

**COMMERCIAL
REAL ESTATE
MARKET REPORT**

Q1 2026
MILWAUKEE



MOODY'S

FOR IMMEDIATE RELEASE APRIL 2026

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COMMERCIAL REAL ESTATE MARKET REPORT | Q1 2026

Southeast Wisconsin Office

Economic Overview

According to the Bureau of Labor Statistics (BLS), the unemployment rate for the Milwaukee metropolitan statistical area (MSA) remained near 3.1% in December 2025. The national unemployment rate was 4.4%, up from 4.1% the prior year, while Wisconsin's unemployment rate was 3.1% over the same period. Job growth in the Milwaukee MSA has moderated, with office-using employment declining by approximately 3,400 jobs during the same period.

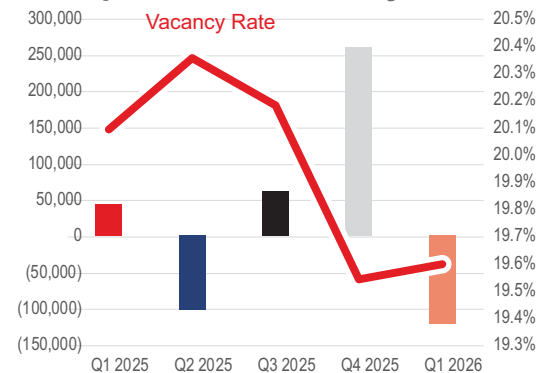
Summary

Bldg Class	# of Bldgs	Inventory	Total Avail sf	Total Vacant sf	Total Absorption (sf)	YTD Absorption (sf)	Vacancy Rate
A	59	12,344,800	2,689,814	2,380,371	(17,897)	(17,897)	19.3%
B	451	30,011,889	6,455,586	6,089,353	(102,747)	(102,747)	20.3%
C	47	2,021,810	225,192	229,074	0	0	11.3%
Total	557	44,378,499	9,370,592	8,698,798	(120,644)	(120,644)	19.6%

- Employment**
777,039
- Area Unemployment**
3.1%
- U.S. Unemployment**
4.4%
- Office-Using Jobs**
176,900

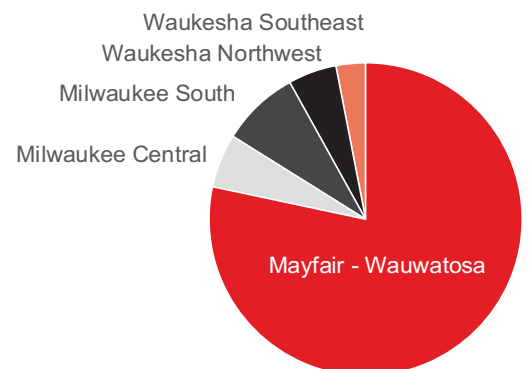
- Milwaukee office market posted negative net absorption of (120,600) sf bringing the vacancy rate to 19.6% for multi and single tenant properties. Multi-tenant properties recorded (89,500) sf negative absorption and a vacancy rate of 24.1% this quarter.
- Milwaukee CBD ended the quarter with a 19.4% vacancy rate resulting from (9,000) sf negative absorption. Multi-tenant only properties saw a vacancy rate of 25.5% and (9,000) sf negative absorption during Q1 2026.
- The suburban markets posted (111,500) sf negative net absorption and a vacancy rate of 19.7% for single and multi-tenant properties during Q1 2026. Multi-tenant properties ended with a vacancy rate of 23.2% with (80,400) sf negative net absorption.
- Mayfair-Wauwatosa posted the largest increase with 93,300 sf positive absorption led by Walbec Group purchasing a 89,700 sf property. Milwaukee Northwest topped all markets with (102,000) sf negative absorption led by FiS vacating 108,500 sf.
- Milwaukee office market recorded 127 lease comps totaling 510,200 sf this quarter with 88 of the lease comps in the suburban markets and 39 lease comps in Milwaukee CBD markets. Thirty three office properties sold with 498,600 sf for \$47 million.
- There are six properties currently under construction with 276,300 sf. One property was delivered during 2026 with 23,900 sf.

Absorption and Vacancy Rate



Under Construction (SF)

COUNTY	BLDG SIZE (SF)
Mayfair - Wauwatosa	217,150
Milwaukee Central	15,000
Milwaukee South	22,000
Waukesha Northwest	14,236
Waukesha Southeast	7,970
Grand Total	276,356



NOTE: Net absorption is based on the net change in when a lease is signed or space is vacated from quarter to quarter expressed in square feet. For new construction the new lease will be captured when the construction has been completed.

Southeast Wisconsin Office

Market	Bldg Class	# of Bldgs	Inventory	Total Avail sf	Total Vacant sf	Total Absorption (sf)	YTD Total Absorption (sf)	Vacancy Rate
Milwaukee Downtown East	A	15	5,969,294	1,310,587	1,028,233	10,574	10,574	17.2%
	B	37	4,155,916	937,946	870,283	5,352	5,352	20.9%
	C	4	146,389	1,105	23,605	0	0	16.1%
	Subtotal	56	10,271,599	2,249,638	1,922,121	15,926	15,926	18.7%
Milwaukee Downtown West	A	2	348,371	72,586	71,915	0	0	20.6%
	B	31	4,358,399	750,592	800,230	7,151	7,151	18.4%
	C	3	234,311	139,000	139,000	0	0	59.3%
	Subtotal	36	4,941,081	962,178	1,011,145	7,151	7,151	20.5%
Third Ward-Walkers Point	A	6	767,437	115,953	130,925	0	0	17.1%
	B	36	2,094,400	490,545	421,325	(32,144)	(32,144)	20.1%
	C	4	120,713	42,963	42,963	0	0	35.6%
	Subtotal	46	2,982,550	649,461	595,213	(32,144)	(32,144)	20.0%
Milwaukee CBD	A	23	7,085,102	1,499,126	1,231,073	10,574	10,574	17.4%
	B	104	10,608,715	2,179,083	2,091,838	(19,641)	(19,641)	19.7%
	C	11	501,413	183,068	205,568	0	0	41.0%
	Subtotal	138	18,195,230	3,861,277	3,528,479	(9,067)	(9,067)	19.4%
Brookfield	A	6	547,244	104,666	102,185	5,281	5,281	18.7%
	B	90	5,463,584	1,611,377	1,397,852	43,219	43,219	25.6%
	C	2	68,273			0	0	0.0%
	Subtotal	98	6,079,101	1,716,043	1,500,037	48,500	48,500	24.7%
Mayfair - Wauwatosa	A	15	2,098,871	710,289	685,884	87,131	87,131	32.7%
	B	27	1,381,860	382,858	312,084	6,244	6,244	22.6%
	C	8	320,352	16,000		0	0	0.0%
	Subtotal	50	3,801,083	1,109,147	997,968	93,375	93,375	26.3%
Mequon - Theisville	A	1	37,670	6,237	6,237	0	0	16.6%
	B	14	386,182	49,450	43,582	6,597	6,597	11.3%
	Subtotal	15	423,852	55,687	49,819	6,597	6,597	11.8%
Milwaukee Central	B	11	940,941	16,000	16,000	0	0	1.7%
	C	9	541,925			0	0	0.0%
	Subtotal	20	1,482,866	16,000	16,000	0	0	1.1%

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Southeast Wisconsin Office, continued

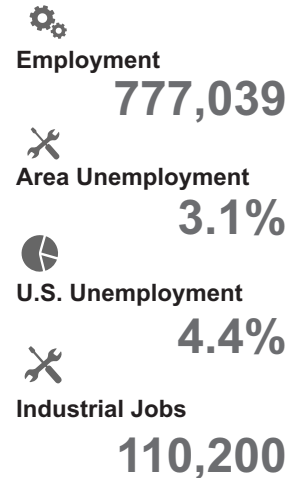
Market	Bldg Class	# of Bldgs	Inventory	Total Avail sf	Total Vacant sf	Total Absorption (sf)	YTD Total Absorption (sf)	Vacancy Rate
Milwaukee North Shore	A	3	223,262	98,264	96,012	0	0	43.0%
	B	32	1,958,949	201,127	221,470	(45,823)	(45,823)	11.3%
	C	7	271,978	26,124	23,506	0	0	8.6%
	Subtotal	42	2,454,189	325,515	340,988	(45,823)	(45,823)	13.9%
Milwaukee Northwest	A	4	1,145,553	22,295	22,295	0	0	1.9%
	B	49	3,034,432	632,949	753,053	(102,531)	(102,531)	24.8%
	Subtotal	53	4,179,985	655,244	775,348	(102,531)	(102,531)	18.5%
Milwaukee South	A	2	806,514	120,883	120,883	(120,883)	(120,883)	15.0%
	B	25	1,059,742	182,394	109,321	20,152	20,152	10.3%
	C	2	91,658			0	0	0.0%
	Subtotal	29	1,957,914	303,277	230,204	(100,731)	(100,731)	11.8%
Milwaukee West Allis	B	19	1,846,834	663,431	619,181	(29,249)	(29,249)	33.5%
	C	2	61,785			0	0	0.0%
	Subtotal	21	1,908,619	663,431	619,181	(29,249)	(29,249)	32.4%
Pewaukee	A	4	374,584	128,054	115,802	0	0	30.9%
	B	29	1,548,396	258,797	312,748	5,906	5,906	20.2%
	Subtotal	33	1,922,980	386,851	428,550	5,906	5,906	22.3%
Waukesha Northwest - Lake Country	B	19	621,542	41,308	27,539	0	0	4.4%
	C	1	51,462			0	0	0.0%
	Subtotal	20	673,004	41,308	27,539	0	0	4.1%
Waukesha Southeast - New Berlin	B	15	517,311	160,704	159,238	(2,050)	(2,050)	30.8%
	Subtotal	15	517,311	160,704	159,238	(2,050)	(2,050)	30.8%
Waukesha Southwest	A	1	26,000			0	0	0.0%
	B	17	643,401	76,108	25,447	14,429	14,429	4.0%
	C	5	112,964			0	0	0.0%
	Subtotal	23	782,365	76,108	25,447	14,429	14,429	3.3%
Suburban	A	36	5,259,698	1,190,688	1,149,298	(28,471)	(28,471)	21.9%
	B	347	19,403,174	4,276,503	3,997,515	(83,106)	(83,106)	20.6%
	C	36	1,520,397	42,124	23,506	0	0	1.5%
	Subtotal	419	26,183,269	5,509,315	5,170,319	(111,577)	(111,577)	19.7%
Grand Total		557	44,378,499	9,370,592	8,698,798	(120,644)	(120,644)	19.6%

Southeast Wisconsin Industrial

Economic Overview

According to the Bureau of Labor Statistics (BLS), the unemployment rate for the Milwaukee metropolitan statistical area (MSA) remained near 3.1% in December 2025. The national unemployment rate was 4.4%, up from 4.1% the prior year, while Wisconsin's unemployment rate was 3.1% over the same period. Job growth in the Milwaukee MSA has moderated, with manufacturing employment declining by approximately 600 jobs during the same period.

- Milwaukee industrial market posted (1.0) msf negative absorption during Q1 2026 creating a vacancy rate of 5.8%. Multi-tenant properties posted 193,600 sf positive absorption and a vacancy rate of 14.4%.
- Milwaukee County topped all counties in positive absorption with 576,500 sf led by Kronos leasing 236,000 sf. Kenosha County led all counties in negative absorption with (346,900) sf led by Kroger Fulfillment vacating 336,800 sf.
- At the close of Q1 2026 the Milwaukee industrial market recorded 77 lease transactions with 7.5 msf of leasing activity. Sixty four properties sold topping \$288.8 million with over 2.9 msf.
- There is 2.1 msf currently under construction across 25 projects. Four properties with 904,800 sf were delivered year to date in 2026.

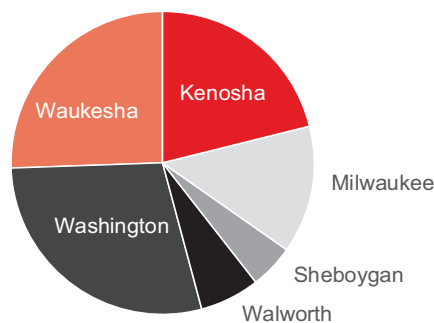


Summary

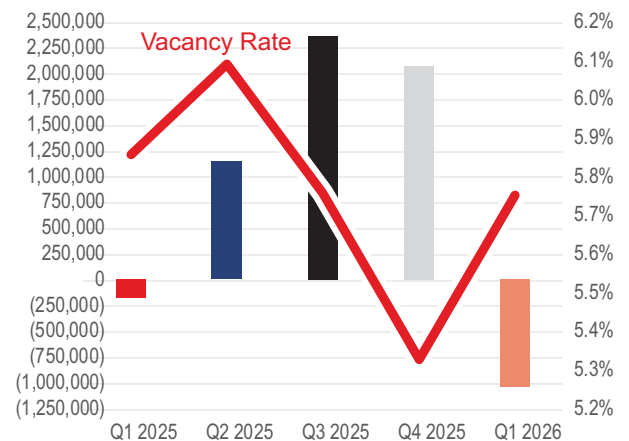
Property Type	# of Bldgs	Inventory	Total Available (sf)	Total Vacant (sf)	Total Absorption (sf)	YTD Total Absorption (sf)	Vacancy Rate
Flex/R&D	300	14,595,807	1,218,259	993,532	116,862	116,862	6.8%
Manufacturing	2,175	176,870,446	9,021,836	7,379,359	(1,114,452)	(1,114,452)	4.2%
Warehouse Distribution	812	136,784,293	12,596,876	11,704,888	(62,880)	(62,880)	8.6%
Warehouse Office	2,178	66,570,817	5,267,099	2,645,353	23,303	23,303	4.0%
Grand Total	5,465	394,821,363	28,104,070	22,723,132	(1,037,167)	(1,037,167)	5.8%

Under Construction (SF)

COUNTY	BLDG SIZE (SF)
Kenosha	445,356
Milwaukee	288,000
Sheboygan	103,000
Walworth	130,000
Washington	605,140
Waukesha	536,630
Grand Total	2,108,126



Absorption and Vacancy Rate



NOTE: Net absorption is based on the net change in when a lease is signed or space is vacated from quarter to quarter expressed in square feet. For new construction the new lease will be captured when the construction has been completed.

Southeast Wisconsin Industrial

	Property Type	# of Bldgs	Inventory	Total Available (sf)	Total Vacant (sf)	Total Absorption (sf)	YTD Total Absorption (sf)	Vacancy Rate
Kenosha	Flex/R&D	7	319,132	31,823		0	0	0.0%
	Manufacturing	106	8,529,803	548,708	217,677	0	0	2.6%
	Warehouse Distribution	114	43,421,586	5,175,752	5,284,218	(336,840)	(336,840)	12.2%
	Warehouse Office	71	2,987,555	249,542	45,066	(10,050)	(10,050)	1.5%
	Subtotal	298	55,258,076	6,005,825	5,546,961	(346,890)	(346,890)	10.0%
Milwaukee	Flex/R&D	62	3,288,261	727,215	691,362	14,048	14,048	21.0%
	Manufacturing	662	60,126,628	5,429,107	4,572,068	83,388	83,388	7.6%
	Warehouse Distribution	291	36,580,564	2,511,934	2,003,002	497,309	497,309	5.5%
	Warehouse Office	699	24,142,550	2,621,268	1,454,335	(18,217)	(18,217)	6.0%
	Subtotal	1,714	124,138,003	11,289,524	8,720,767	576,528	576,528	7.0%
Ozaukee	Flex/R&D	23	708,519	25,084	19,108	3,000	3,000	2.7%
	Manufacturing	118	9,252,205	558,267	514,112	(45,994)	(45,994)	5.6%
	Warehouse Distribution	16	2,150,875	301,587	173,254	(173,254)	(173,254)	8.1%
	Warehouse Office	67	2,433,955	183,510	141,321	(78,905)	(78,905)	5.8%
	Subtotal	224	14,545,554	1,068,448	847,795	(295,153)	(295,153)	5.8%
Racine	Flex/R&D	13	702,334	28,422	35,000	(2,844)	(2,844)	5.0%
	Manufacturing	188	17,288,702	318,814	202,817	0	0	1.2%
	Warehouse Distribution	82	15,242,445	2,811,211	2,690,838	(93,641)	(93,641)	17.7%
	Warehouse Office	144	4,771,891	835,754	456,855	(18,142)	(18,142)	9.6%
	Subtotal	427	38,005,372	3,994,201	3,385,510	(114,627)	(114,627)	8.9%
Sheboygan	Flex/R&D	1	30,720		5,000	0	0	16.3%
	Manufacturing	157	20,838,054	94,029	471,661	(326,836)	(326,836)	2.3%
	Warehouse Distribution	35	4,800,962			0	0	0.0%
	Warehouse Office	91	2,451,982	114,273	9,250	(4,625)	(4,625)	0.4%
	Subtotal	284	28,121,718	208,302	485,911	(331,461)	(331,461)	1.7%
Walworth	Flex/R&D	4	94,396			0	0	0.0%
	Manufacturing	126	9,746,735	186,214	133,734	(87,398)	(87,398)	1.4%
	Warehouse Distribution	30	3,135,417	70,567		0	0	0.0%
	Warehouse Office	77	2,204,145	124,355	66,450	(12,500)	(12,500)	3.0%
	Subtotal	237	15,180,693	381,136	200,184	(99,898)	(99,898)	1.3%
Washington	Flex/R&D	15	528,613	41,720	19,227	0	0	3.6%
	Manufacturing	232	14,801,333	702,168	571,554	(305,425)	(305,425)	3.9%
	Warehouse Distribution	83	12,081,332	550,145	688,145	43,546	43,546	5.7%
	Warehouse Office	191	5,172,930	135,613	55,270	76,650	76,650	1.1%
	Subtotal	521	32,584,208	1,429,646	1,334,196	(185,229)	(185,229)	4.1%
Waukesha	Flex/R&D	175	8,923,832	363,995	223,835	102,658	102,658	2.5%
	Manufacturing	586	36,286,986	1,184,529	695,736	(432,187)	(432,187)	1.9%
	Warehouse Distribution	161	19,371,112	1,175,680	865,431	0	0	4.5%
	Warehouse Office	838	22,405,809	1,002,784	416,806	89,092	89,092	1.9%
	Subtotal	1,760	86,987,739	3,726,988	2,201,808	(240,437)	(240,437)	2.5%
Grand Total		5,465	394,821,363	28,104,070	22,723,132	(1,037,167)	(1,037,167)	5.8%

Southeast Wisconsin Retail

Economic Overview

According to the Bureau of Labor Statistics (BLS), the unemployment rate for the Milwaukee metropolitan statistical area (MSA) remained in the low-3% range, consistent with 3.1% in December 2025. The national unemployment rate was 4.4% in December 2025, up from 4.1% the prior year. Wisconsin's unemployment rate was 3.1% over the same period. Job growth in the Milwaukee MSA has moderated, with declines observed in select sectors, including retail.

- Milwaukee retail market posted negative net absorption of (10,000) sf bringing the vacancy rate to 6.2% for multi and single tenant properties. Multi-tenant properties recorded 3,000 sf positive absorption and a vacancy rate of 9.7% this quarter.
- Milwaukee Northwest market saw the largest increase with 79,100 sf positive absorption led by Restaurant Depot leasing 49,200 sf. Mayfair - Wauwatosa topped all markets with (76,200) sf negative absorption led by At Home vacating 94,900 sf.
- During Q1 2026 the market experienced 217,300 sf of leasing activity in 52 transactions. Ninety eight properties totaling over 747,700 sf sold during Q1 2026 for over \$114.7 million.
- There are 18 construction projects throughout the market with over 470,500 sf. Three properties have been delivered during 2026 with 31,900 sf.

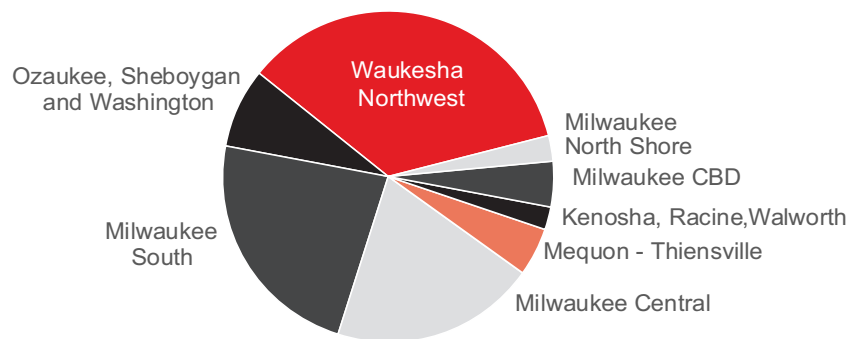


Summary

Property Type	# of Bldgs	Inventory	Total Available (sf)	Total Vacant (sf)	Total Absorption	YTD Total Absorption (sf)	Vacancy Rate
Community Center	72	10,567,806	1,559,413	1,347,037	18,976	18,976	12.7%
Freestanding/Big Box	1,289	40,378,733	1,191,710	1,039,643	(13,131)	(13,131)	2.6%
Mixed Use	288	3,863,880	555,043	408,896	(6,077)	(6,077)	10.6%
Neighborhood Center	212	12,490,771	1,448,077	1,163,349	(2,005)	(2,005)	9.3%
Regional Center	3	3,619,987	595,324	592,947	(12,383)	(12,383)	16.4%
Strip Center	985	12,503,355	882,253	659,085	4,613	4,613	5.3%
Grand Total	2,849	83,424,532	6,231,820	5,210,957	(10,007)	(10,007)	6.2%

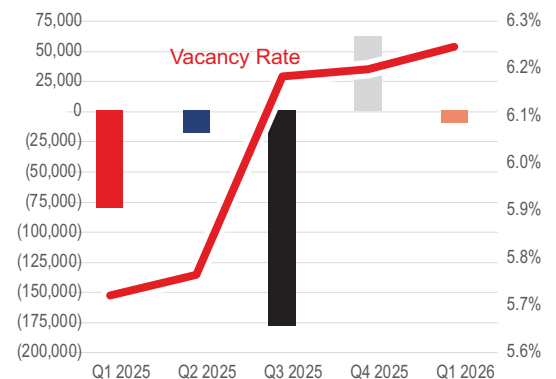
Under Construction (SF)

COUNTY	BLDG SIZE (SF)
Milwaukee CBD	12,700
Kenosha, Racine, Walworth	20,725
Mequon - Thiensville	9,922
Milwaukee Central	22,186
Milwaukee North Shore	94,055
Milwaukee South	109,262
Ozaukee, Sheboygan, Washington	37,000
Waukesha Northwest	164,700
Grand Total	470,550



NOTE: Net absorption is based on the net change in when a lease is signed or space is vacated from quarter to quarter expressed in square feet. For new construction the new lease will be captured when the construction has been completed.

Absorption and Vacancy Rate



Southeast Wisconsin Retail

Market	Property Type	# of Bldgs	Inventory	Total Available (sf)	Total Vacant (sf)	Total Absorption (sf)	YTD Total Absorption (sf)	Vacancy Rate
Milwaukee CBD	Freestanding/Big Box	3	66,893	12,500	12,500	0	0	18.7%
	Mixed Use	89	1,491,197	202,574	191,657	(3,669)	(3,669)	12.9%
	Neighborhood Center	3	160,574			0	0	0.0%
	Strip Center	6	73,852	9,650	9,650	0	0	13.1%
	Subtotal	101	1,792,516	224,724	213,807	(3,669)	(3,669)	11.9%
Brookfield and Pewaukee	Community Center	11	1,526,246	312,848	202,011	(1,515)	(1,515)	13.2%
	Freestanding/Big Box	78	2,994,847	99,854	59,654	0	0	2.0%
	Mixed Use	11	269,894	56,498	56,498	2,388	2,388	20.9%
	Neighborhood Center	21	1,180,628	167,885	101,831	(3,967)	(3,967)	8.6%
	Regional Center	1	1,064,808	147,586	147,586	0	0	13.9%
	Strip Center	87	1,181,893	125,774	113,927	9,370	9,370	9.6%
Subtotal	209	8,218,316	910,445	681,507	6,276	6,276	8.3%	
Kenosha, Racine and Walworth	Community Center	14	2,201,321	174,757	174,757	3,732	3,732	7.9%
	Freestanding/Big Box	308	8,585,620	124,895	146,835	0	0	1.7%
	Mixed Use	29	225,678			0	0	0.0%
	Neighborhood Center	38	2,388,983	300,793	198,179	(400)	(400)	8.3%
	Strip Center	232	2,765,151	122,282	99,383	3,295	3,295	3.6%
Subtotal	621	16,166,753	722,727	619,154	6,627	6,627	3.8%	
Mayfair - Wauwatosa	Community Center	3	486,746	108,300	108,300	(74,715)	(74,715)	22.2%
	Freestanding/Big Box	39	1,220,526	7,360	14,720	(7,360)	(7,360)	1.2%
	Mixed Use	11	157,756	46,575	7,575	0	0	4.8%
	Neighborhood Center	5	236,776	7,432	7,432	0	0	3.1%
	Regional Center	1	1,377,396	266,412	264,035	(6,880)	(6,880)	19.2%
	Strip Center	38	472,119	67,170	30,444	12,741	12,741	6.4%
Subtotal	97	3,951,319	503,249	432,506	(76,214)	(76,214)	10.9%	
Mequon - Thiensville	Community Center	1	142,887	24,272	14,642	(5,012)	(5,012)	10.2%
	Freestanding/Big Box	15	282,995			0	0	0.0%
	Mixed Use	3	29,265			0	0	0.0%
	Neighborhood Center	2	116,097	4,451	4,451	0	0	3.8%
	Strip Center	27	338,846	27,460	36,460	2,589	2,589	10.8%
Subtotal	48	910,090	56,183	55,553	(2,423)	(2,423)	6.1%	
Milwaukee Central	Freestanding/Big Box	105	1,712,260	511,896	340,686	(17,261)	(17,261)	19.9%
	Mixed Use	37	345,501	4,500	4,500	0	0	1.3%
	Neighborhood Center	8	436,286	35,883	24,689	(3,433)	(3,433)	5.7%
	Strip Center	53	582,725	37,406	36,146	(4,399)	(4,399)	6.2%
Subtotal	203	3,076,772	589,685	406,021	(25,093)	(25,093)	13.2%	
Milwaukee North Shore	Community Center	3	685,427	190,501	190,501	(7,385)	(7,385)	27.8%
	Freestanding/Big Box	52	1,333,259	77,042	91,753	0	0	6.9%
	Mixed Use	31	484,860	171,789	98,397	(2,975)	(2,975)	20.3%
	Neighborhood Center	7	367,829	33,352	33,352	(1,200)	(1,200)	9.1%
	Strip Center	52	646,802	69,764	56,513	(7,266)	(7,266)	8.7%
Subtotal	145	3,518,177	542,448	470,516	(18,826)	(18,826)	13.4%	

Southeast Wisconsin Retail

Market	Property Type	# of Bldgs	Inventory	Total Available (sf)	Total Vacant (sf)	Total Absorption (sf)	YTD Total Absorption (sf)	Vacancy Rate
Milwaukee Northwest	Community Center	9	1,122,247	144,918	142,018	96,752	96,752	12.7%
	Freestanding/Big Box	94	3,345,841	61,585	61,585	0	0	1.8%
	Mixed Use	2	21,439			0	0	0.0%
	Neighborhood Center	19	1,127,218	254,002	195,281	(13,563)	(13,563)	17.3%
	Strip Center	68	964,423	80,755	55,409	(4,049)	(4,049)	5.7%
	Subtotal		192	6,581,168	541,260	454,293	79,140	79,140
Milwaukee South	Community Center	12	1,763,838	304,959	304,359	2,000	2,000	17.3%
	Freestanding/Big Box	184	7,057,952	116,670	250,132	(10,440)	(10,440)	3.5%
	Mixed Use	17	207,457	10,079	5,052	0	0	2.4%
	Neighborhood Center	35	2,005,271	304,354	305,501	12,076	12,076	15.2%
	Regional Center	1	1,177,783	181,326	181,326	(5,503)	(5,503)	15.4%
	Strip Center	136	1,724,068	109,488	51,006	6,167	6,167	3.0%
Subtotal		385	13,936,369	1,026,876	1,097,376	4,300	4,300	7.9%
Milwaukee West Allis	Community Center	3	449,149	26,634	24,814	(30)	(30)	5.5%
	Freestanding/Big Box	58	1,809,640	33,660	19,173	0	0	1.1%
	Mixed Use	9	75,396	12,672		0	0	0.0%
	Neighborhood Center	12	724,701	130,249	43,949	(9,700)	(9,700)	6.1%
	Strip Center	39	510,637	35,064	17,490	(7,293)	(7,293)	3.4%
	Subtotal		121	3,569,523	238,279	105,426	(17,023)	(17,023)
Ozaukee, Washington and Sheboygan	Community Center	10	1,409,023	205,369	145,097	1,449	1,449	10.3%
	Freestanding/Big Box	176	6,290,128	44,618	29,798	0	0	0.5%
	Mixed Use	31	313,549		12,872	(4,321)	(4,321)	4.1%
	Neighborhood Center	30	1,801,271	104,893	116,049	7,720	7,720	6.4%
	Strip Center	121	1,596,913	91,142	82,069	(3,510)	(3,510)	5.1%
	Subtotal		368	11,410,884	446,022	385,885	1,338	1,338
Waukesha Northwest	Community Center	2	236,669	28,438	28,438	0	0	12.0%
	Freestanding/Big Box	38	1,080,809			0	0	0.0%
	Mixed Use	9	84,902	37,711	21,671	0	0	25.5%
	Neighborhood Center	12	677,028	17,068	17,068	0	0	2.5%
	Strip Center	38	555,119	31,617	32,257	4,134	4,134	5.8%
	Subtotal		99	2,634,527	114,834	99,434	4,134	4,134
Waukesha South	Community Center	4	544,253	38,417	12,100	3,700	3,700	2.2%
	Freestanding/Big Box	139	4,597,963	101,630	12,807	21,930	21,930	0.3%
	Mixed Use	9	156,986	12,645	10,674	2,500	2,500	6.8%
	Neighborhood Center	20	1,268,109	87,715	115,567	10,462	10,462	9.1%
	Strip Center	88	1,090,807	74,681	38,331	(7,166)	(7,166)	3.5%
	Subtotal		260	7,658,118	315,088	189,479	31,426	31,426
Grand Total		2,849	83,424,532	6,231,820	5,210,957	(10,007)	(10,007)	6.2%

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