

MEADOWLAND  
RESEARCH &  
TECHNOLOGY CENTER

10100 W. Innovation Drive  
Wauwatosa, WI 53226

# Class A Headquarters For Sublease

UP TO 73,726 SF AVAILABLE

Jones Lang LaSalle Brokerage, Inc. a licensed real estate broker.

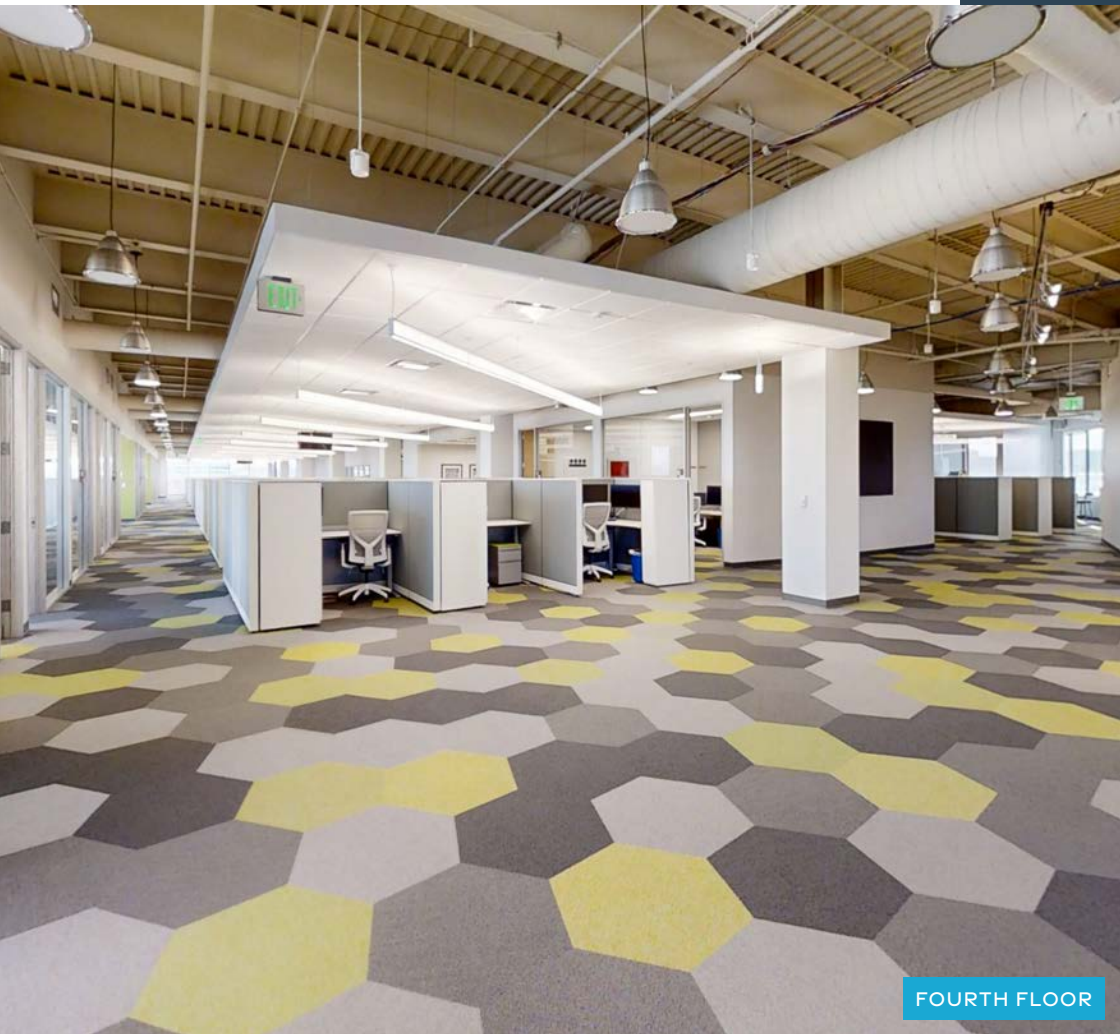


PRIVATE TENANT OUTDOOR PATIO





# 73,726 SF available



FIRST FLOOR  
5,421 SF



THIRD FLOOR  
29,196 SF



FOURTH FLOOR  
39,109 SF



NEGOTIABLE  
LEASE RATE



MAY 31, 2029  
SUBLEASE EXPIRATION



IMMEDIATE  
AVAILABILITY  
*4TH FLOOR*



## SUBLEASE HIGHLIGHTS

- Available exterior building facade signage with freeway visibility
- Plug-&-play office headquarters with furniture, equipment, & tech available
- Full-size bar, cafe, game room, & entertaining space
- Large training facility
- Employee wellness rooms
- Internal staircase connecting 3rd & 4th floors
- 386 parking spaces, including 11 covered spaces
- Private outdoor patio





# Building highlights



LEED GOLD-CS  
CERTIFIED



CONFERENCE  
CENTER



FITNESS CENTER &  
LOCKER ROOMS



ATTACHED PARKING  
STRUCTURE



ON-SITE PROPERTY  
MANAGEMENT



WALKING TRAILS IN A  
PARK-LIKE SETTING

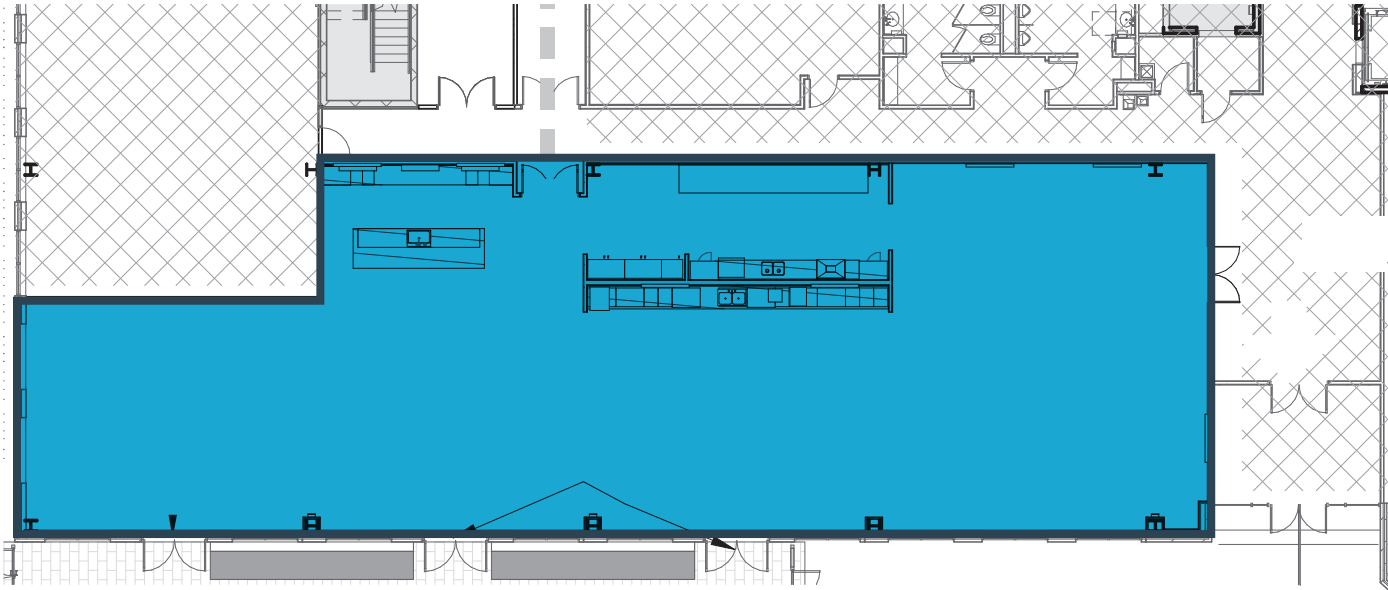


## OVERVIEW

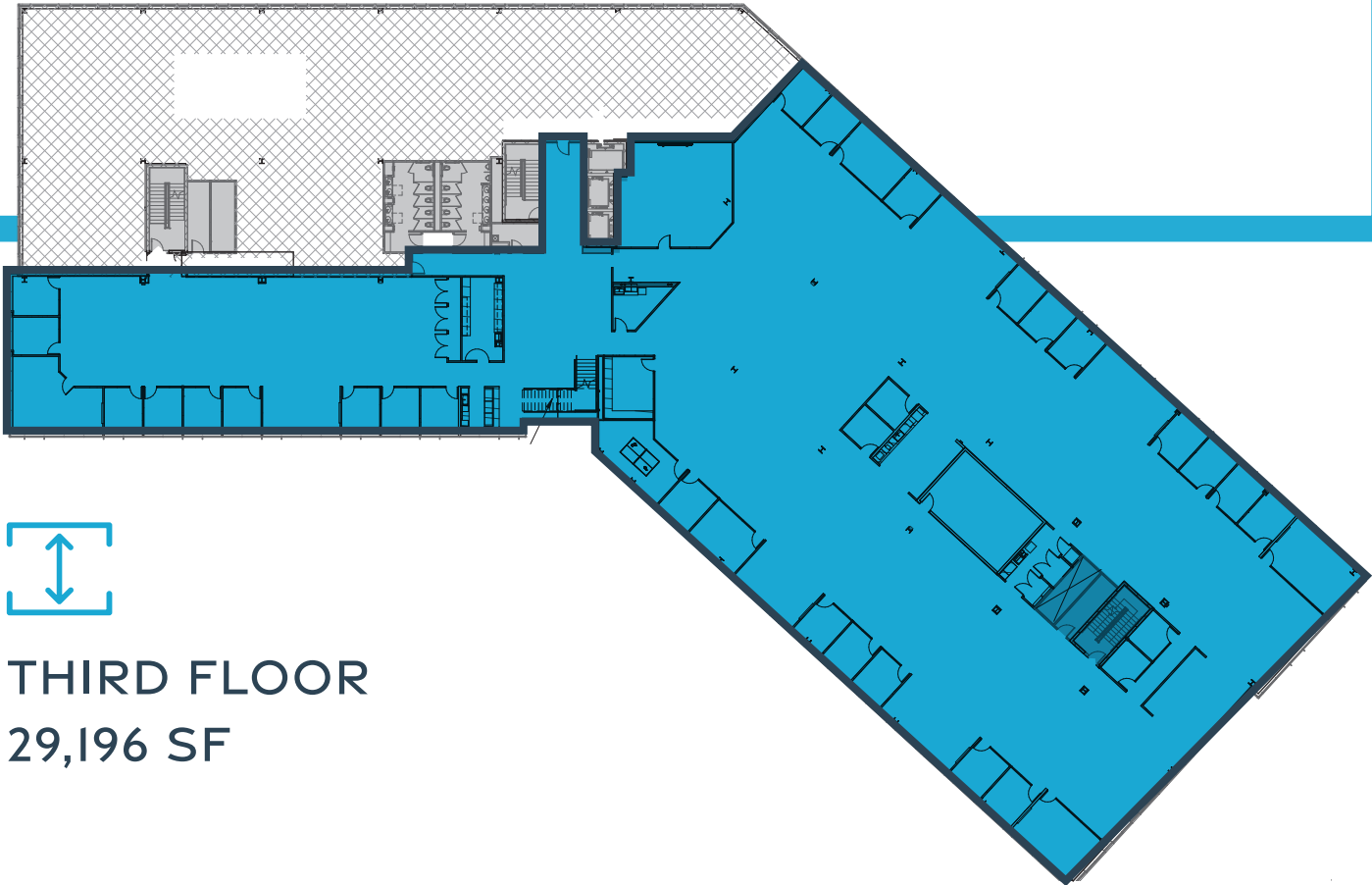
The Meadowland Research & Technology Center is a Class A facility located in the Milwaukee County Research Park. This energy-efficient, environmentally sustainable workplace offers convenient access to Highway 45 and Interstate 94, and is surrounded by amenities including restaurants and hotels. Strategically designed to attract research, development, technology, and professional services companies, its central location provides seamless connectivity to the area's key destinations, making it an ideal hub for innovation and business growth.



# Sublease floor plans



FIRST FLOOR  
5,421 SF



THIRD FLOOR  
29,196 SF



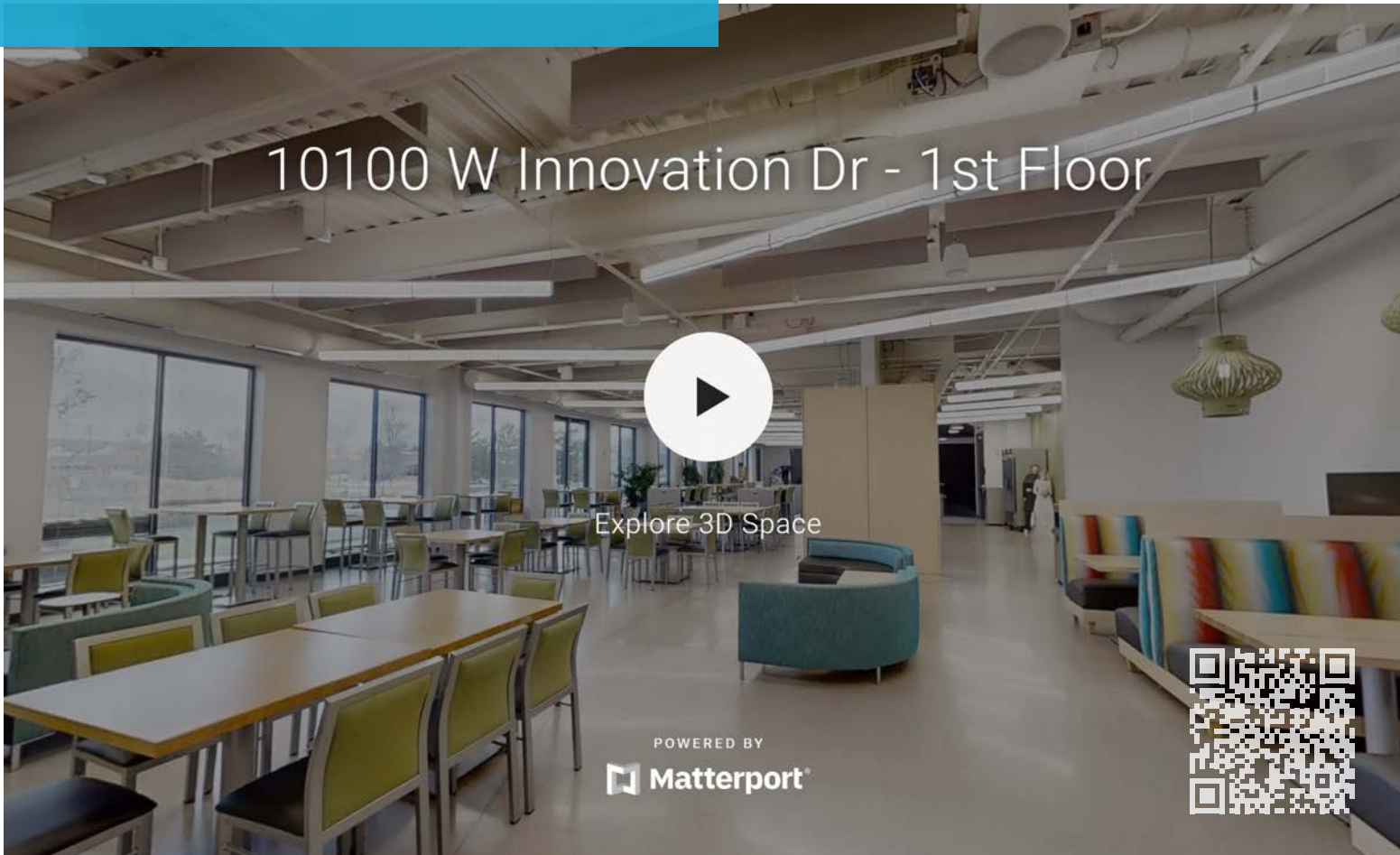
FOURTH FLOOR  
39,109SF



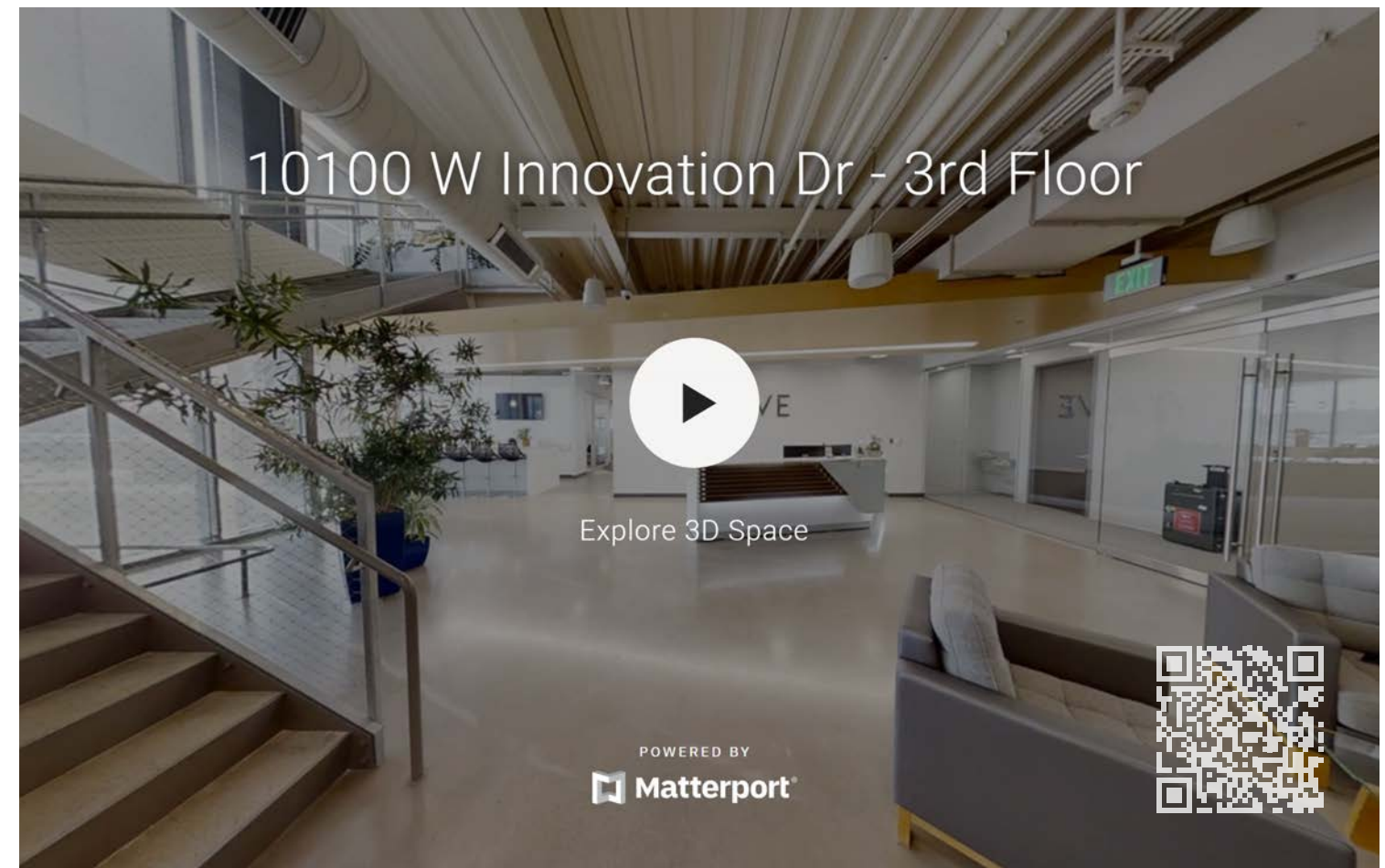
# Take the tour



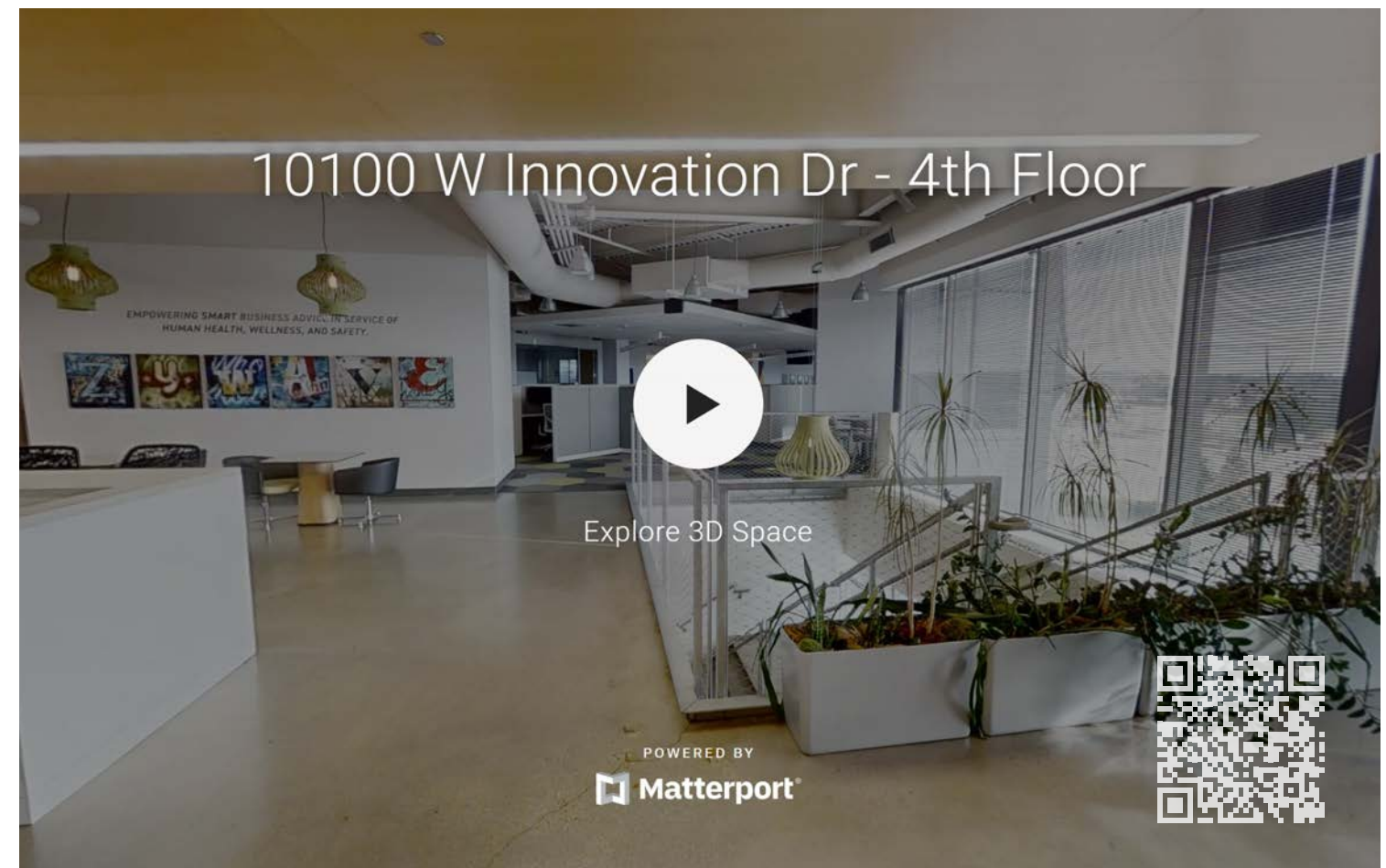
## 10100 W Innovation Dr - 1st Floor



## 10100 W Innovation Dr - 3rd Floor



## 10100 W Innovation Dr - 4th Floor





# Ideal location



- 2 MINUTES Interstate 94
- 4 MINUTES Froedtert Hospital Campus
- 5 MINUTES Mayfair Mall
- 6 MINUTES Zoo Interchange I-41/I-94
- 8 MINUTES Mayfair Collection
- 12 MINUTES Marquette Interchange I-94/I-43
- 14 MINUTES Goerke's Corners
- 15 MINUTES Downtown Milwaukee
- 20 MINUTES Milwaukee Mitchell International Airport







# Up to 73,726 SF

CLASS A HEADQUARTERS  
FOR SUBLEASE

## Contact

**DAN JESSUP**  
414 254 1572  
[dan.jessup@jll.com](mailto:dan.jessup@jll.com)

**JULIA HOWE**  
319 512 9535  
[julia.howe@jll.com](mailto:julia.howe@jll.com)

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2024 Jones Lang LaSalle IP, Inc. All rights reserved.