

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.

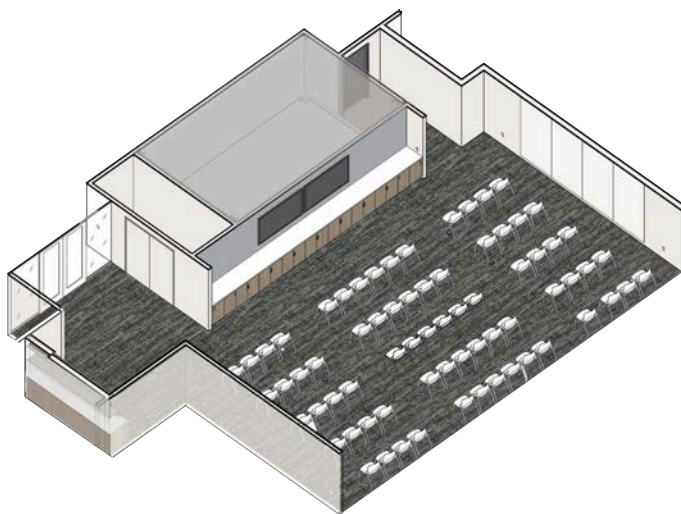
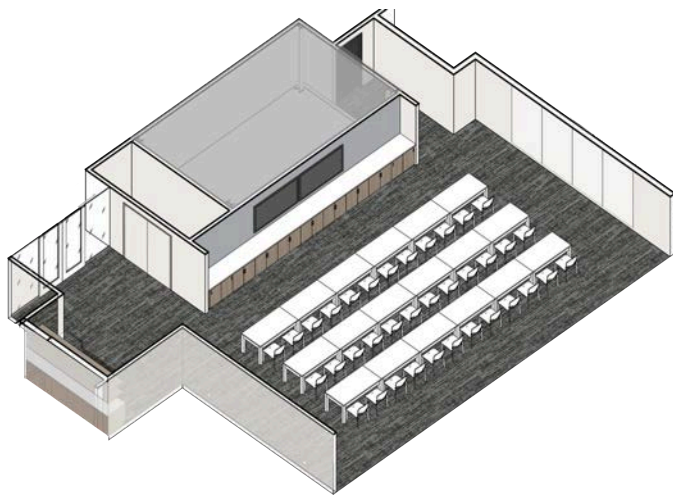


Executive parking available at \$75 / month
4 / 1,000 SF overall parking ratio



35+ capacity training center coming soon

Training Center renderings



Max. Contiguous

13,744
RSF

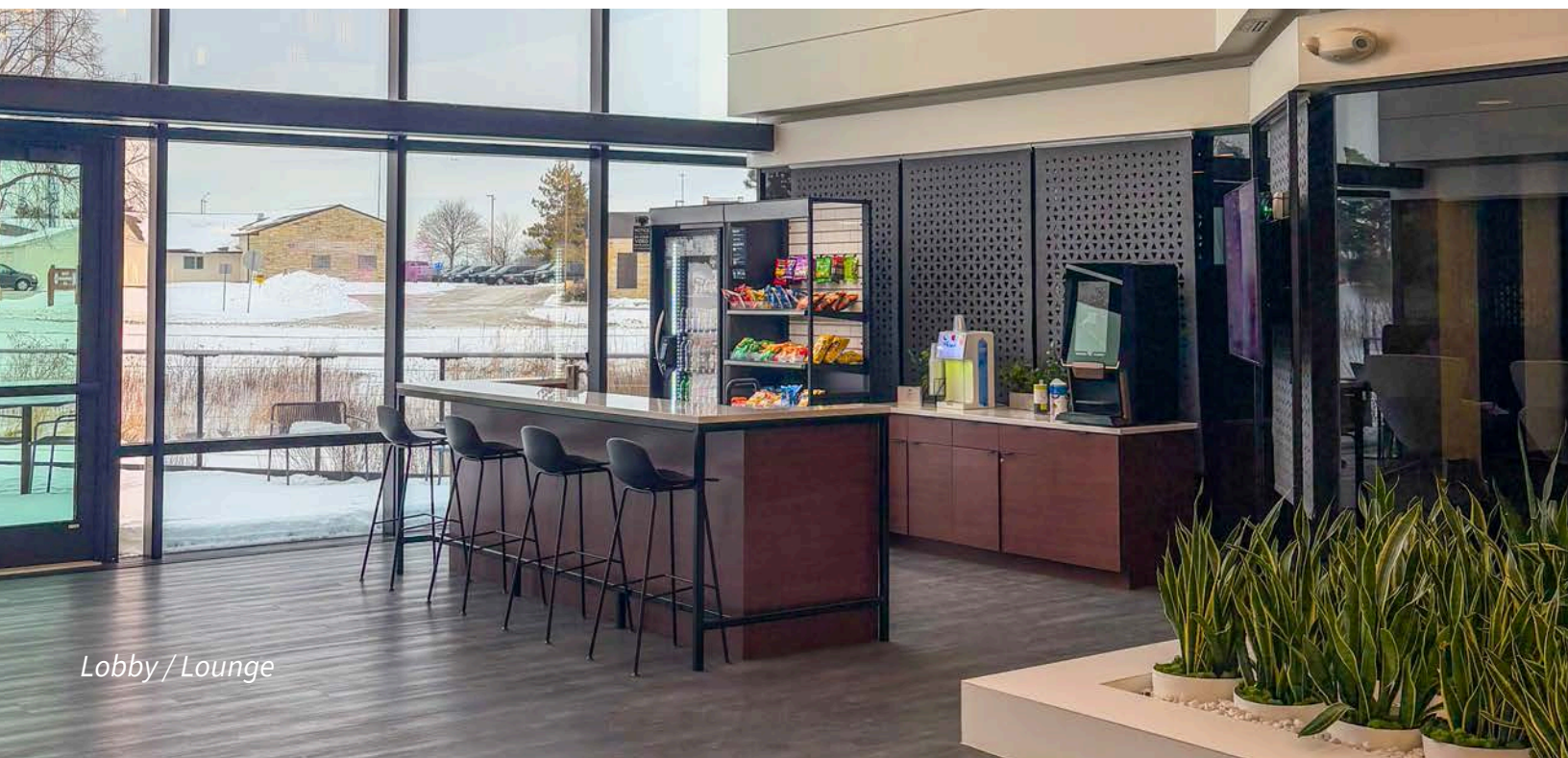
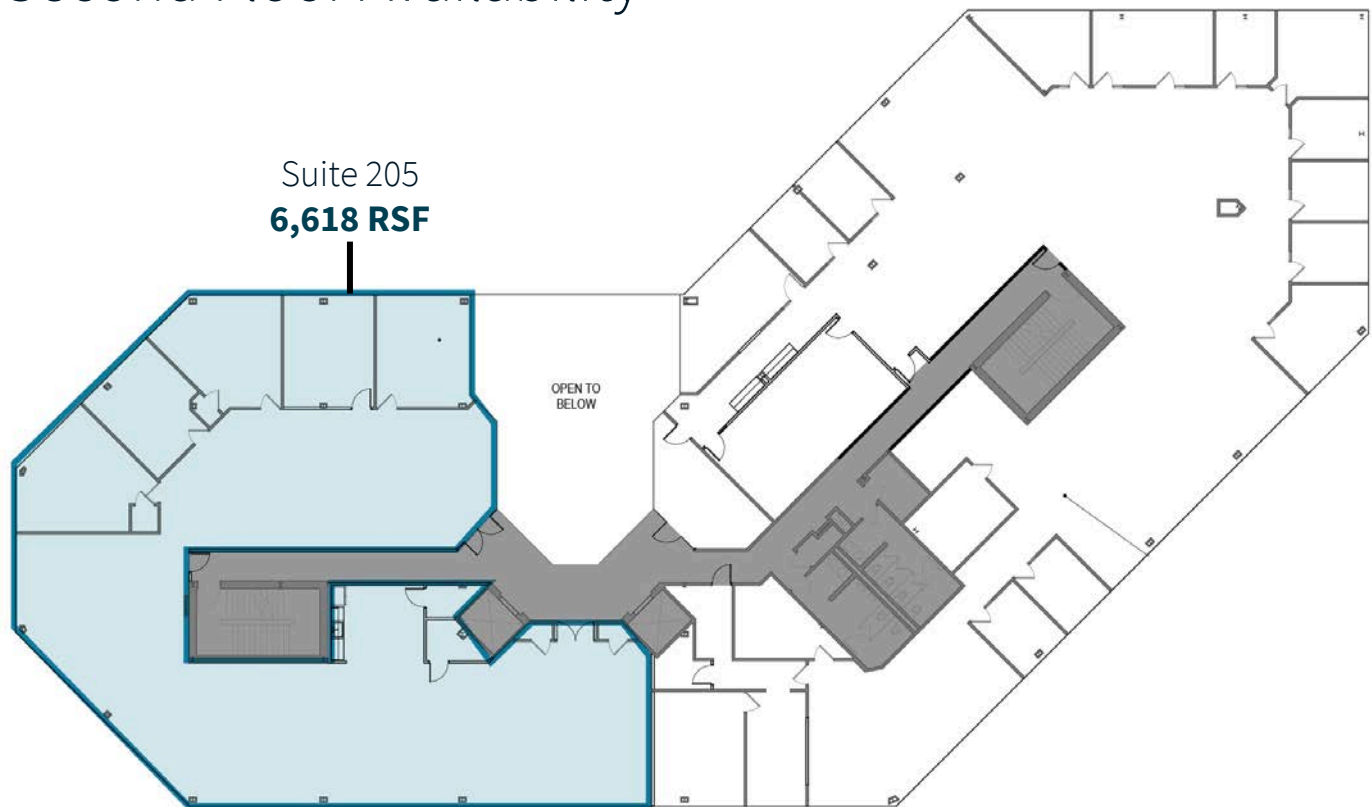
Lease rate PSF

\$14.25
NNN

Est OPEX (2025)

\$10.37
PSF

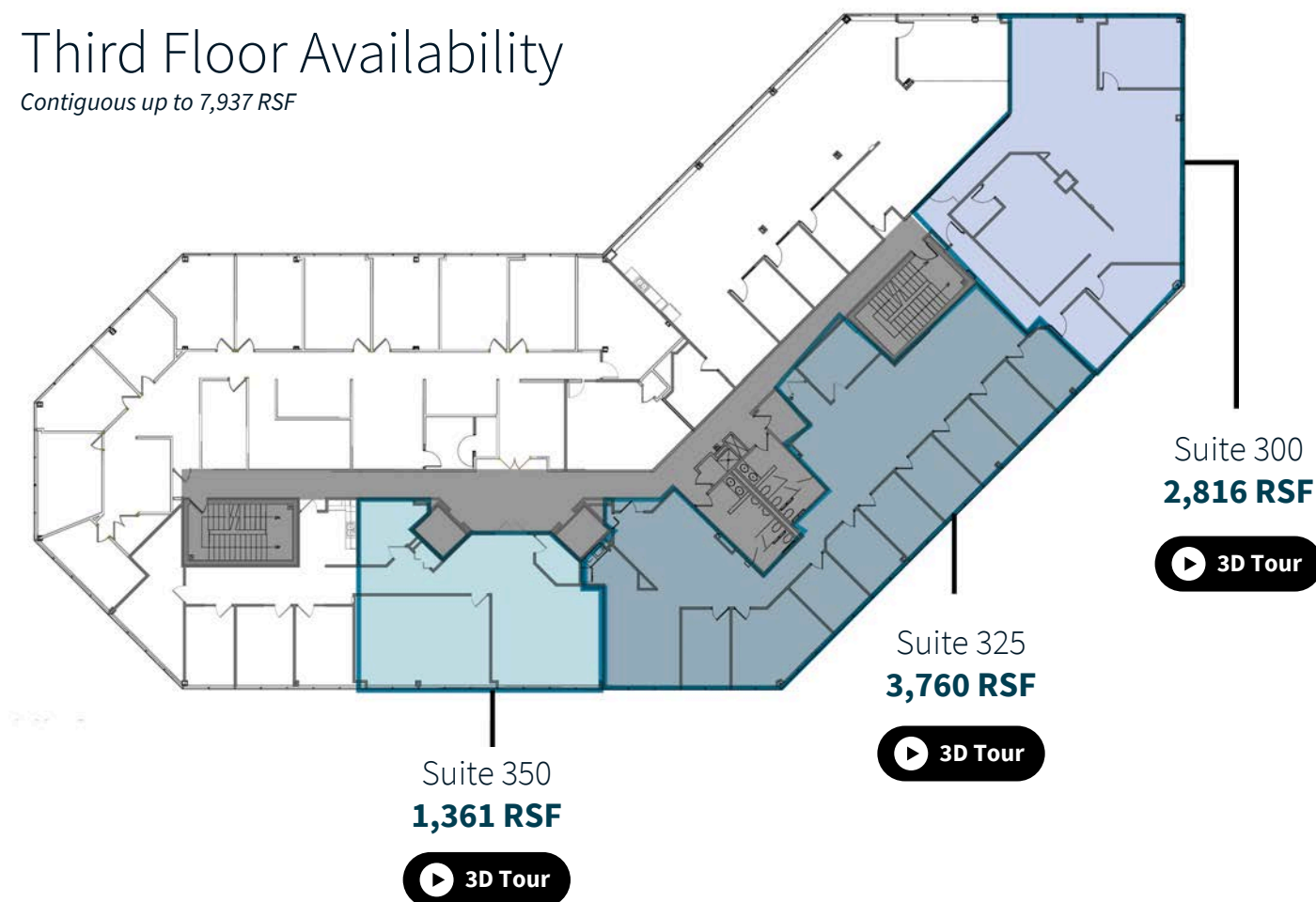
Second Floor Availability



Lobby / Lounge

Third Floor Availability

Contiguous up to 7,937 RSF

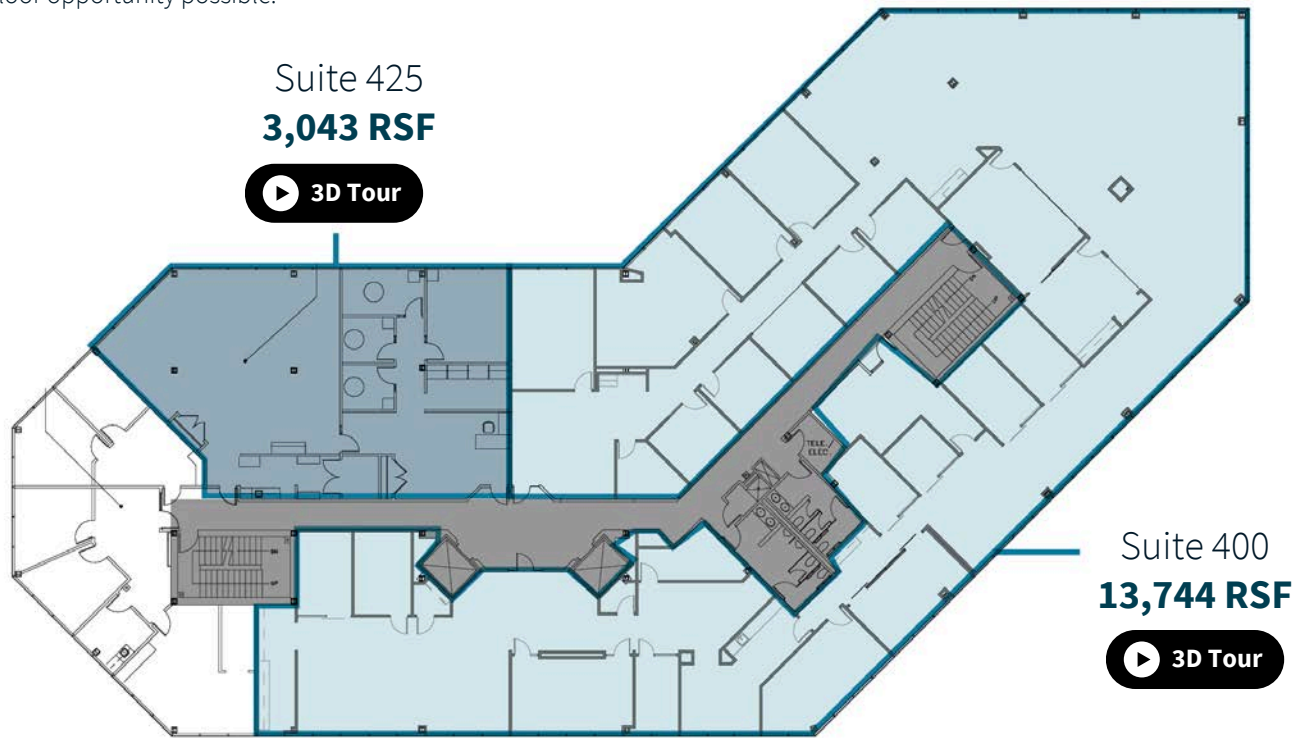


Spec Suite Floor Plans



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



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