



1425 DISCOVERY

1425 Discovery Parkway • Wauwatosa, WI 53226

PRIME OFFICE SPACE FOR LEASE
CLASS A BUILDING WITH HEADQUARTERS
OR MULTI-TENANT OPTIONS





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1425 Discovery Parkway is a Class A office building where modern sophistication meets environmental sustainability. This three-story building boasts LEED gold certification ensuring that tenants are working in an energy-efficient and eco-friendly environment.

Located on the UWM Innovation Campus, directly off Interstate 41 and just 10 miles from Downtown Milwaukee, the building offers convenient access to the city while being surrounded by the natural beauty of the County Grounds Park and its numerous walking trails.





BUILDING SIZE	91,009 SF
AVAILABLE SPACE	Up to 89,761 SF
STORIES	Three
CLASS	A
PARKING	4.5 / 1,000 SF 100 underground / heated spaces 45 covered / garage spaces 260 surface lot spaces
SIGNAGE	Freeway signage available
RENTAL RATE	\$16.00 / SF NNN
OP.EX.	\$10.50 / SF (2024 Est.)
PLANNED BUILDING AMENITIES	Conference Room Fitness Center Training Room Café Outdoor Patio Outdoor Walking Path On-site generator High bandwidth fiber optic capability

Building Overview

Floor Plans

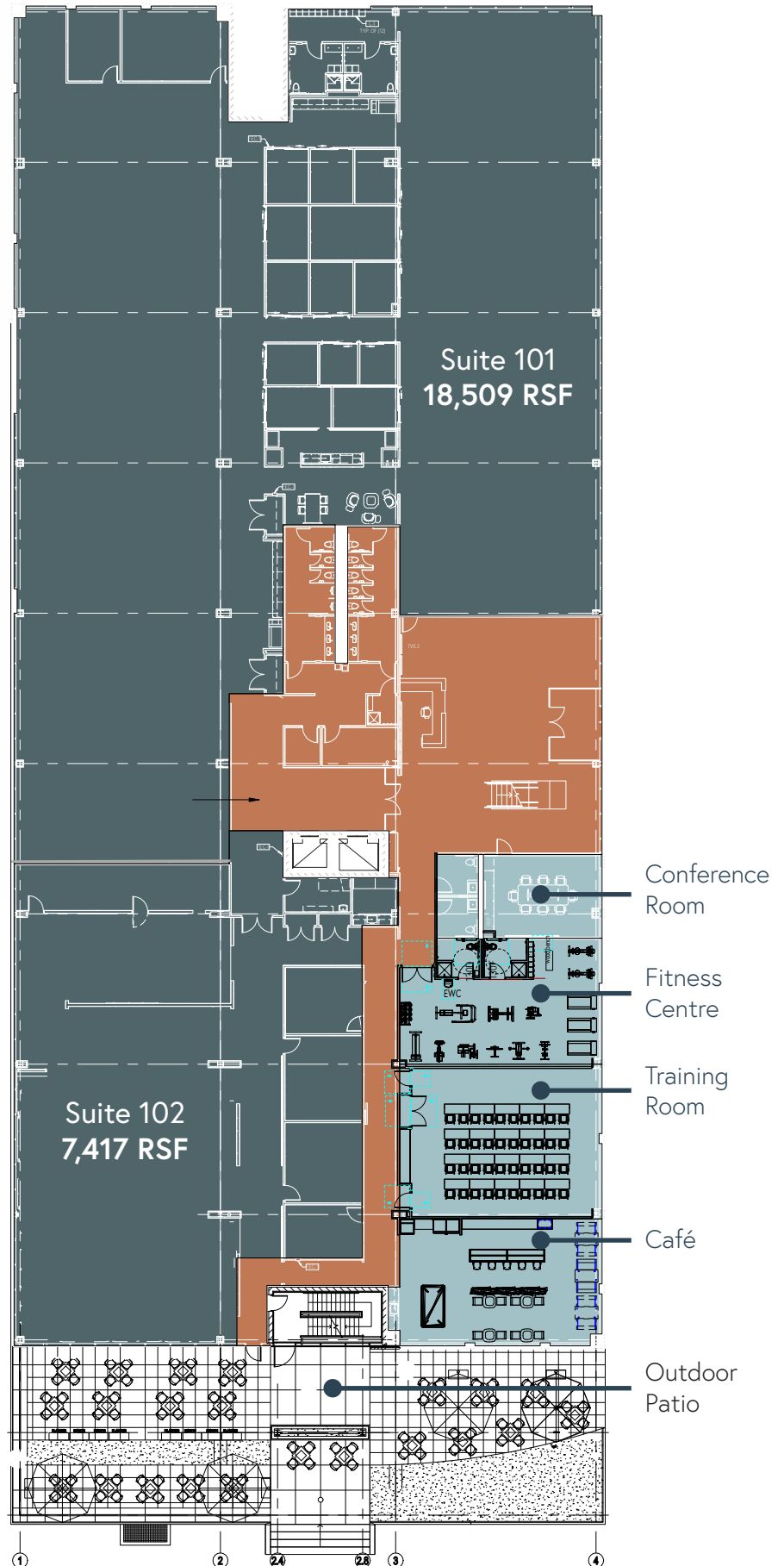
Floor 1 25,926 RSF

Tenant Area

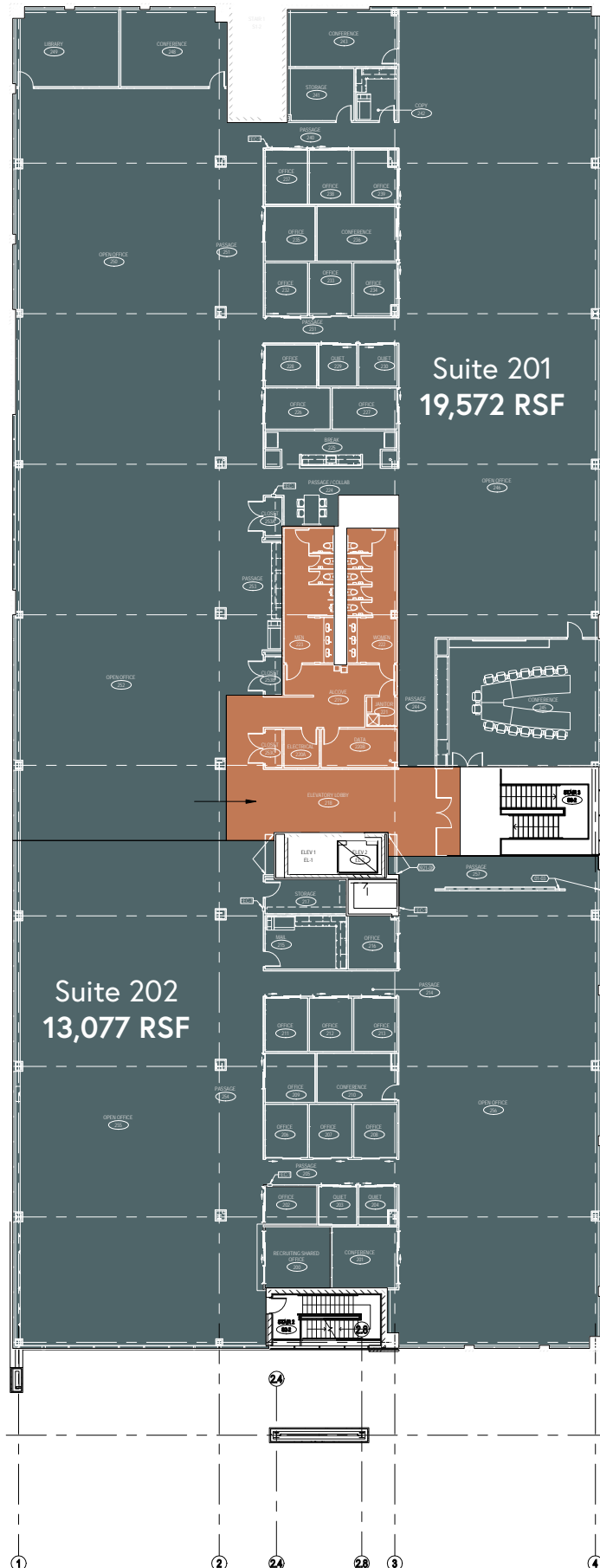
Building Service Area

Building Amenity Area

▶ Virtual Tour



Note: Conceptual Plan, subject to change.



Floor 2 32,649 RSF

Tenant Area
Building Service Area

[Virtual Tour](#)

Note: Two-tenant plan shown, able to accommodate full floor user.

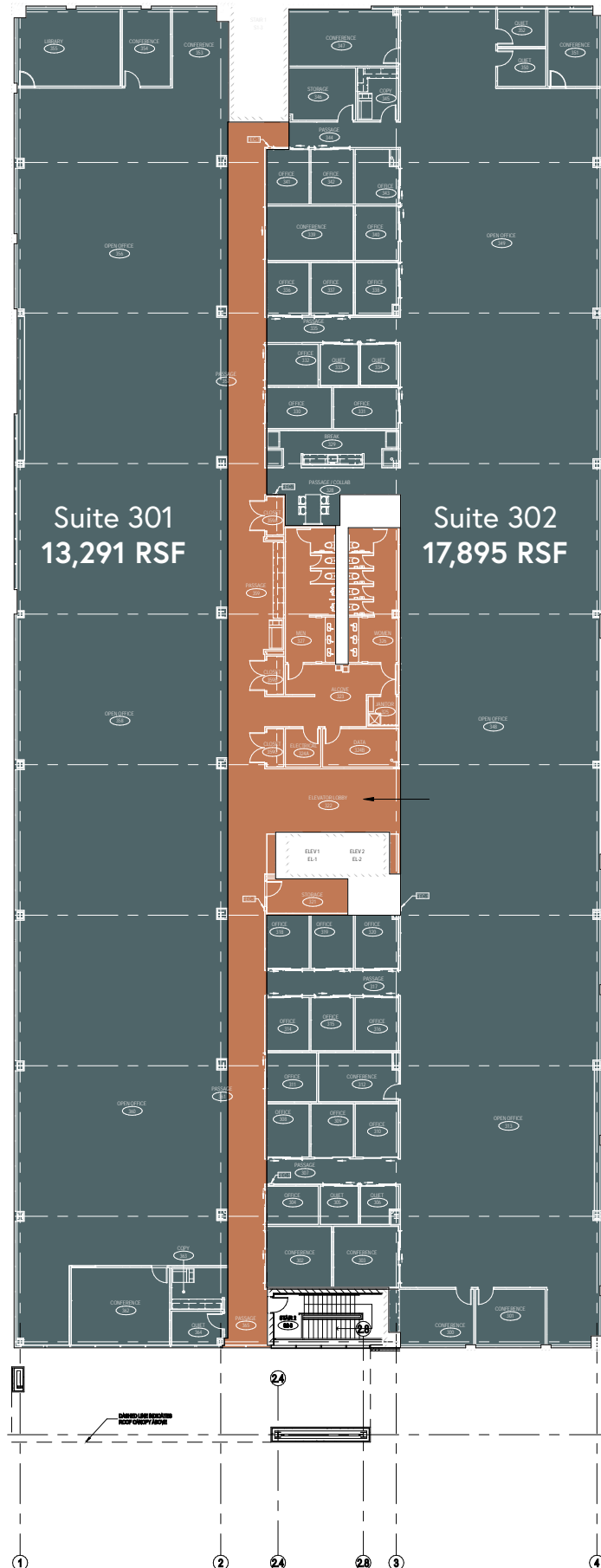
Floor 3

31,186 RSF

Tenant Area

Building Service Area

Virtual Tour



Note: Conceptual Plan, subject to change.



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Hoyt Park

**Milwaukee Regional
Medical Center**

County Grounds Park

Milwaukee County Zoo

LOCATION AMENITIES

0.7 miles to Interstate 41
2.7 miles to the Zoo Interchange
8.2 miles to the Marquette
Interchange
9.6 miles to Downtown
Milwaukee
15.4 miles to Mitchell Int'l
Airport

Demographics



43,511
Population



18,967
Households



39.8
Median Age



50%
Bachelor's Degree
or higher



\$100,792
Avg. Household
Income

Demographics taken in 2022 in a 2-mile radius



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