



15800

W BLUEMOUND

15800 W. BLUEMOUND RD.
/// BLUEMOUND OFFICE PLAZA



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

BUILDING SUMMARY:

The Bluemound Office Plaza is located in the desirable Brookfield office market and offers approximately 75,000 contiguous square feet of office space. With excellent access to I-94, and an abundance of surrounding amenities including Brookfield Square Mall, Westmore Country Club, numerous banks, restaurants, retailers and hotels, Bluemound Office Plaza is a perfect fit for Class A office users.

BUILDING SPECIFICATIONS

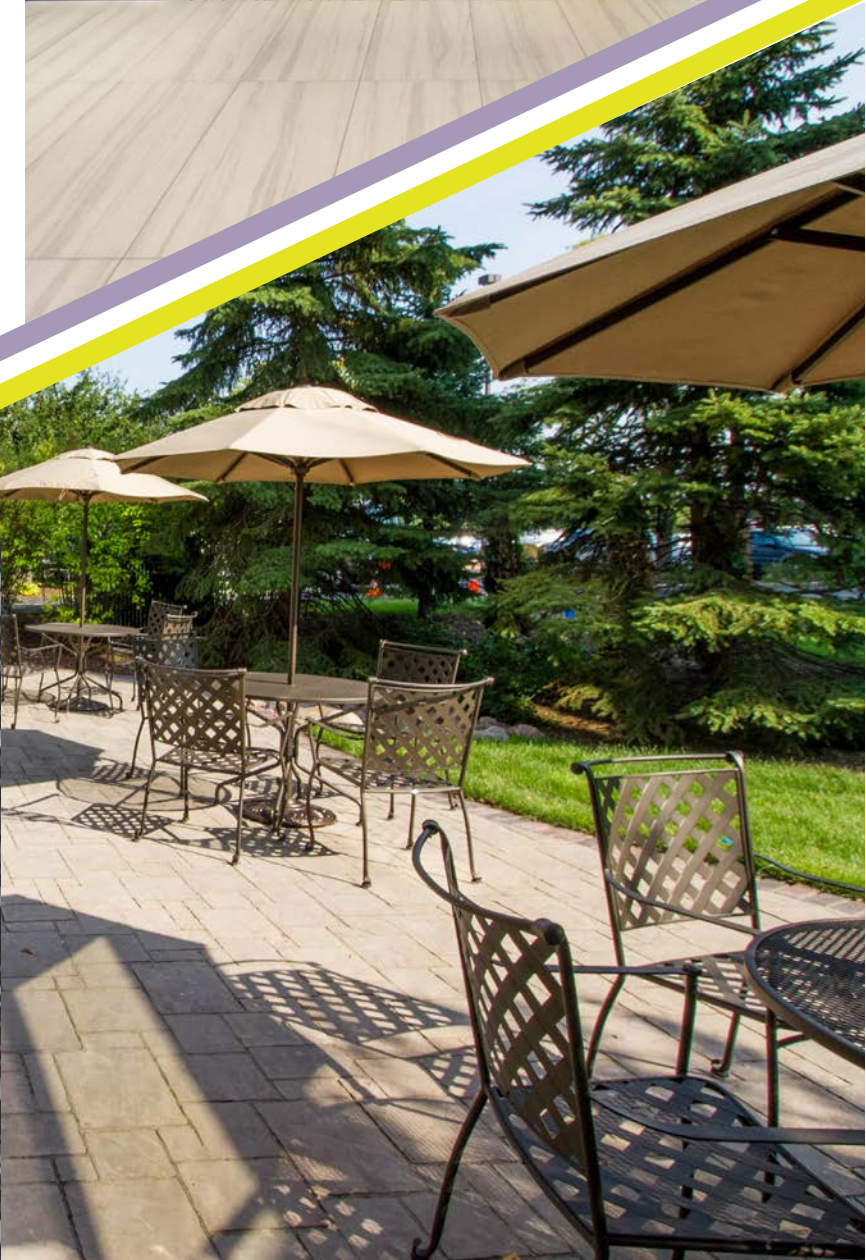
- BUILDING SIZE:**
95,075 RSF
- AVAILABLE SPACE:**
1,122 RSF to 56,995 RSF
- RENOVATION COMPLETION:**
July 2023
- CLASS:**
A
- YEAR BUILT:**
1994
- LEASE RATE:**
\$15.75 / RSF Net
- OPEX (2025 ESTIMATED):**
\$10.69 / RSF
- PARKING:**
4.00 / 1,000 RSF



BUILDING FEATURES

- 
BUILDING AND MONUMENT SIGNAGE AVAILABLE
- 
WI-FI ENABLED OUTDOOR PATIO SPACE
- 
EASY ACCESS TO PUBLIC TRANSPORTATION
- 
HEATED EXECUTIVE PARKING AVAILABLE
- 
HIGHLY VISIBLE LOCATION
- 
FITNESS CENTER AND LOCKER ROOMS WITH SHOWERS
- 
TENANT LOUNGE
- 
INDOOR AIR MONITORING
- 
50 PERSON CONFERENCE CENTER
- 
2 STORY LOBBY
- 
BUILDING SECURITY INCLUDES CARD KEY ACCESS AT ALL DOORS, ELEVATORS AND STAIRWELLS
- 
150 KW NATURAL GAS GENERATOR AVAILABLE FOR TENANTS' USE

VIEW 3D TOUR

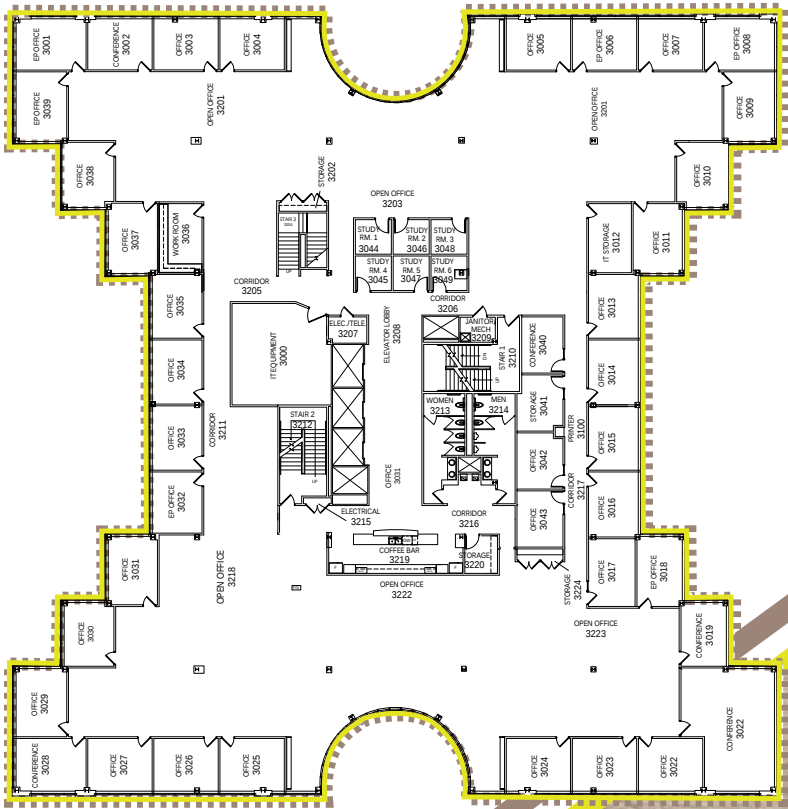


FLOOR PLANS

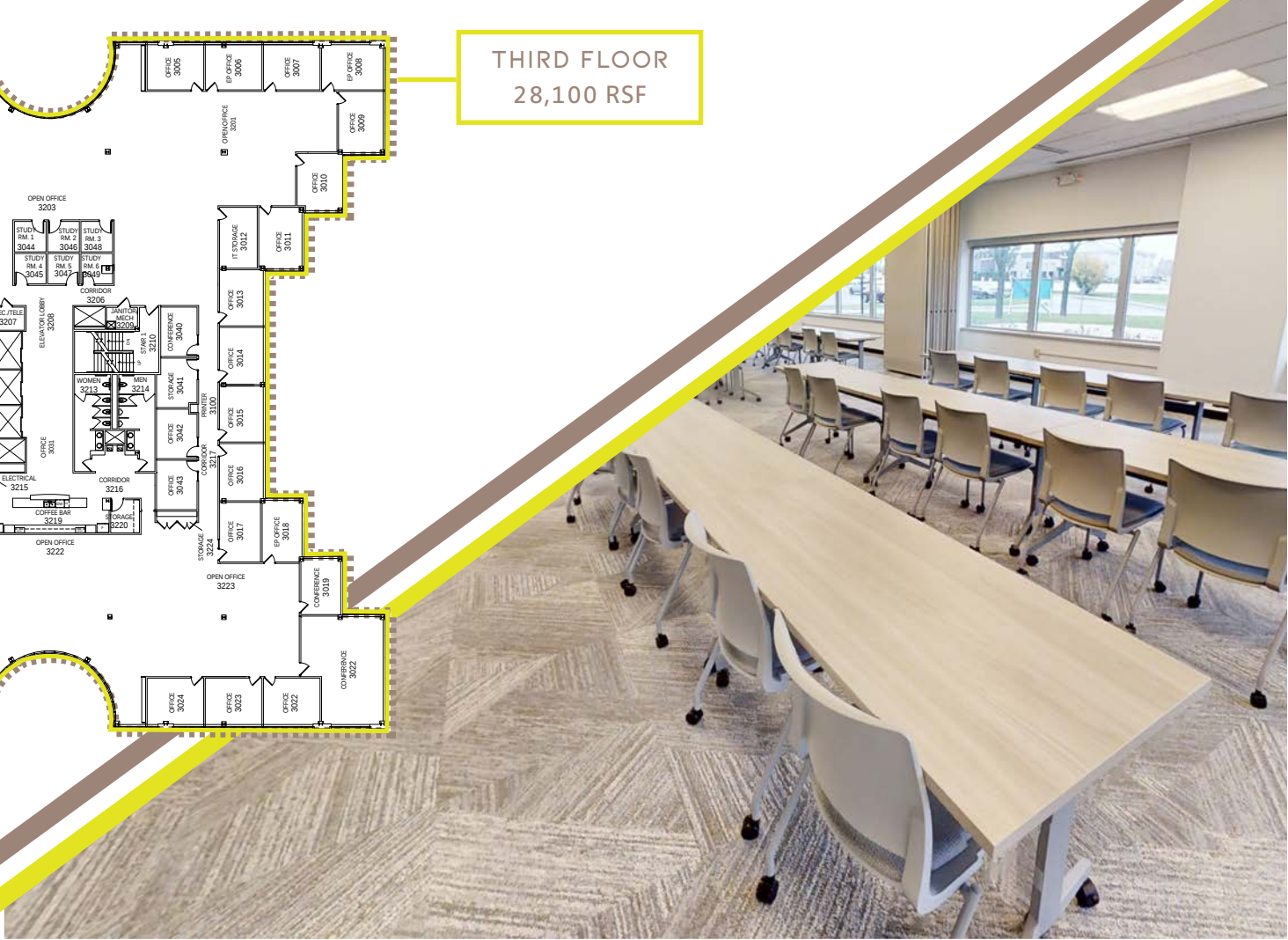
SUITE 290
5,405 RSF



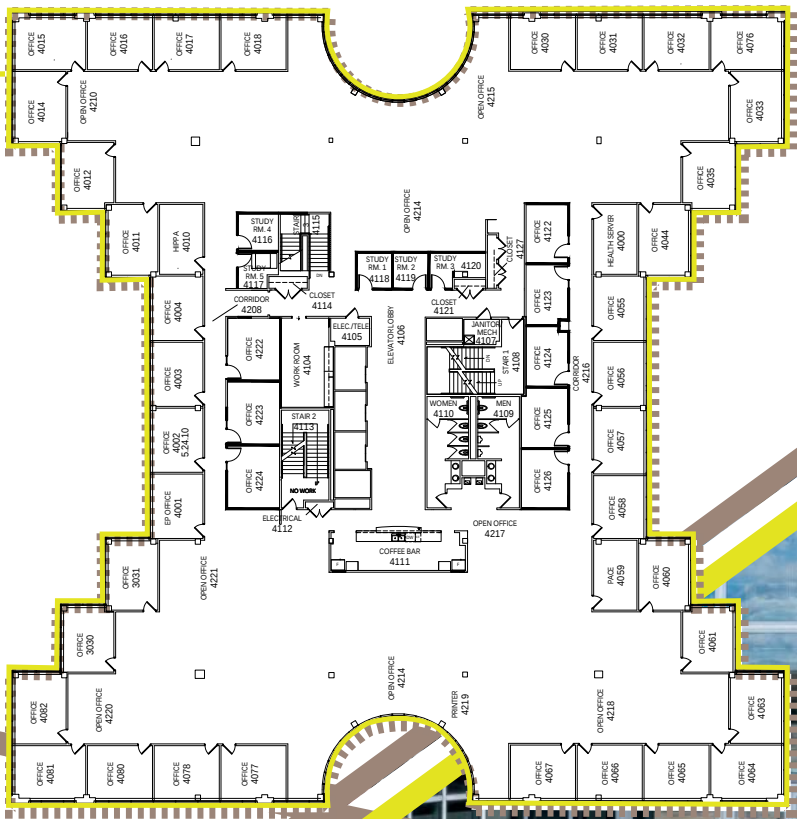
SUITE 230
1,122 RSF



THIRD FLOOR
28,100 RSF



FOURTH FLOOR
28,895 RSF



AREA AMENITIES

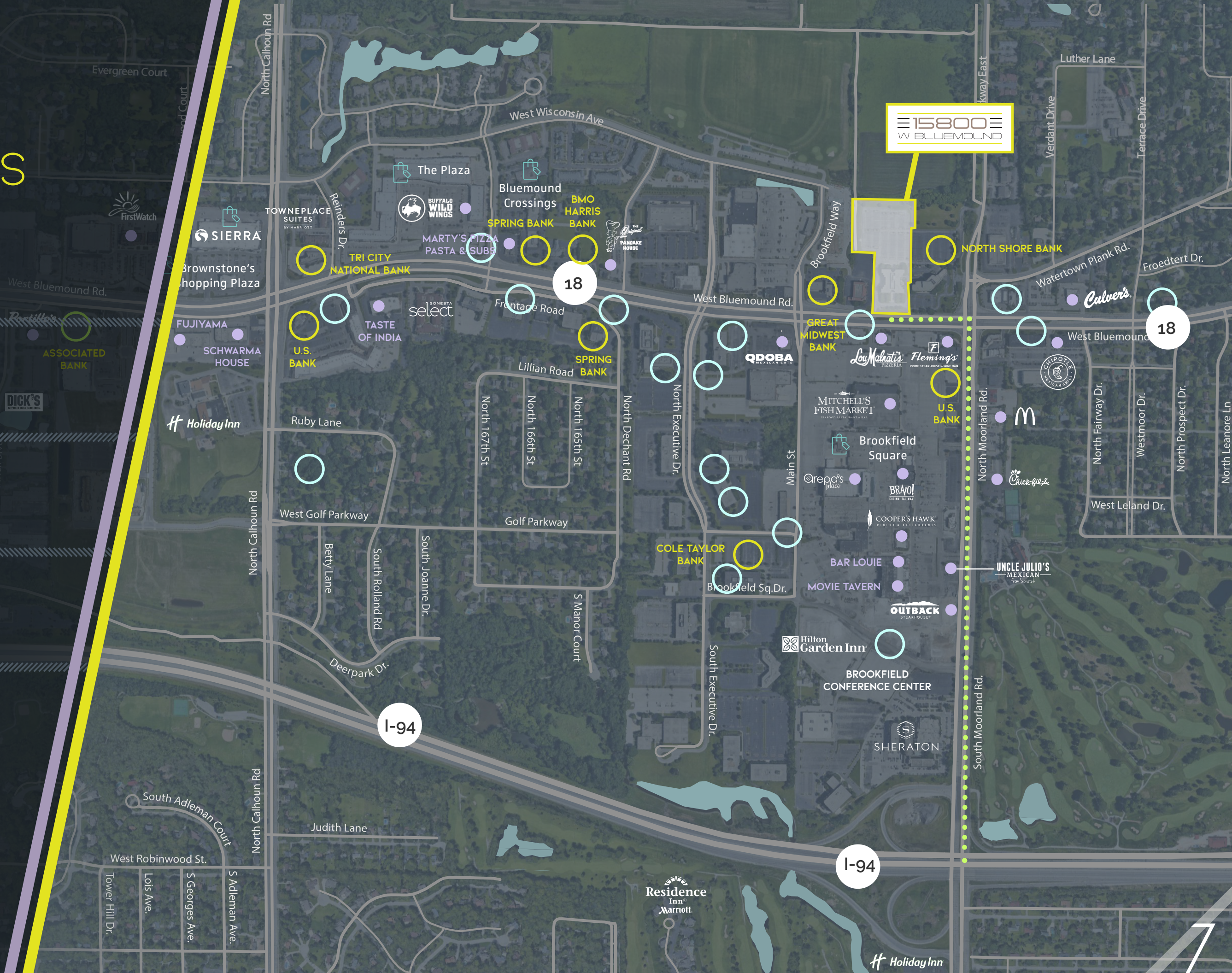
17+
RESTAURANTS

7
HOTELS

6
SHOPPING CENTERS

.4 MILES
TO I-94

-  BANK
-  PUBLIC TRANSPORTATION
-  RESTAURANTS



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