



Ascension

Colliers

*For Lease*

# Water Tower Medical Commons

2350 N Lake Drive  
Milwaukee, WI 53211

*Contact Us:*

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**Colliers | Wisconsin**

833 E Michigan St., Suite 500

Milwaukee, WI 53202

+1 414 276 9500



# Property Overview

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

Water Tower Medical Commons is a premier healthcare destination for medical office space on Milwaukee's East Side. The campus is home to more than 15 medical tenants, 100 physicians who represent more than 25 distinct specialties creating a dynamic and comprehensive healthcare ecosystem under one roof. As a connection of Ascension Columbia St. Mary's Hospital, the property offers services such as cardiology, internal medicine, rehabilitation, radiology, and women's health, among others. It's location and 5-story parking garage makes it easily accessible for all tenants and patients.

### Property Profile

Address	Water Tower Medical Commons 2350 N Lake Drive, Milwaukee, WI 53211
Available Space	1,210 - 11,870 SF
Building Size	158,820 SF
Stories	5
Year Built	2007
Parking	Attached Surface Structure Direct Access to all 5 Floors
Lease Rate	\$17.00-\$21.50/SF NNN



- › Direct access to Ascension Columbia St. Mary's Milwaukee East Side Campus
- › Up to 11,870 SF of modern, customizable medical suites
- › Exceptional visibility and access along E North Ave and N Lake Drive
- › Ideal for specialists seeking synergy within a leading healthcare campus
- › On-site amenities include shared conference room, underground access to Ascension Columbia St. Mary's Hospital



## Current Medical Services On-Site Today



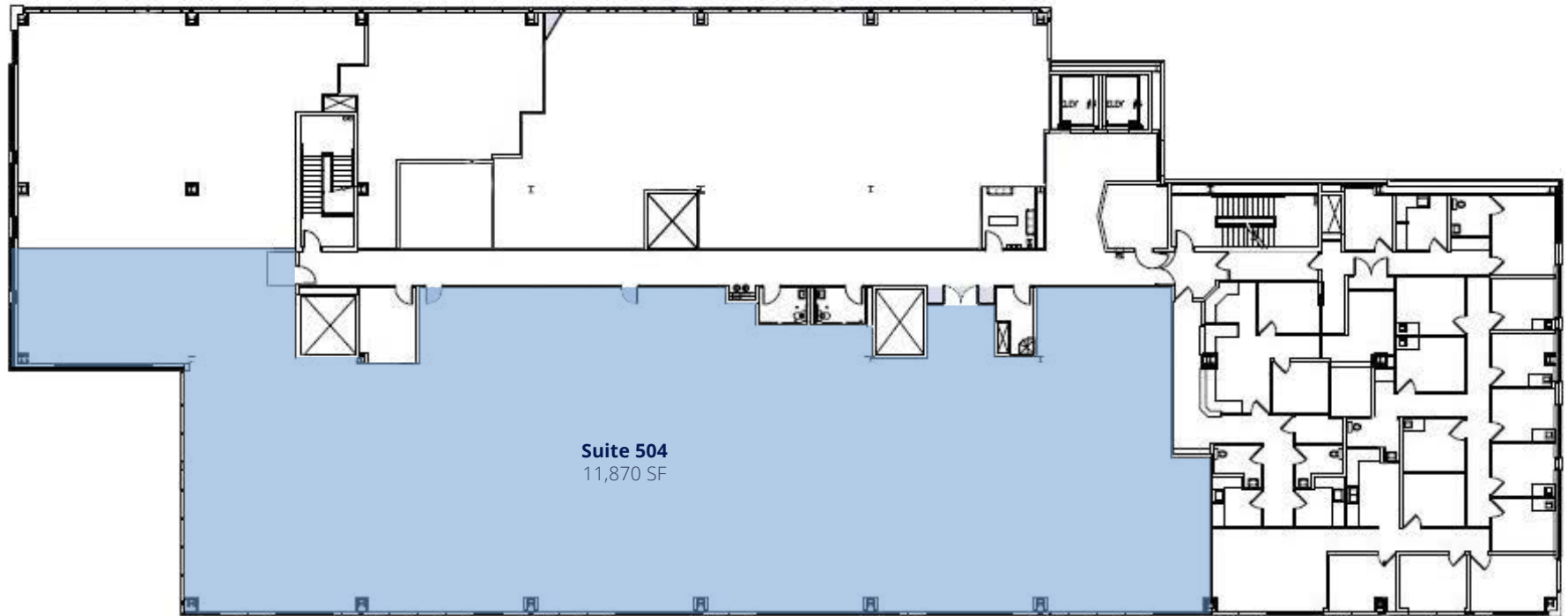
- › Allergy
- › Cardiology
- › Cardiovascular Diseases
- › Colon & Rectal Disorders
- › Critical Care Medicine
- › Dermatology
- › Electrophysiology
- › Gastroenterology
- › Hematology
- › Immunology
- › Internal Medicine
- › Neurological Surgery
- › OB/GYN
- › Oncology
- › Physical Therapy
- › Plastic Surgery
- › Primary Care
- › Psychiatry
- › Pulmonary Medicine
- › Sleep Medicine
- › Thoracic Surgery
- › Thrombosis Clinic
- › Urogynecology
- › Urology

# Available Space

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## Floor 5

Suite 504 [Virtual Tour](#)  
11,870 SF



[Virtual Tour](#) 

# Available Space

## Floor 4

Suite 404  
4,462 SF (*divisible*)

Suite 403  
6,972 SF

Suite 401  
1,210 SF



# Available Space

## Floor 2

Suite 203 - Spec Suite  
4,203 SF [Virtual Tour](#)

Suite 200  
9,954 SF (divisible)

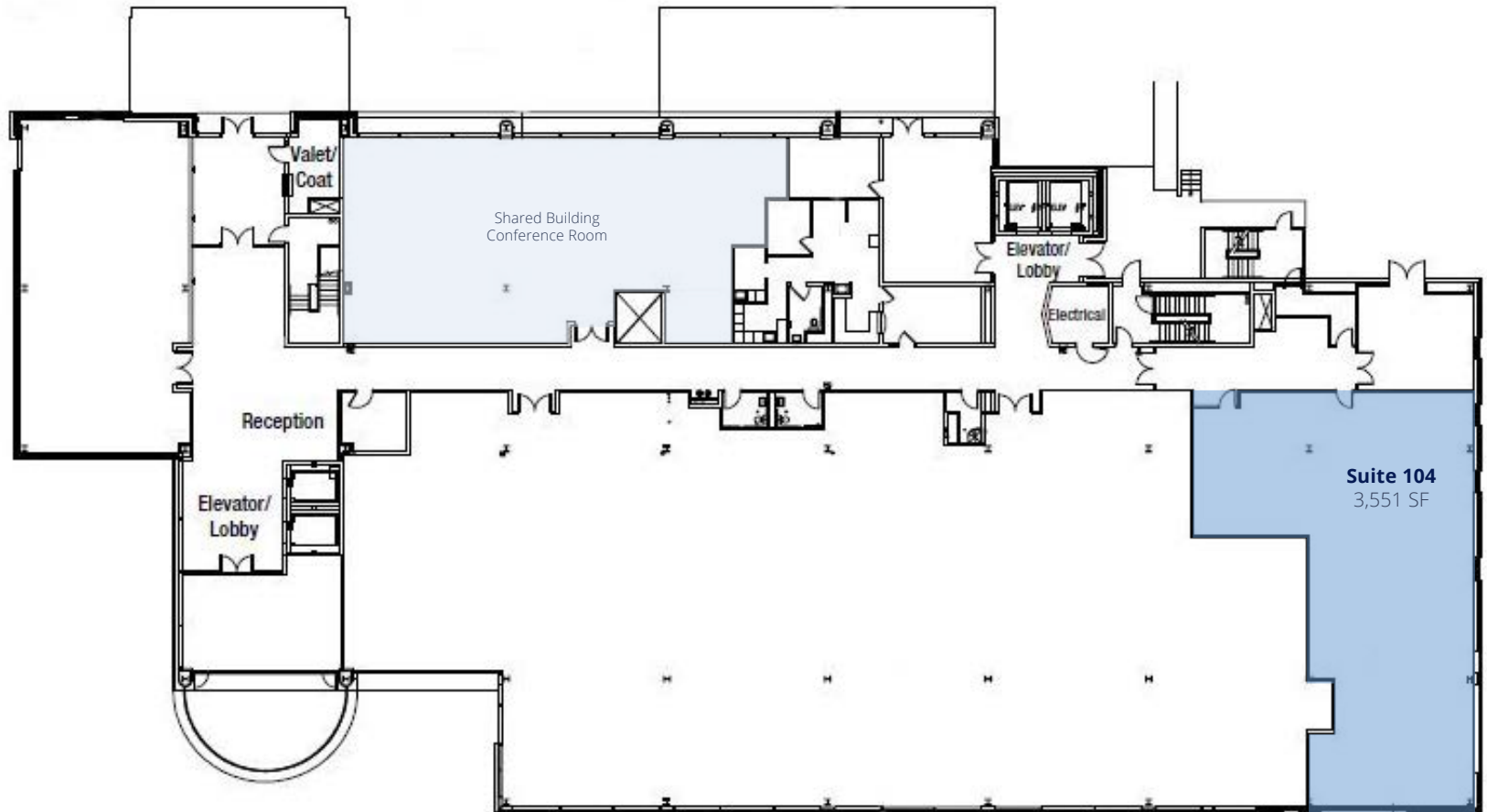


# Available Space

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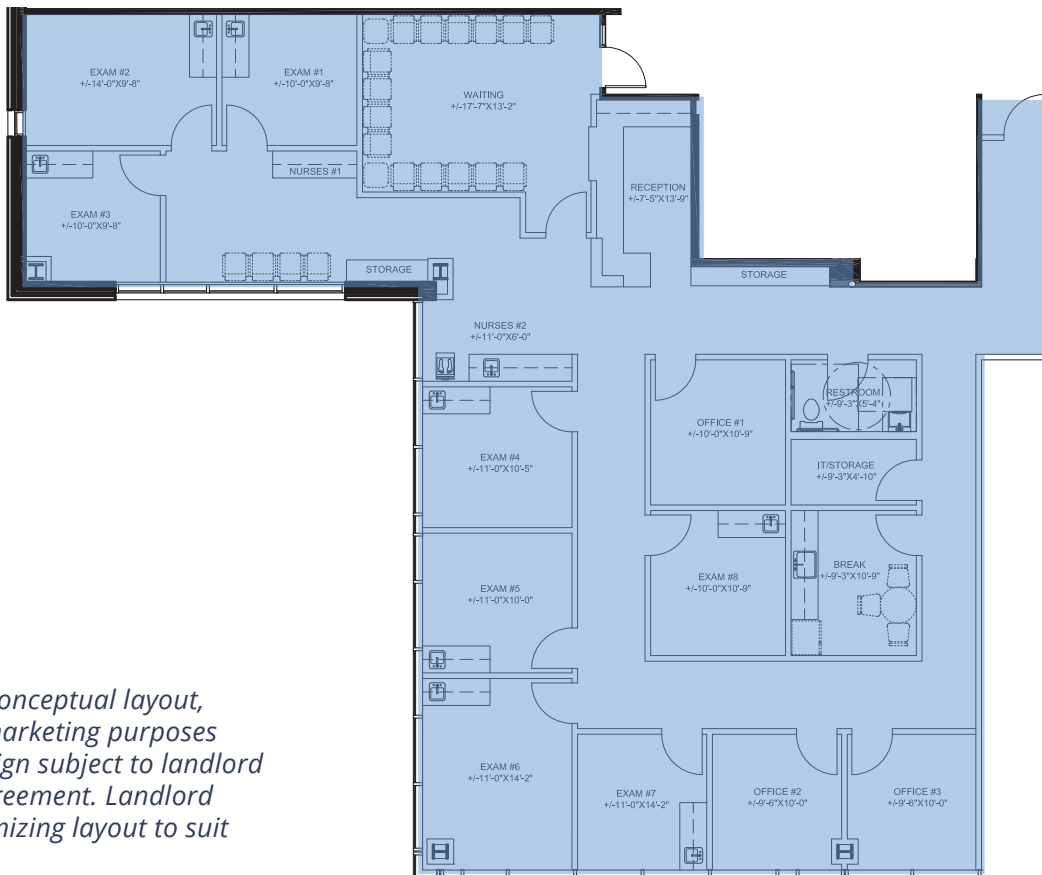
## Floor 1

Suite 104  
3,551 SF

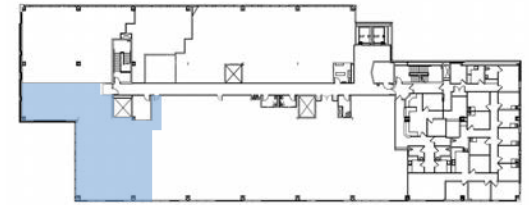


# Speculative Test-Fit

Suite 508  
3,324 SF



*\*Preliminary conceptual layout, provided for marketing purposes only. Final design subject to landlord and tenant agreement. Landlord open to customizing layout to suit tenant needs.*



# Property Photos



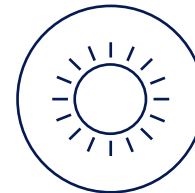


# Demographics



## Population

1 mi: 21,499  
3 mi: 115,499  
5 mi: 292,636



## Daily Population

1 mi: 17,222  
3 mi: 162,741  
5 mi: 330,332



## Households

1 mi: 12,010  
3 mi: 58,386  
5 mi: 127,742



## Median Household Income

1 mi: \$61,450  
3 mi: \$62,036  
5 mi: \$52,093

# Location

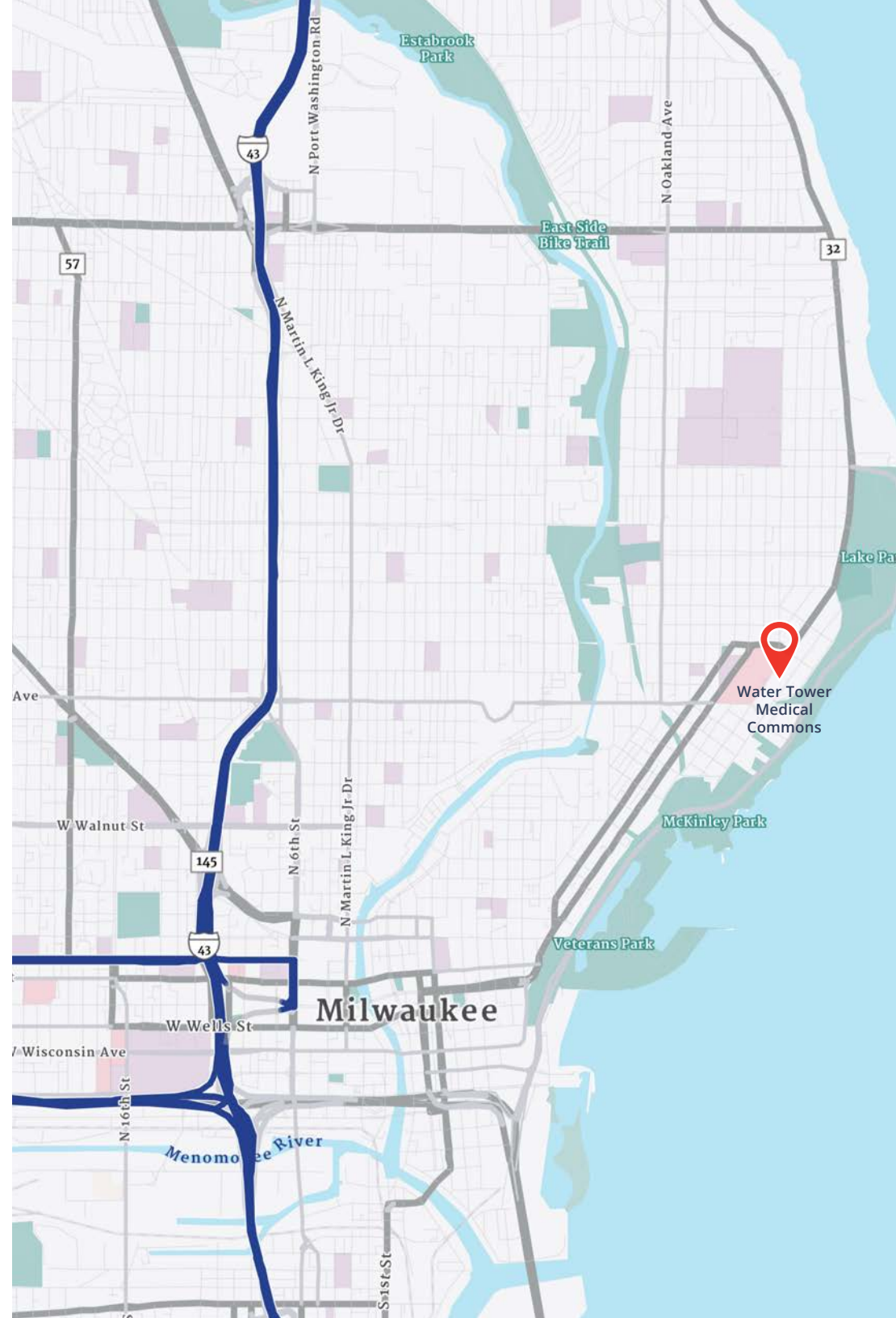
## Milwaukee, Wisconsin

Water Tower Medical Commons is situated in Milwaukee's East Side Neighborhood. The area is home to the University of Wisconsin- Milwaukee, which brings a large student and post grad population.

Milwaukee County has a diverse economy with strong sectors in healthcare, finance, manufacturing, education, and public services. Large employers include Northwestern Mutual, Baird, Rockwell Automation, Milwaukee Tool, Harley Davidson, and among others.

## Demographics

	City	County
2025 Total Population	563,343	921,019
2025 Total Daytime Population	567,976	941,044
2025 Households	236,060	396,528
2025 Median Household Income	\$55,032	\$67,219
Businesses	17,589	31,144
Employees	272,365	473,435





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Ascension





Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

## ***Broker Disclosure to Customers***

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 disclosure 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 statutes and is for information only. It is a plain-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 intend 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/>