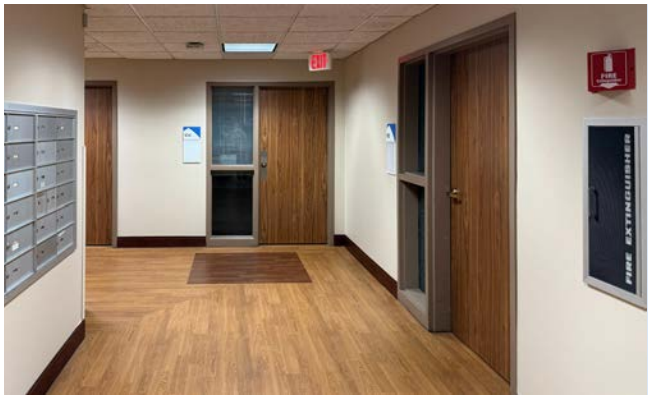


Ohio Building

3267 S 16th Street, Milwaukee, WI 53215

B

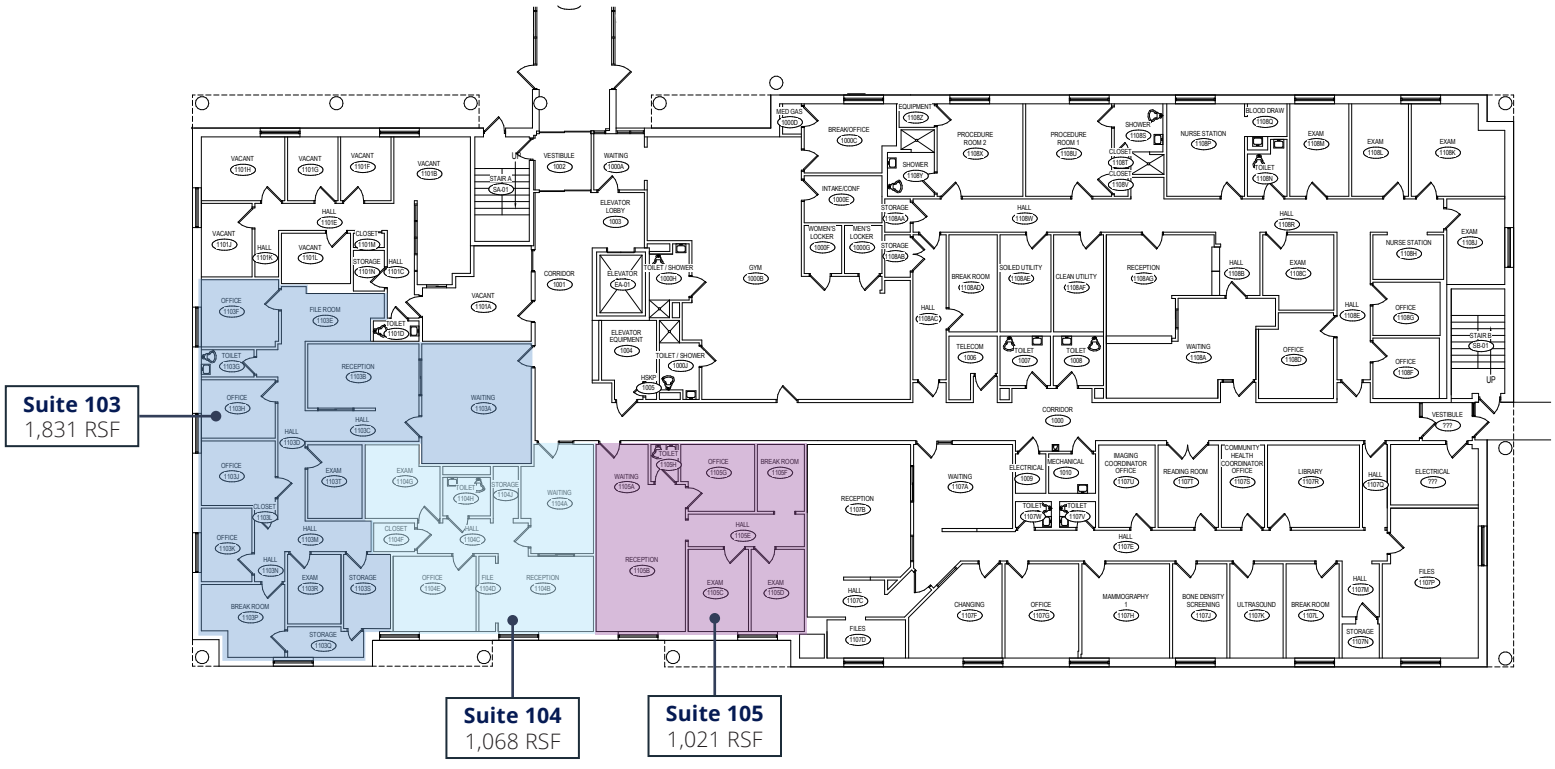




Building Highlights

Available Space	1,068 - 6,499 RSF
Building Size	28,336 RSF
Stories	2
Parking	Ample Surface & Structure Parking
Lease Rate	**$21.00-$24.00/SF Gross**

Floor 1 Availability

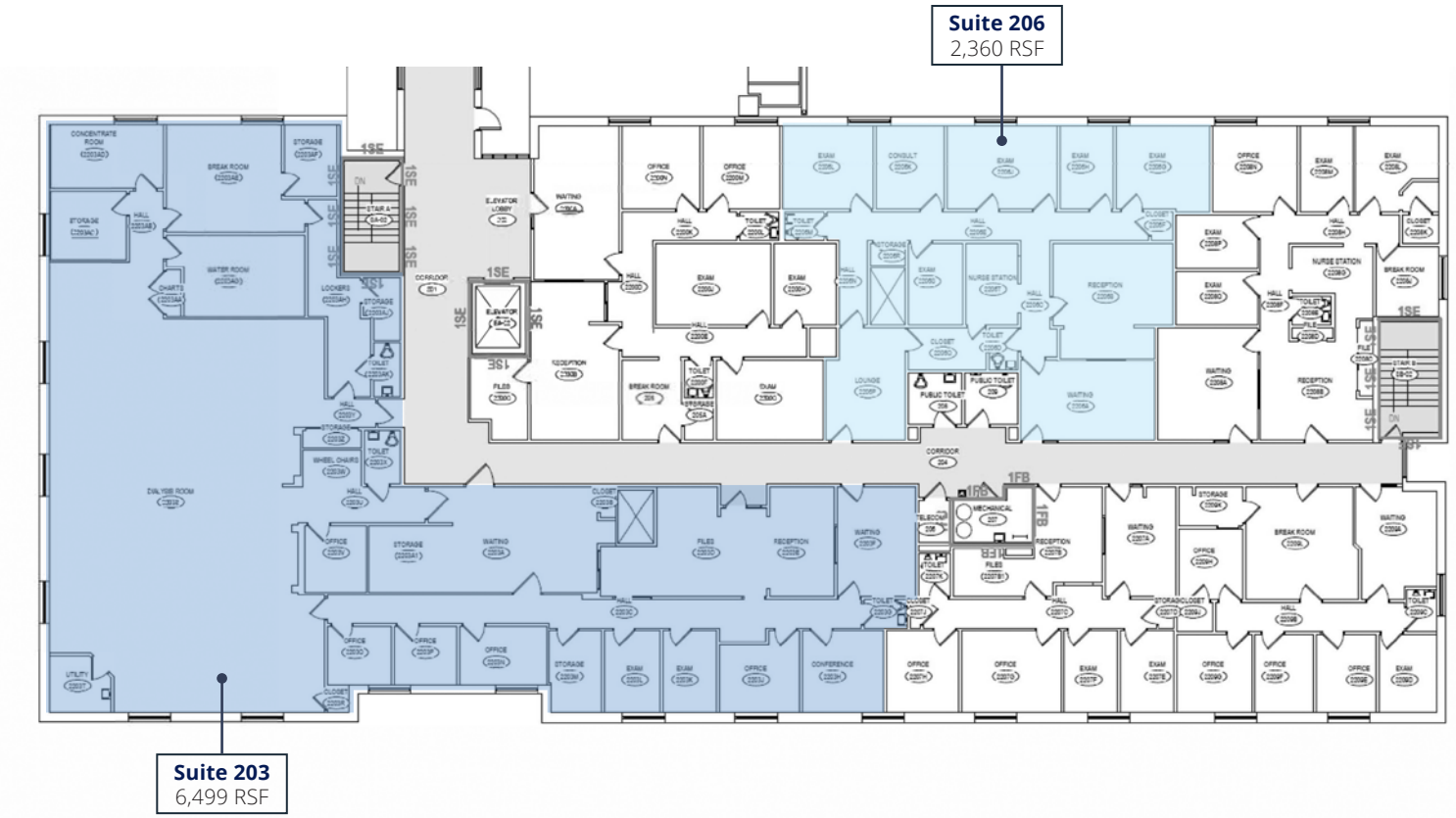


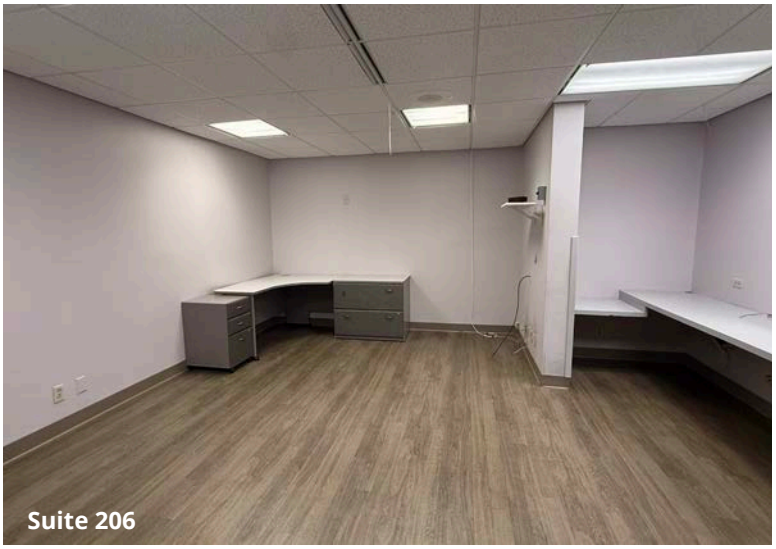
Ohio Building

3267 S 16th Street, Milwaukee, WI 53215

B

Floor 2 Availability







Euclid Building

3201 S 16th Street, Milwaukee, WI 53215

C





Building Highlights

Available Space	965 - 4,412 RSF
Building Size	43,425 RSF
Stories	2 + Lower Level
Parking	Ample Surface & Structure Parking
Lease Rate	**$21.00-$24.00/SF Gross**

Floor 1 Availability

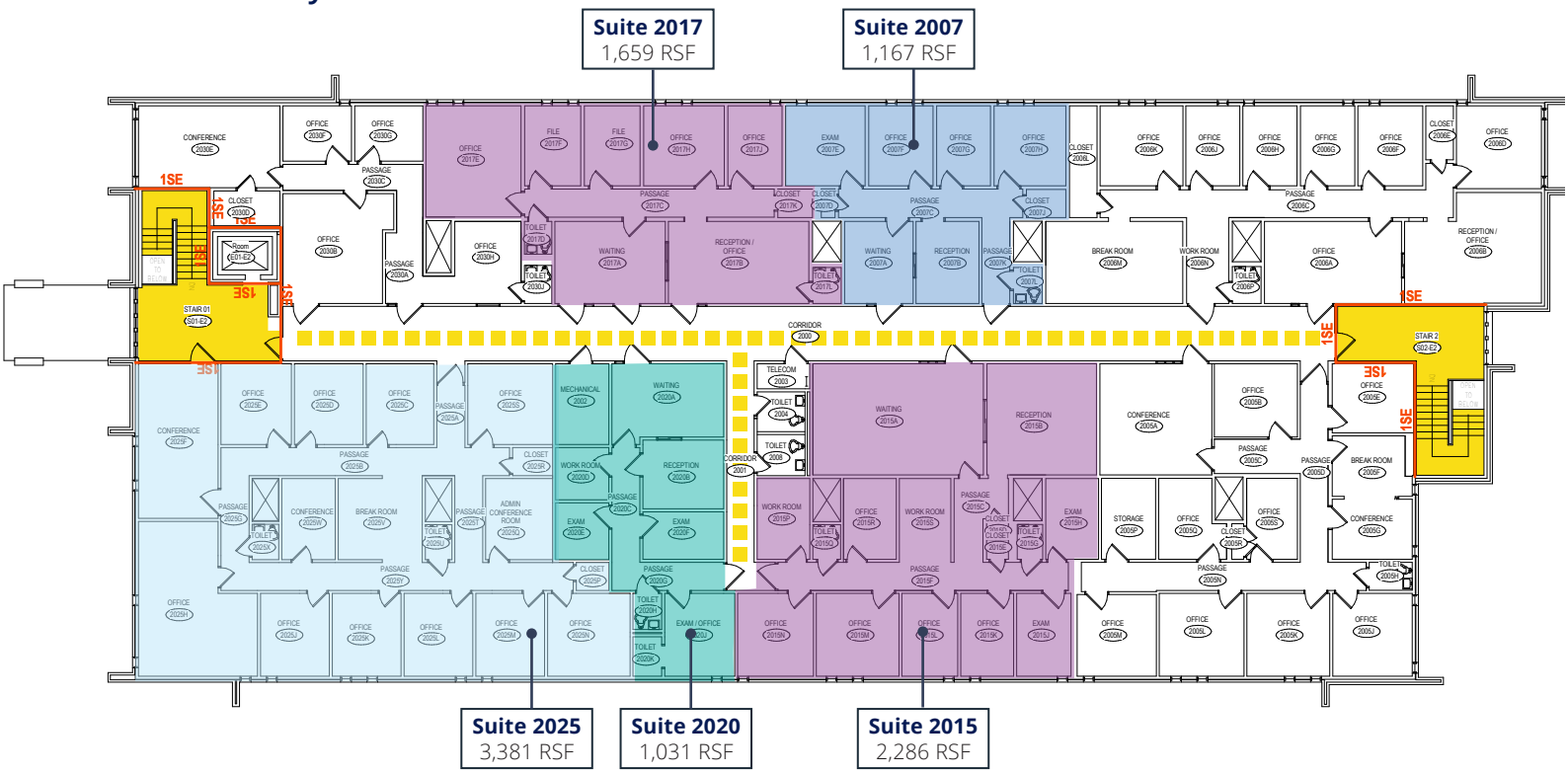


Euclid Building

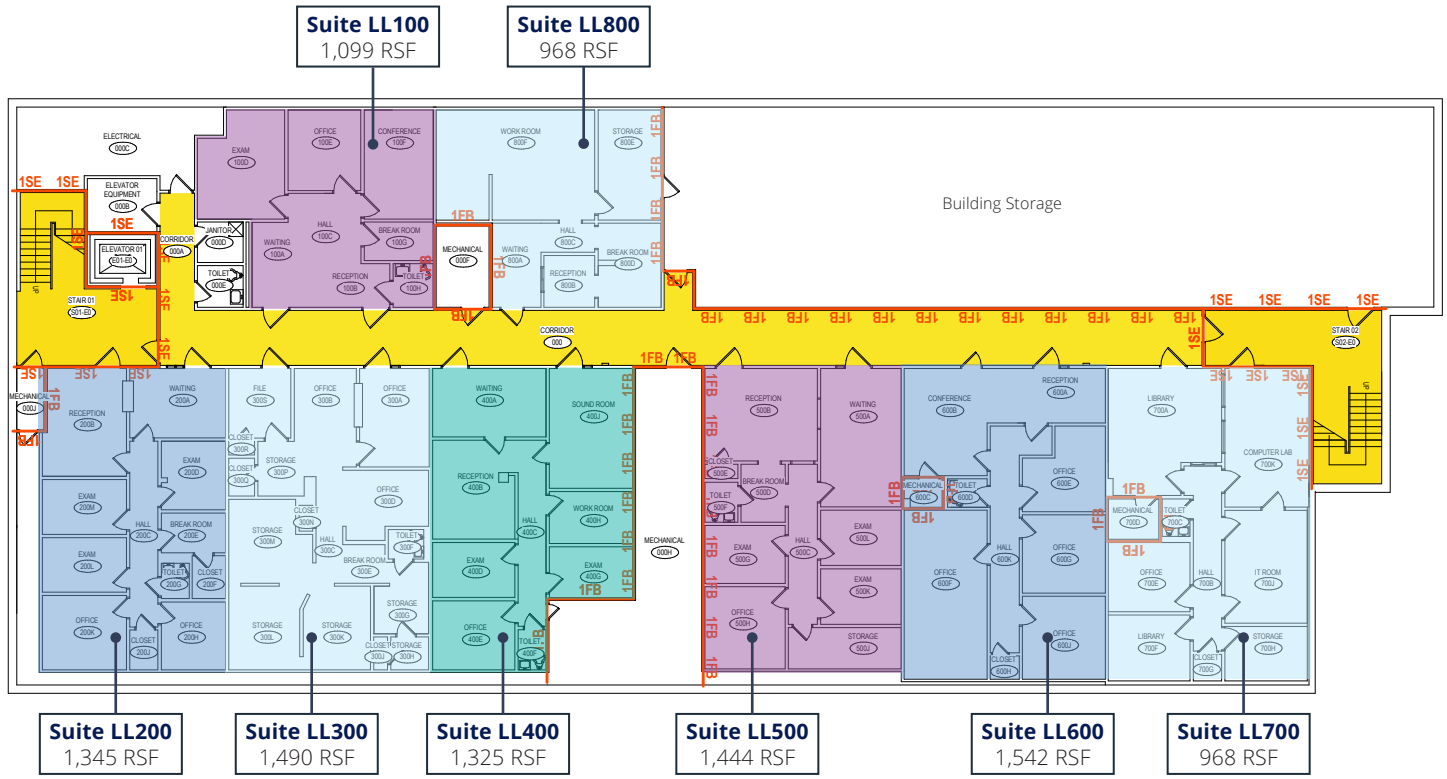
3201 S 16th Street, Milwaukee, WI 53215

C

Floor 2 Availability



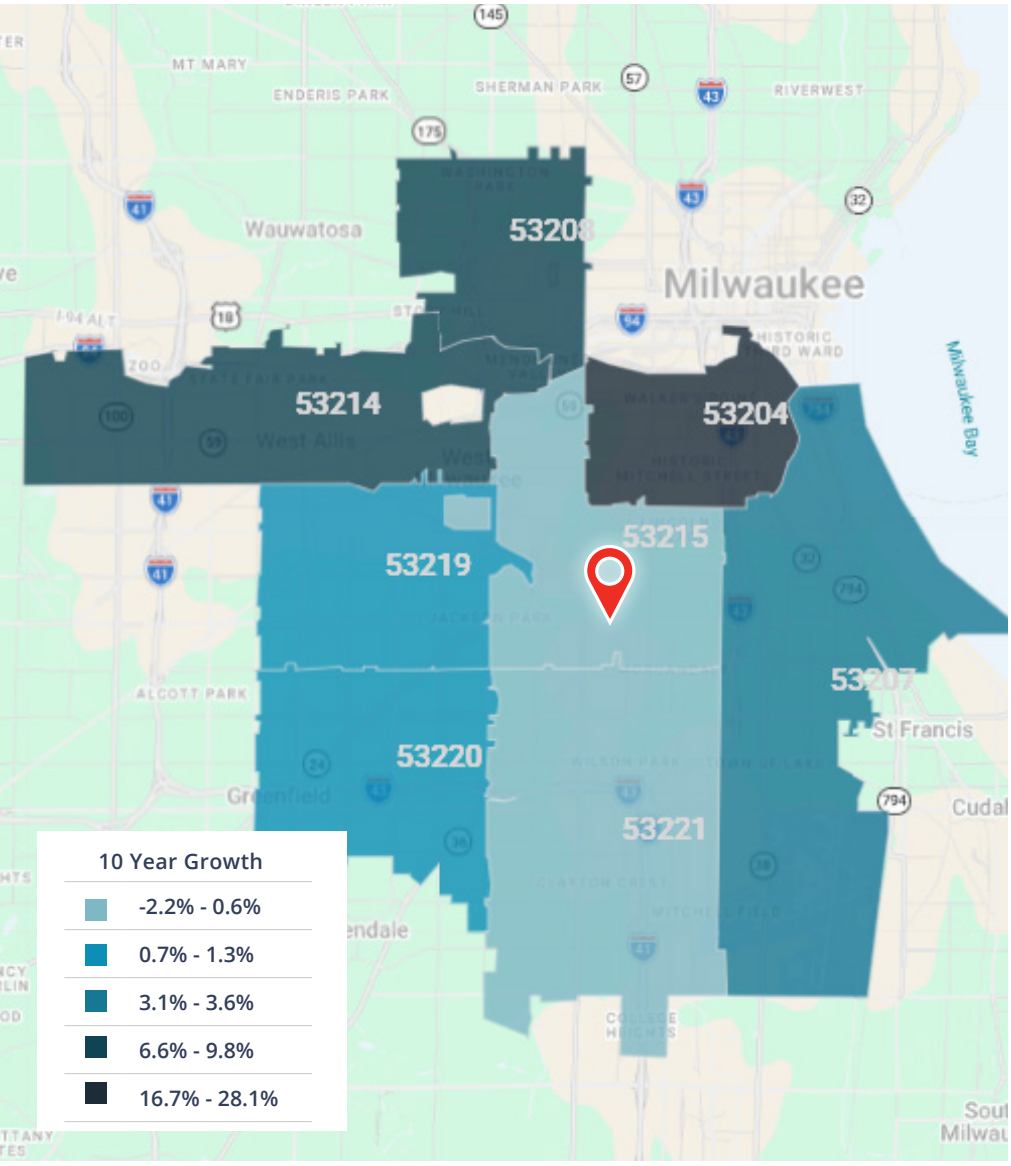
Lower Level Availability



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 St. Francis Hospital** – which includes 53204, 53207, 53208, 53214, 53215 53219, 53220, 53221, and 53295.

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



Service Line	5-Year Growth	10-Year Growth
Cardiology	1.2%	3.0%
Cosmetic Procedures	3.7%	2.5%
Dermatology	-1.5%	-3.0%
Endocrinology	21.7%	30.9%
ENT	4.5%	7.8%
Evaluation and Management	0.6%	-2.0%
Gastroenterology	-4.2%	-8.0%
General Surgery	-2.5%	-3.9%
Gynecology	-5.6%	-9.5%
Lab	1.7%	2.8%
Miscellaneous Services	2.5%	4.1%
Nephrology	-0.9%	-1.7%
Neurology	0.3%	0.1%
Neurosurgery	0.8%	6.5%
Obstetrics	-5.6%	-10.7%
Oncology	-0.2%	0.7%
Ophthalmology	-0.8%	-2.2%
Orthopedics	1.3%	5.2%
Pain Management	1.7%	2.6%
Physical Therapy/ Rehabilitation	12.3%	23.3%
Podiatry	-7.0%	-11.1%
Psychiatry	15.9%	21.2%
Pulmonology	-9.8%	-20.2%
Radiology	-1.9%	-3.1%
Spine	6.4%	7.9%
Thoracic Surgery	-3.3%	-6.2%
Trauma	-3.3%	-6.0%
Urology	-7.4%	-11.5%
Vascular	0.8%	1.6%

Advisory Board



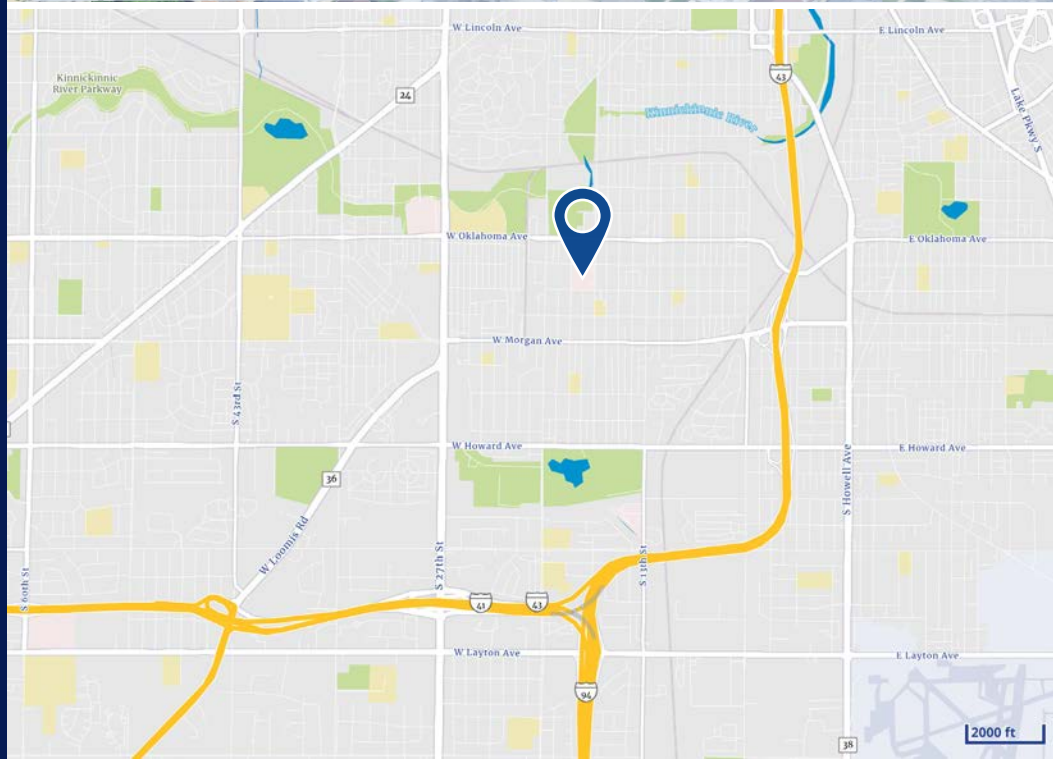
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