



Medical Office Space For Lease

Up to 12,693 RSF Available - Divisible

3610 Michelle Witmer Memorial Dr., New Berlin, WI

3610 Michelle Witmer Memorial Drive, New Berlin, WI

The City Center Wellness Center

is a ±25,465 SF Class A multi-tenant medical office building owned by the YMCA of Greater Waukesha County. The first floor is currently occupied by the YMCA, where half of the floor serves as a community wellness facility. This distinctive property offers medical tenants unique advantages through its integrated wellness model, including built-in wellness co-tenancy with the YMCA that provides immediate access to complementary fitness and rehabilitation services, creating seamless care coordination opportunities for medical practices.

The YMCA's community wellness facility generates built-in foot traffic throughout the building, ensuring consistent daily visitor flow that provides natural exposure for medical tenants. This co-location creates valuable cross referral opportunities between medical practices and wellness programs, supporting comprehensive patient care while potentially driving practice growth through organic referral networks. The arrangement fosters a health focused environment where the building's wellness-centric design aligns perfectly with medical tenants' missions, offering patients a holistic approach to health and wellness within a single location and positioning the property as a differentiated option in the New Berlin medical office market.



Lease Rate: \$19.00 /SF NNN

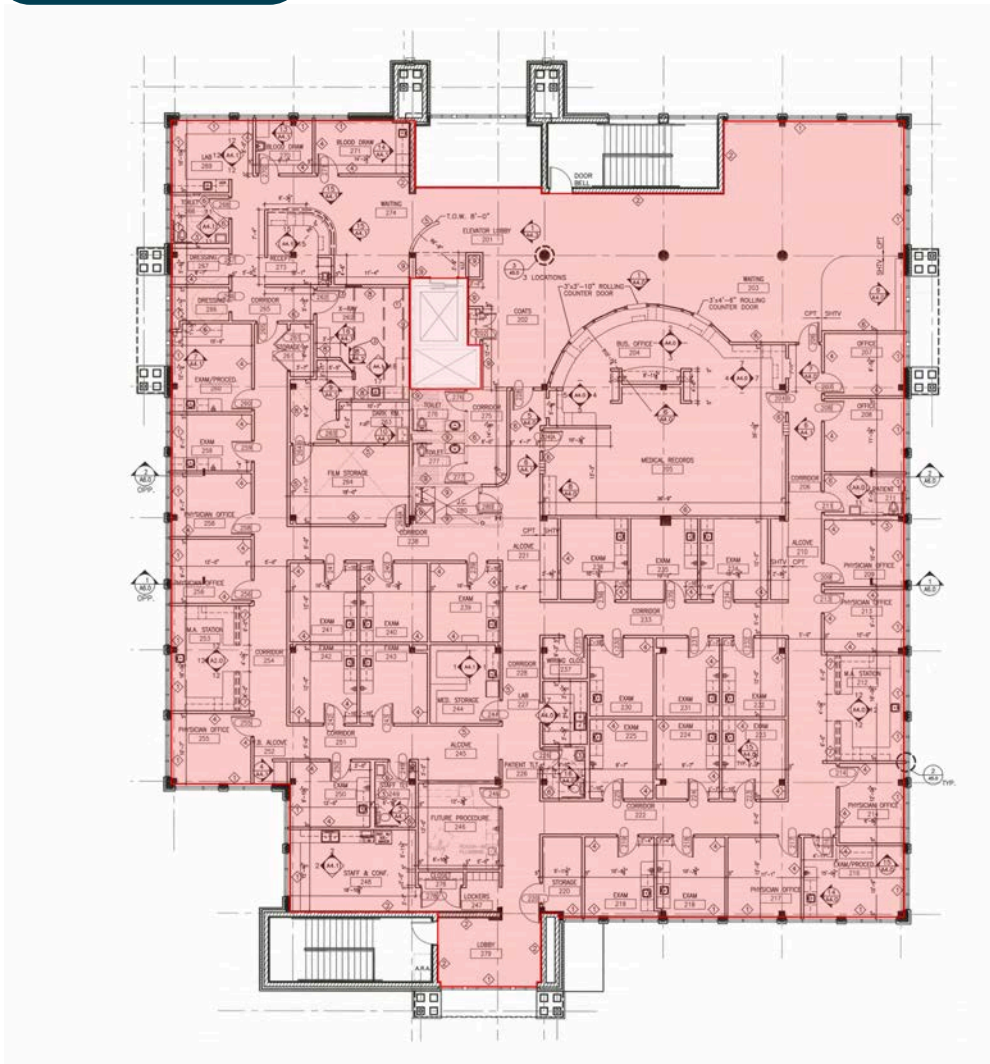
Highlights

- Located in the heart of New Berlin's professional corridor
- B2 Zoning
- Easy access to major roadways
- Ample parking
- Clean, modern atmosphere
- Opportunity for synergistic use that shares the same mission as the YMCA

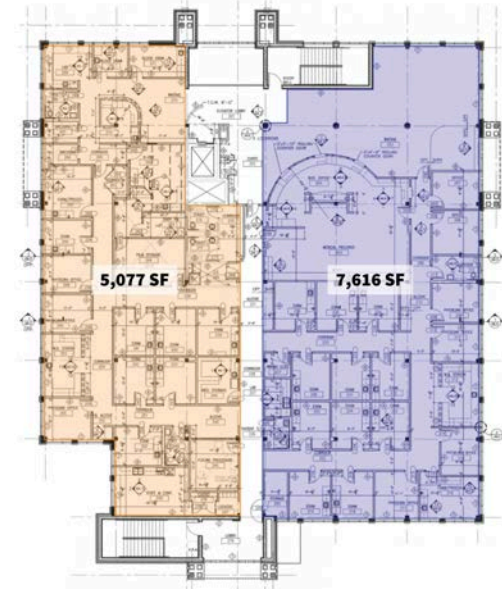
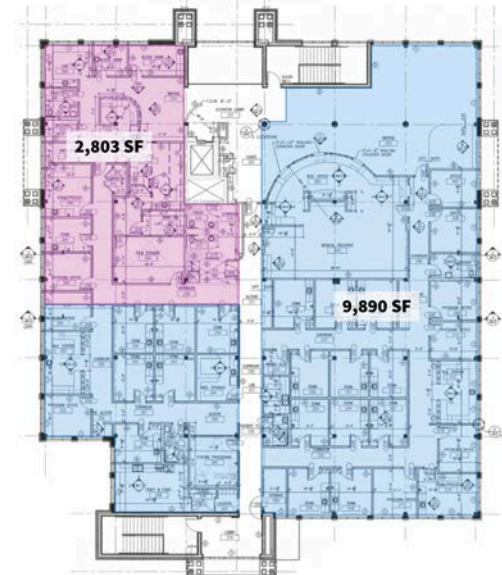
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Full Floor | 12,693 SF

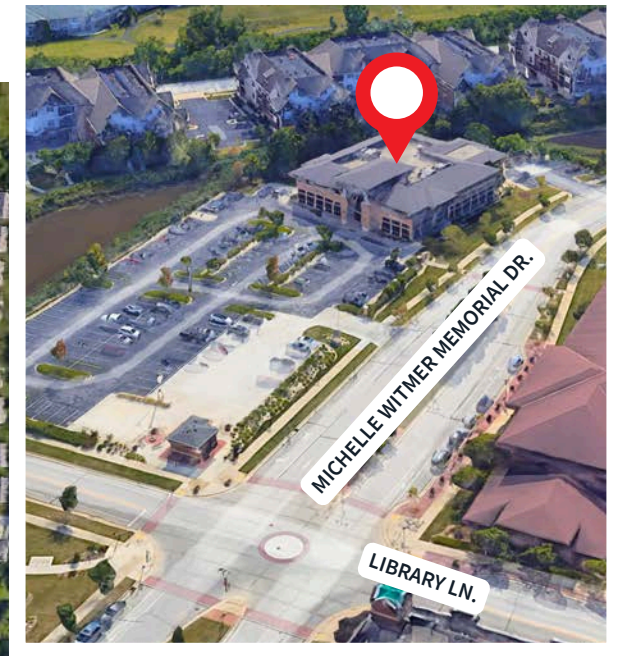
[View 3D Tour](#) ▶



Demising Options



3610 Michelle Witmer Memorial Drive, New Berlin, WI



2025 Community Profile

Number of households

1-miles	3-miles	5-miles
4,271	4,271	69,407

Median Household Income

1-miles	3-miles	5-miles
\$87,691	\$95,874	\$90,087

Average Health Care Spend

1-miles	3-miles	5-miles
\$7,272.44	\$8,371.85	\$8,036.22

Estimated population

1-miles	3-miles	5-miles
8,862	46,326	153,358

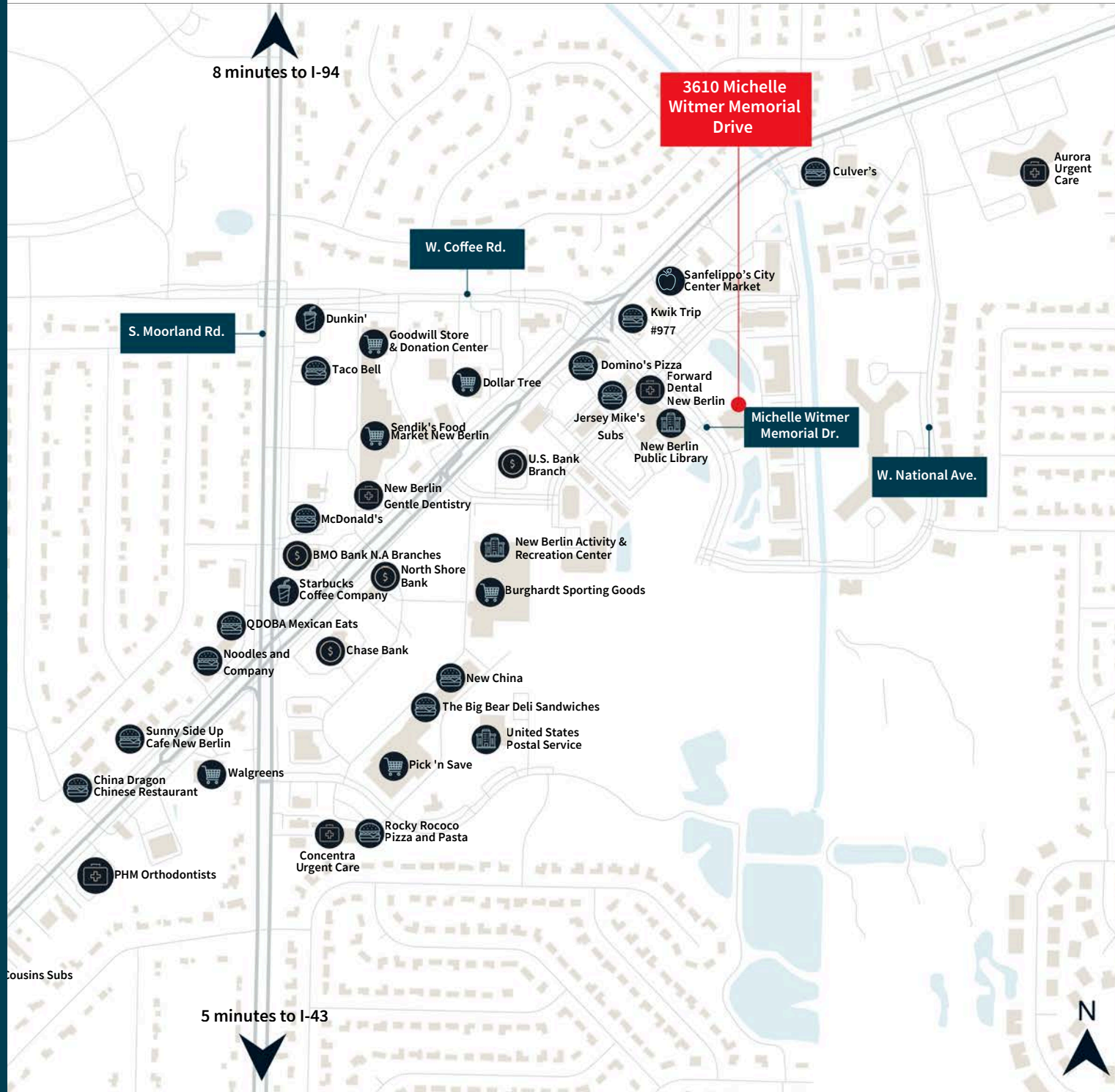
Median population age

1-miles	3-miles	5-miles
50.1	45.4	44.4

Today Daytime Population

1-miles	3-miles	5-miles
7,673	54,649	162,867

Local Amenities





For leasing, contact:

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