

FOR SALE

12,032 SF on 16.4 AC

W240N1221 Pewaukee Rd.
Pewaukee, WI 53188



RARE LANDMARK OFFICE BUILDING



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

ELEVATE YOUR BUSINESS

A rare, high-quality office property is now available in the heart of Waukesha County. This prestigious building occupies a prime position at the southwest intersection of I-94 and Pewaukee Road (Hwy164), offering unparalleled freeway access and visibility.

Set on 16 acres, predominantly conservation land, this two-story structure boasts meticulously maintained interiors and breathtaking views from every office. The property is further enhanced by a distinctive loft/tower area, ideal for strategic planning sessions or finalizing important deals.

Currently at full occupancy, the first floor is owner-occupied, with plans for relocation. The lower level houses a separate tenant.

This property represents a unique investment opportunity in a sought-after location. For comprehensive information on the lower-level tenant, recent building upgrades, and additional details about this offering, interested parties are encouraged to contact the broker directly.

**Subject to a conservancy easement/details available upon request.*

W240N1221 PEWAUKEE RD., PEWAUKEE, WI

- 1,152 SF secondary garage structure
 - Separately metered for electric
- Present use is multi-tenant office
- Mix of private offices and open areas
- 120/240 single-phase electric
- Masonry lower level construction
- Wood-frame main floor
- Cedar & EIFS siding
- Standing seam metal roof
- Fiber optic / coax cable
- Rental income from lower level tenant
- Utilities:
 - Mound & septic
 - Forced heat & AC - 5 units updated between 2021-2023
 - Radiant in floor heat throughout
 - High-efficiency boilers
 - Municipal water



12,032 RSF
across 2+ stories



40 ±
striped parking stalls



\$2,995,000
Asking price



B-4
Zoning



16.4 AC
Lot size*



1995/1996
Year built

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2024 DEMOGRAPHICS

2 MILES

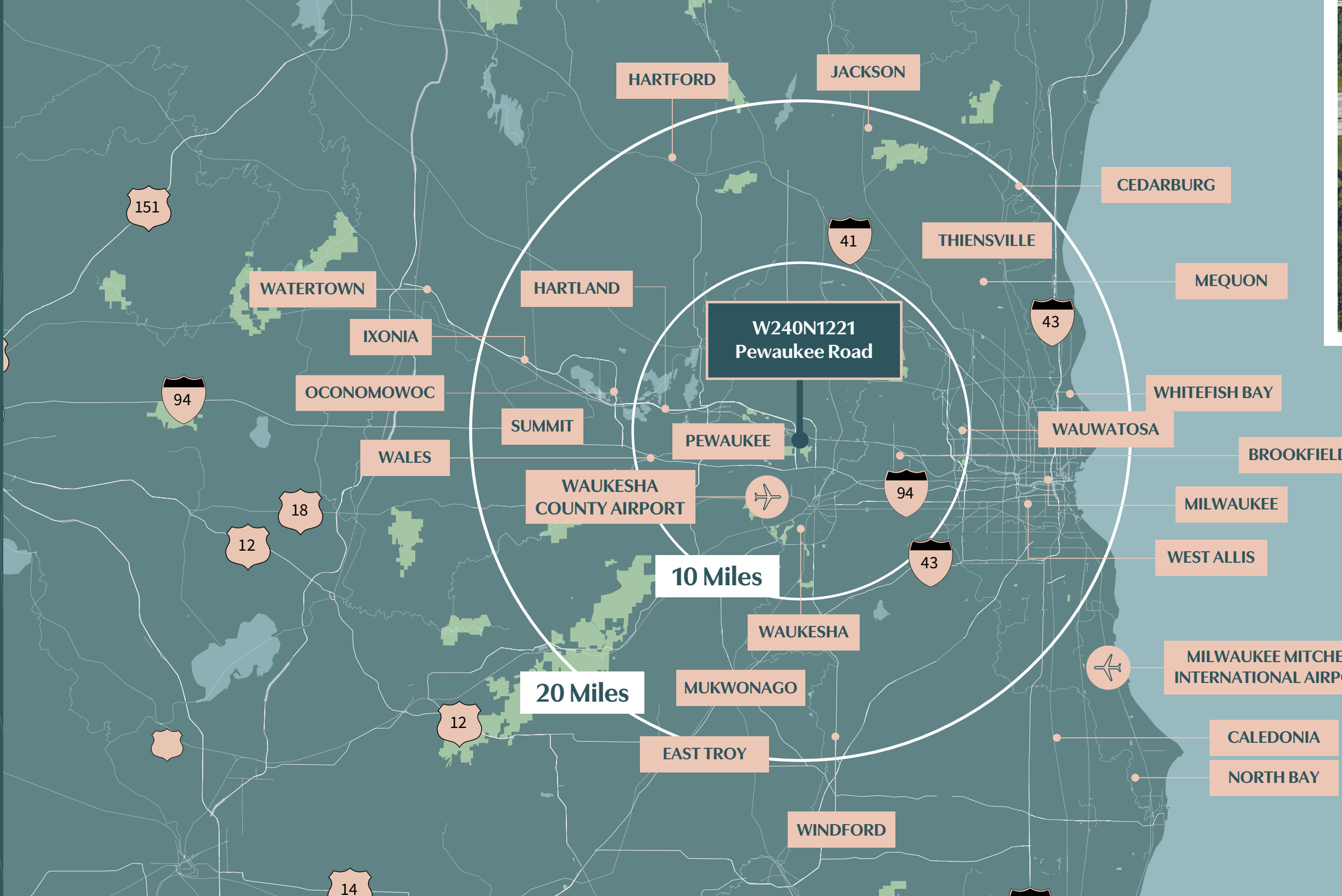
- Population: 11,181
- Median age: 42
- Avg. household income: \$87,349

5 MILES

- Population: 120,026
- Median age: 41.2
- Avg. household income: \$103,913

DRIVE TIMES

- Downtown Waukesha: 8 minutes
- Goerkes Corners: 9 minutes
- Milwaukee, WI: 24 minutes
- General Mitchell Int’l Airport: 25 minutes



UNIQUE & SPACIOUS

Enjoy a sizeable conference room bathed in natural light. Featuring high ceilings and exposed wood beams, this striking space combines openness with rustic charm. Each room creates an inspiring atmosphere, perfect for productive meetings and creative collaborations.



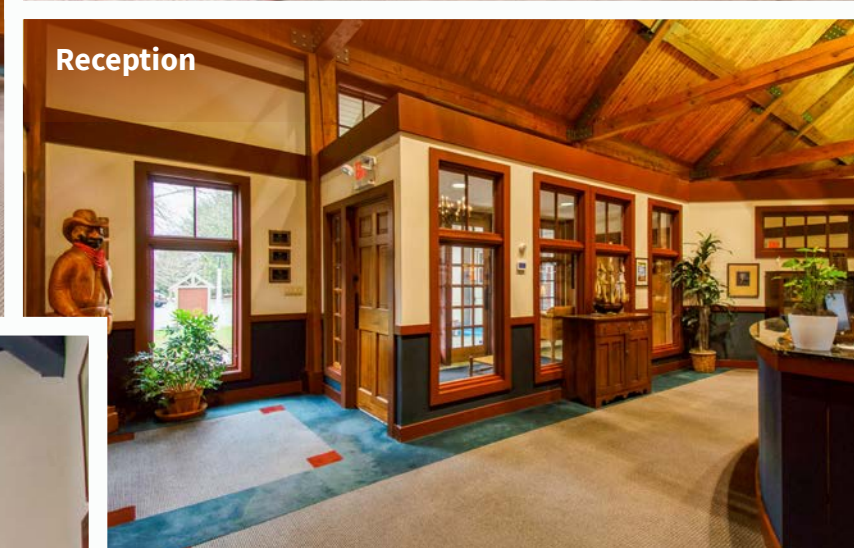
Reception



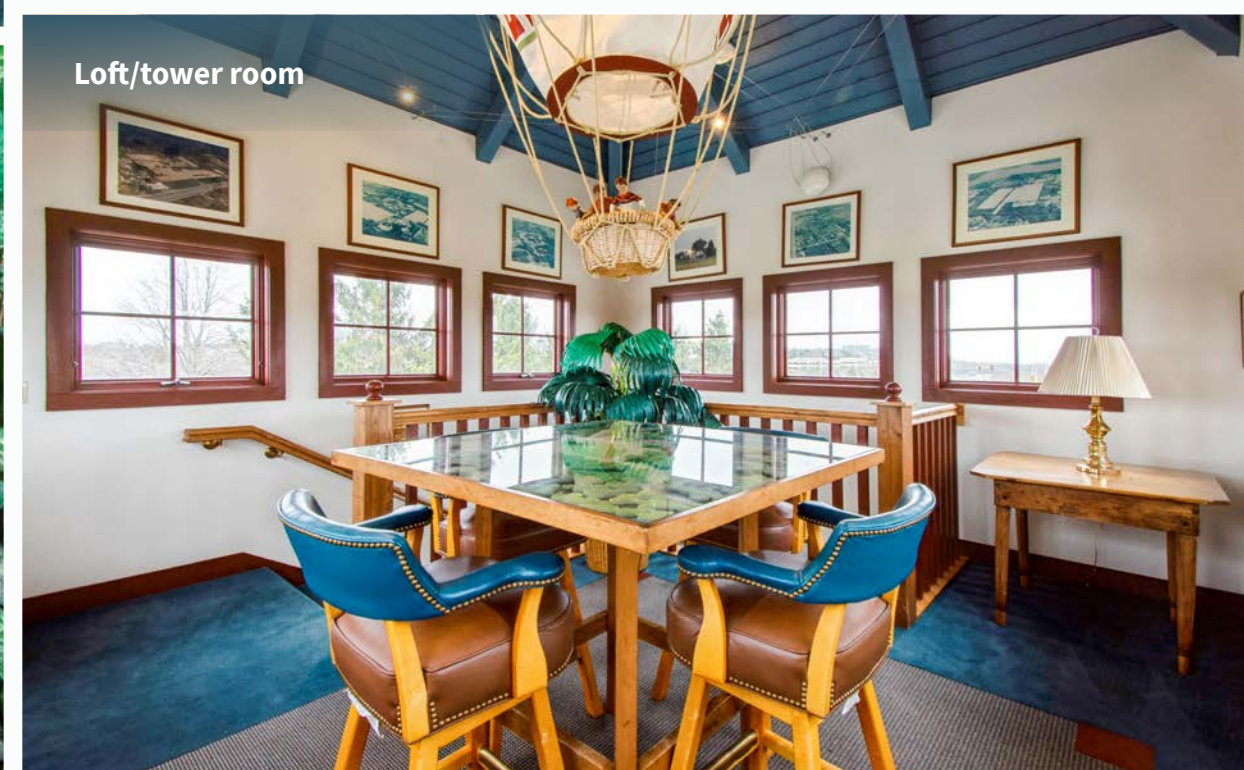
Waiting area



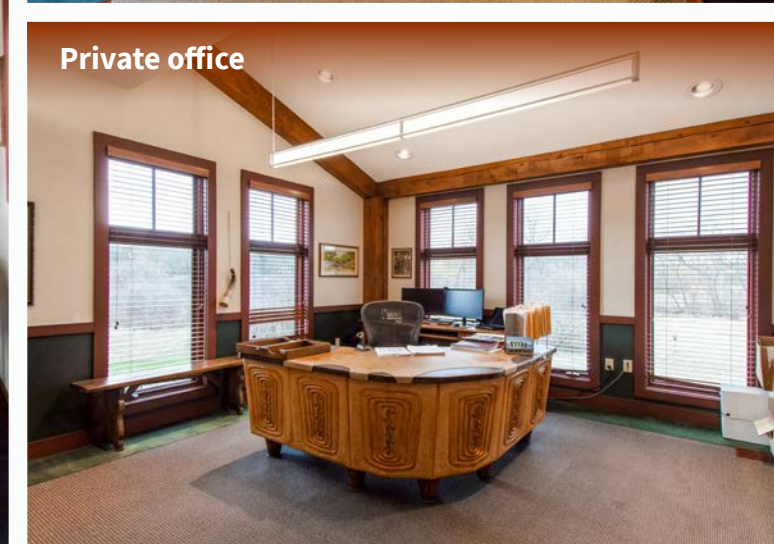
Reception



Loft/tower room

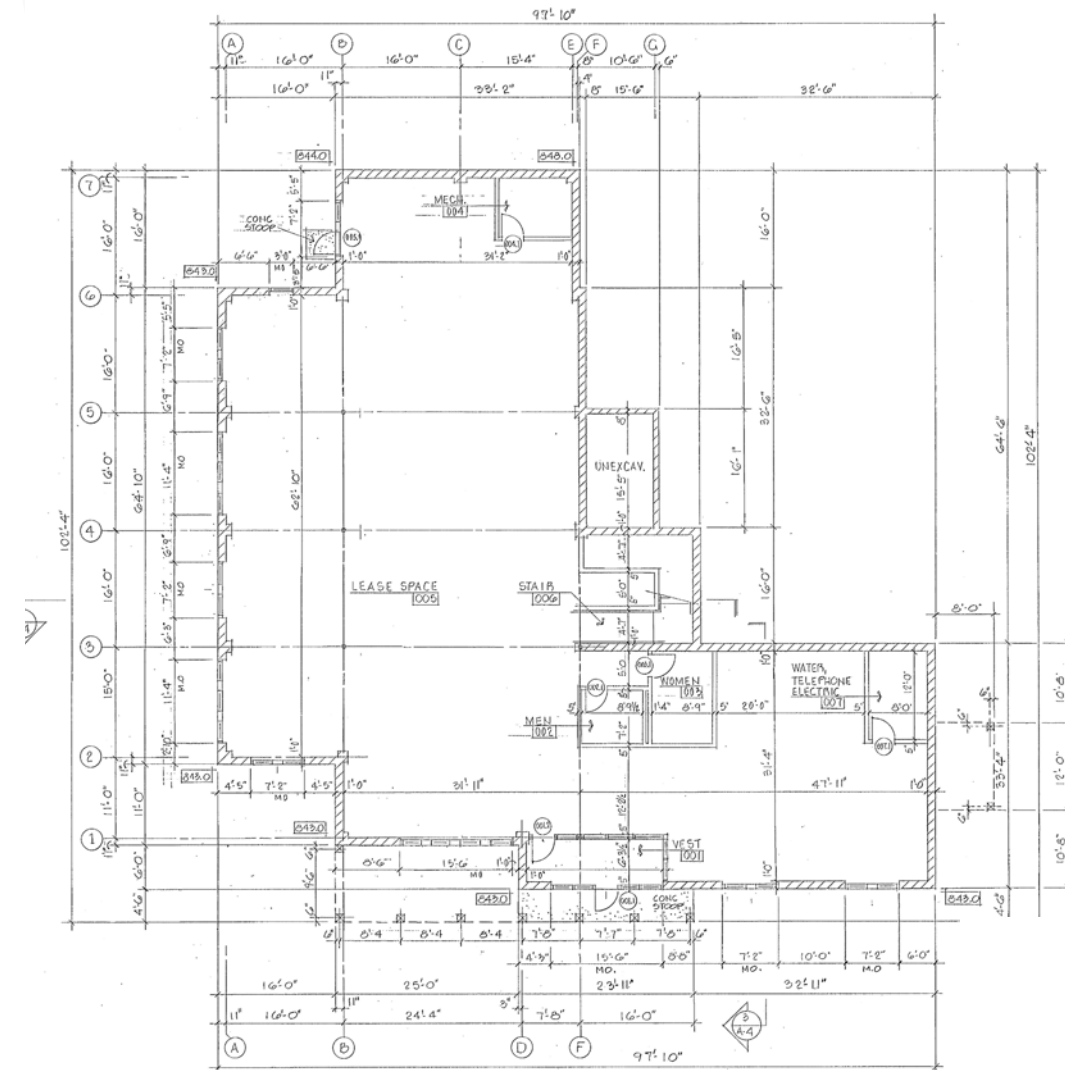


Private office



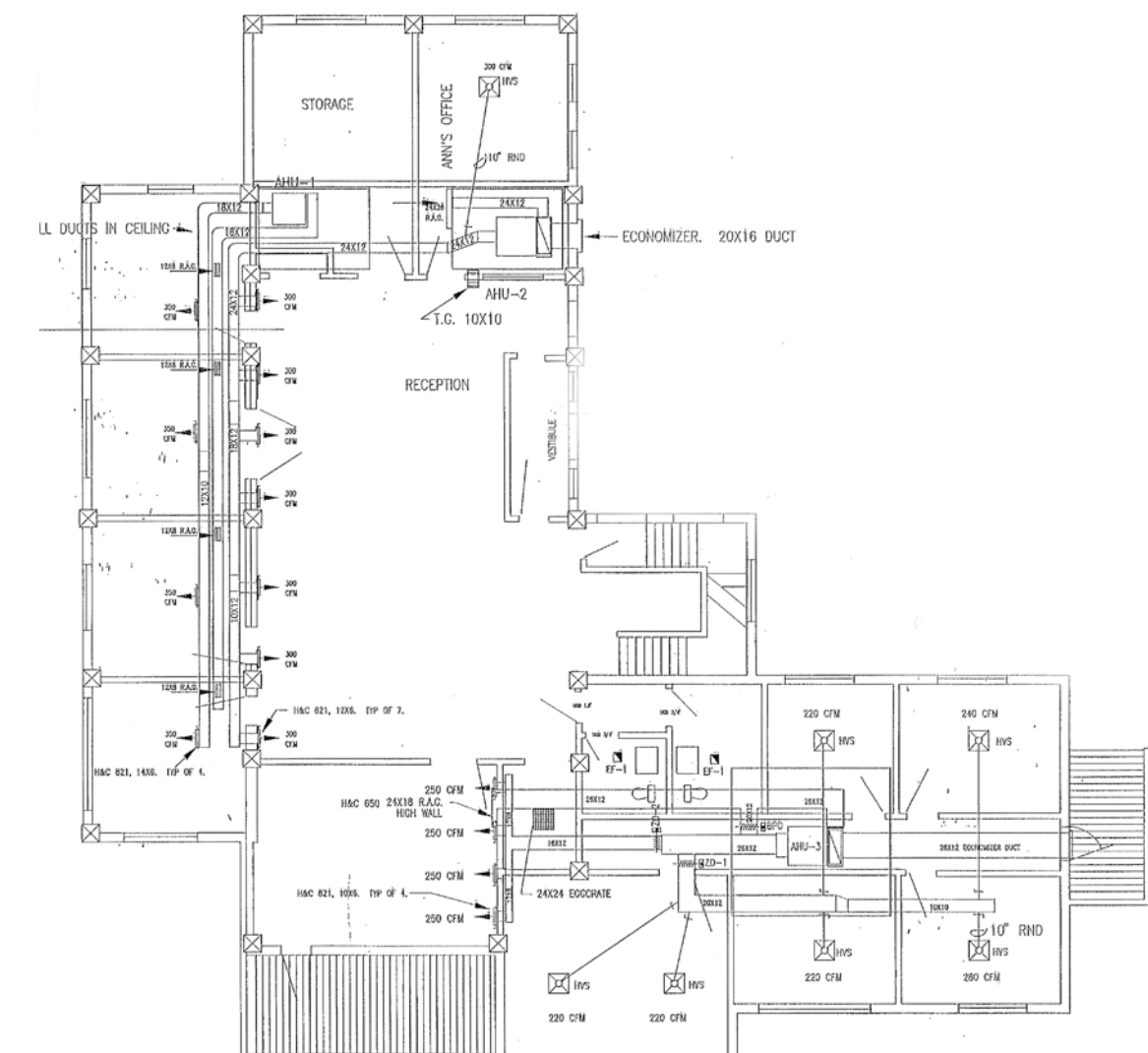
LOWER LEVEL PLAN

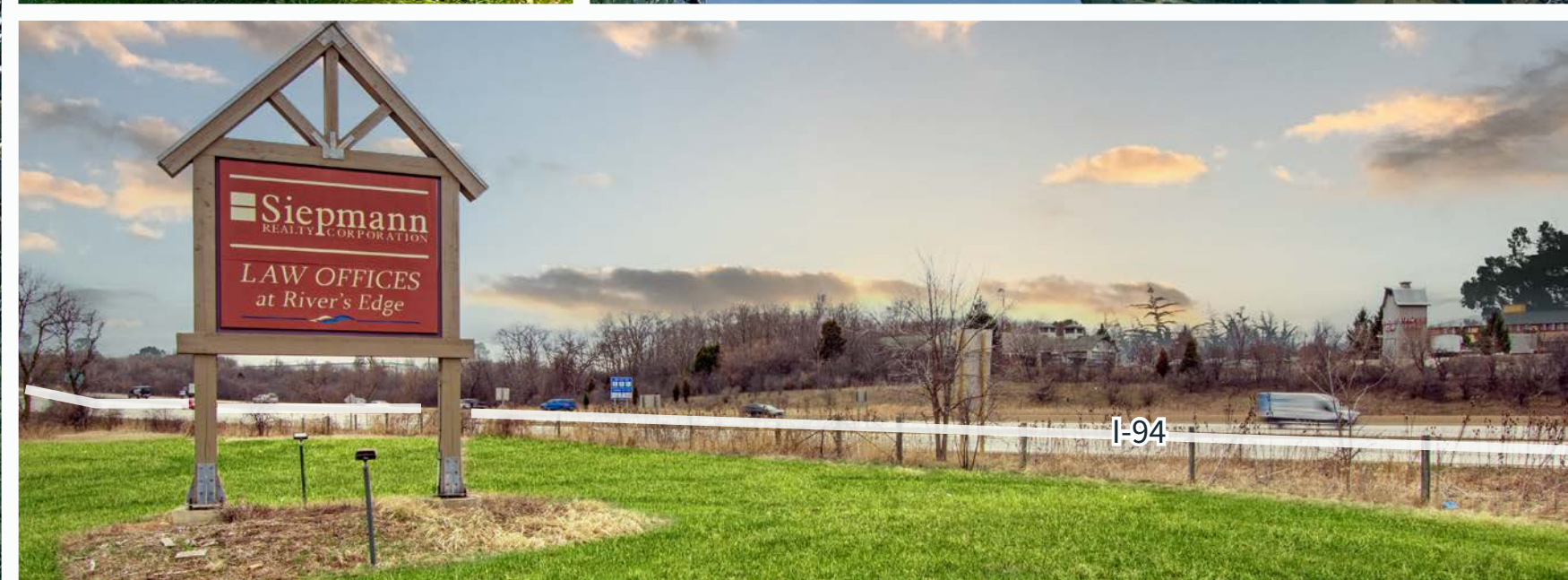
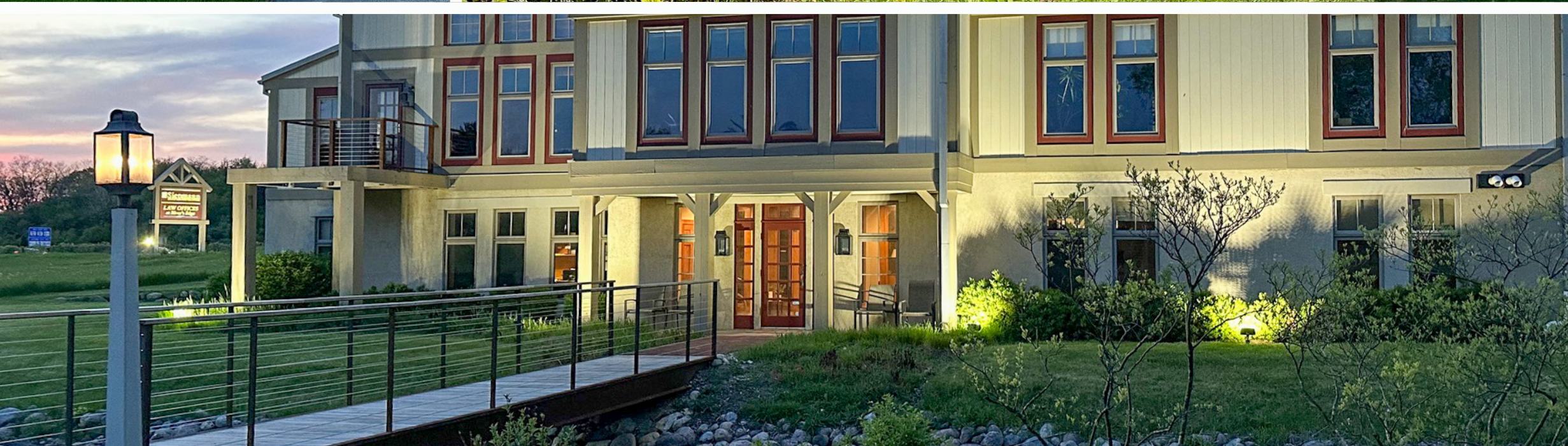
Tenant occupied



FIRST FLOOR PLAN

Owner-occupied, with plans for relocation





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JAMES M. YOUNG

+1 262 853 4002

james.young@jll.com

JOSEPH A. CAROLLO

+1 141 412 3363

joe.carollo@jll.com

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