

Class A Office Space

Crossroads Corporate Center VIIB

20935 Swenson Dr., Waukesha, WI 53186

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



20935 Swenson Dr.

Crossroads Corporate Center VIIB is a premier Class A office building located in the heart of Crossroads Corporate Center. Built in 1990 and renovated in 2020, this 71,276 RSF building boasts updated common areas and a robust, modern amenity package. Situated at Goerkes Corners, the building is surrounded by an abundance of retail, dining, and lodging options along Bluemound Rd, Baker Rd, and Mooreland Blvd. Downtown Milwaukee is just 18 minutes away, combining suburban comfort with urban proximity.



Move-in ready suites available



Outdoor deck overlooking pond



Updated conference center & tenant lounge



Quick access to I-94 & Bluemound Rd.

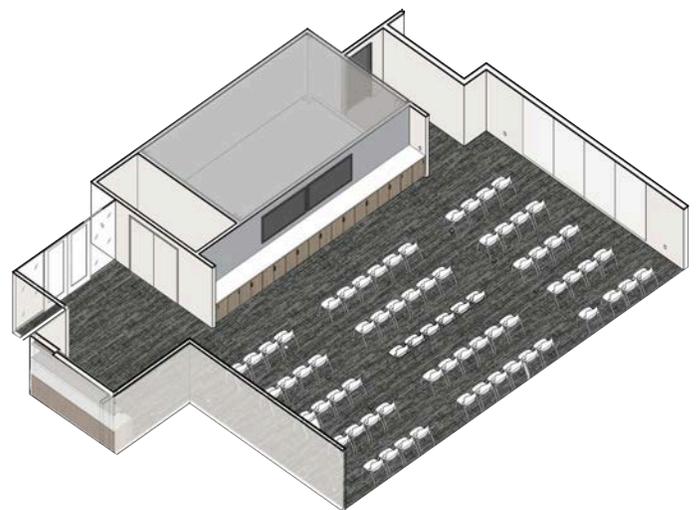
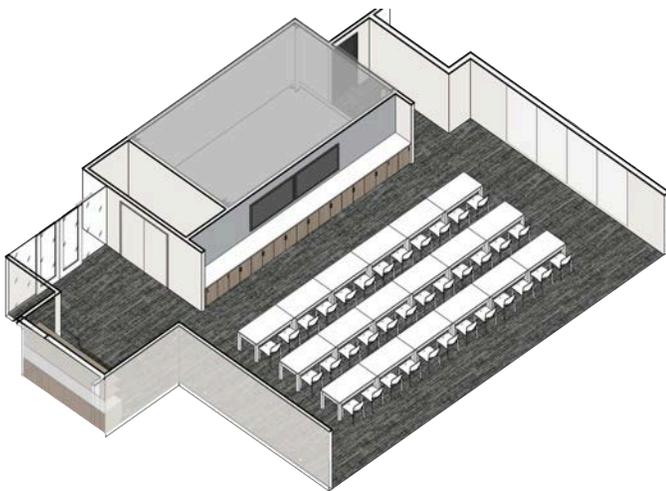


Executive parking available at \$75 / month
4 / 1,000 SF overall parking ratio



35+ capacity training center coming soon

Training Center renderings



Max. Contiguous

13,744

RSF

Lease rate PSF

\$14.25

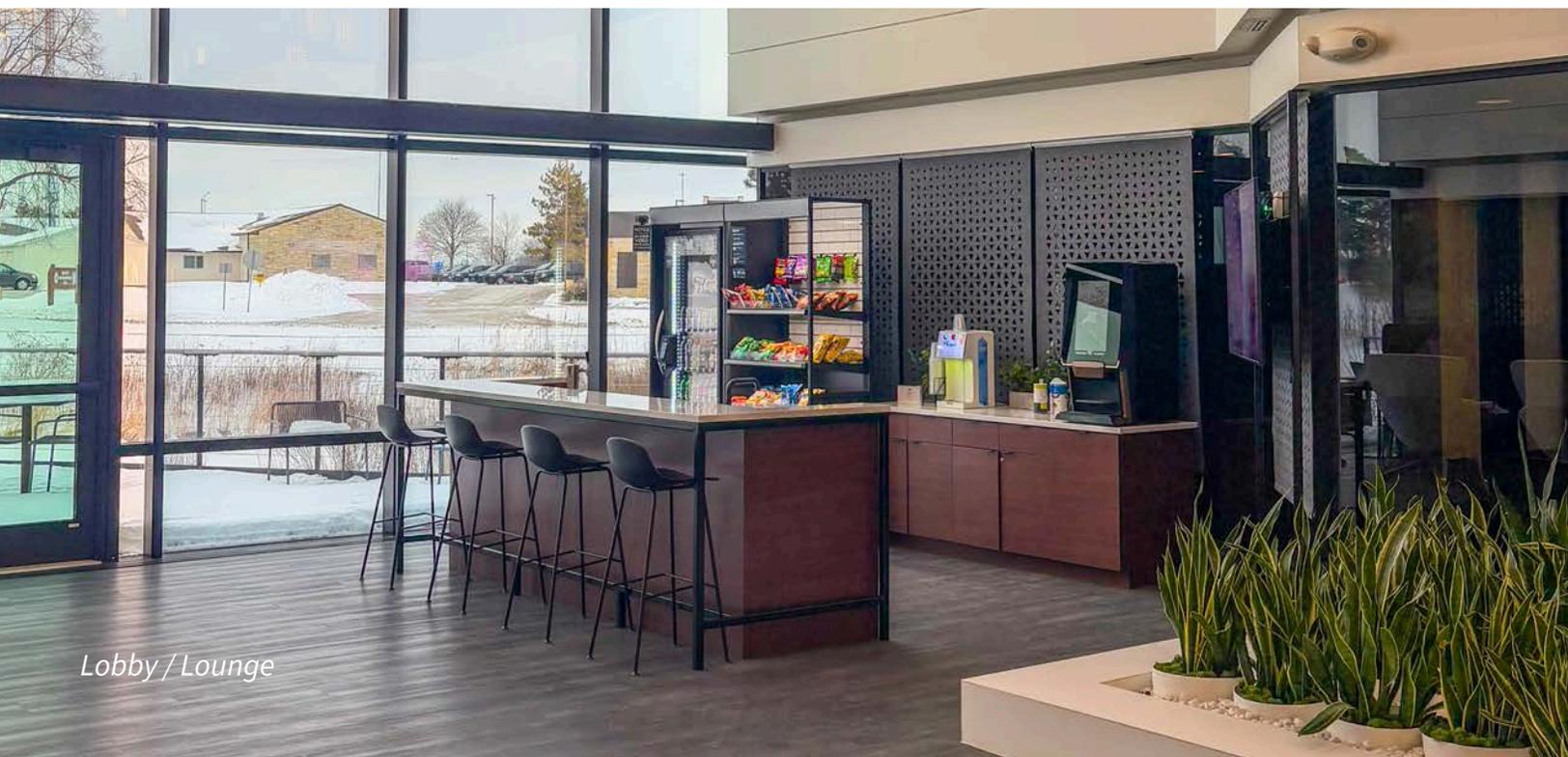
NNN

Est OPEX (2025)

\$10.37

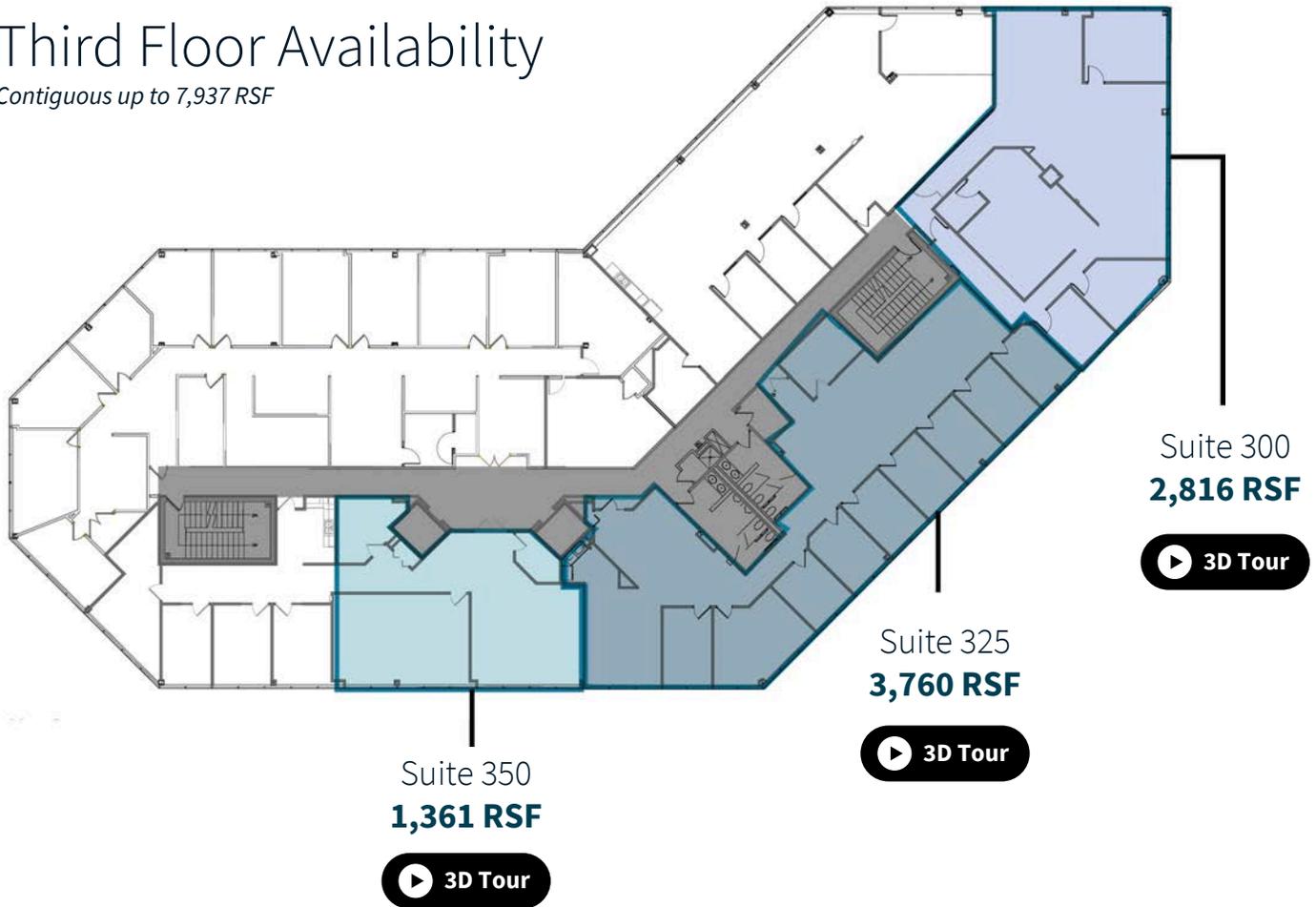
PSF

Second Floor Availability



Third Floor Availability

Contiguous up to 7,937 RSF

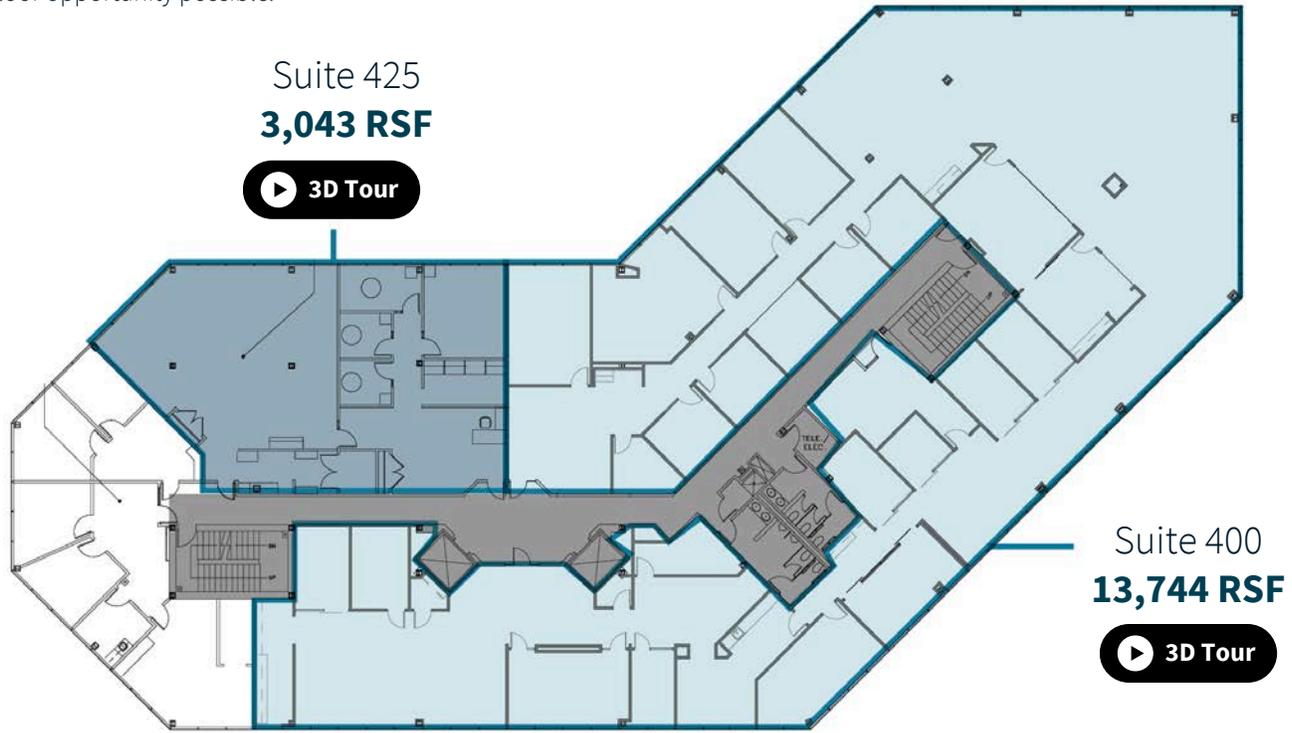


Spec Suite Floor Plans



Fourth Floor Availability

Up to 16,787 RSF available.
Full floor opportunity possible.





2024 Demographics | 2 miles

- Population: 19,521
- Median age: 43.8
- Avg household income: \$106,529

2024 Demographics | 5 miles

- Population: 130,817
- Median age: 41.5
- Avg household income: \$105,661

1 MIN

to Interstate 94

18 MIN

to Downtown MKE

10 MIN

to Downtown
Waukesha

25 MIN

to Mitchell
International Airport



For leasing, contact:

Dan Jessup
414 254 1572
dan.jessup@jll.com

Julia Howe
319 512 9535
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. © 2025 Jones Lang LaSalle IP, Inc. All rights reserved.