

One PARK



**For Lease**

**11270 West Park Place, Milwaukee, Wisconsin**

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

# OnePARK

## Highlights

Available	750 - 10,910 SF
Lease Rate	\$12.00/SF NNN
Op.Ex.	\$10.98/SF (2025 estimated)
Building Size	199,326 SF
Floor Plate	17,938 SF
Floors	Twelve
Parking	Ample (surface lot & covered)
Built	1984/Renovated 2020
Class	A

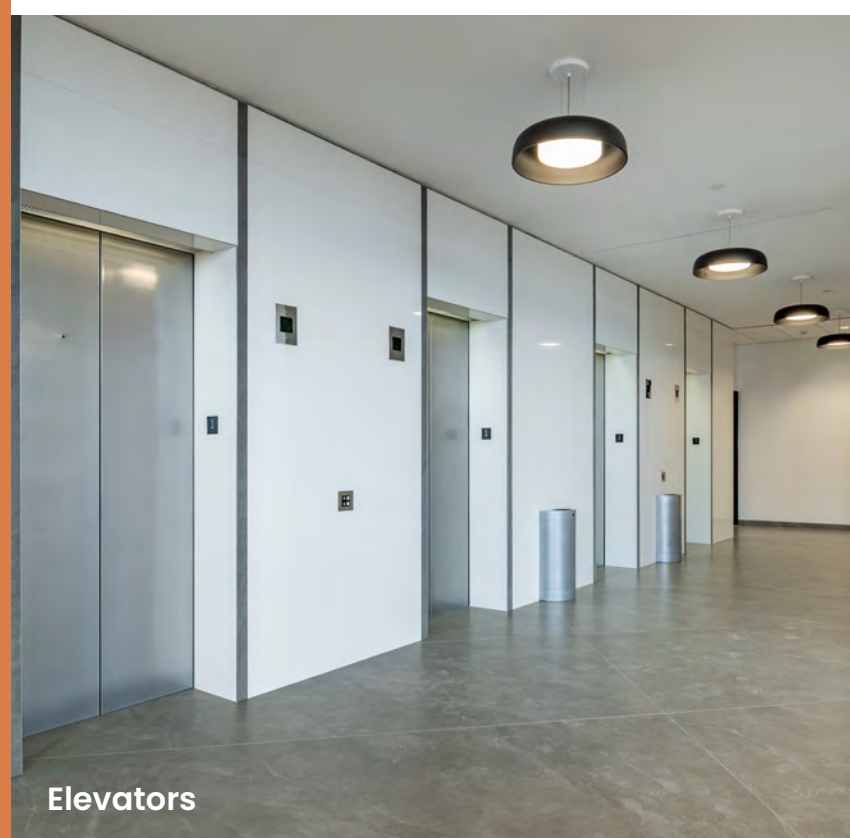
- New fitness center with lockers and shower room
- New common area training/ conference facility
- New tenant lounge, includes billiards table, shuffleboard and foosball
- Year-round golf simulator and putting green
- Full service on-site deli
- Five electric vehicle charging stations in garage
- Professional on-site management and engineering staff
- Public transportation drop-off and pick-up at front door
- Covered parking options
- Laundry service
- 2010 BOMA 360 designation
- Energy Star labeled



Lobby



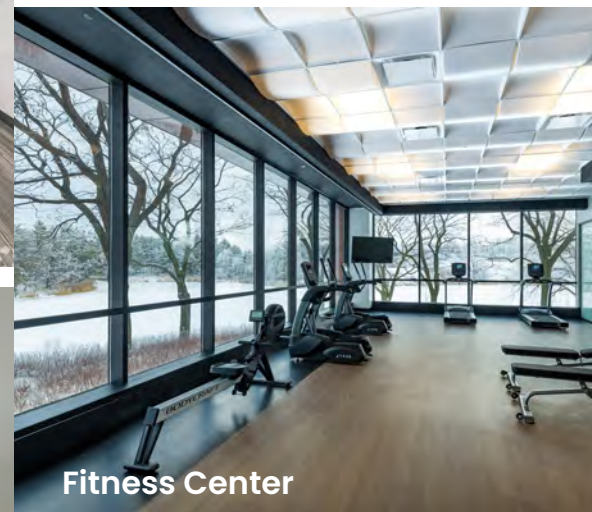
Training/Conference Facility



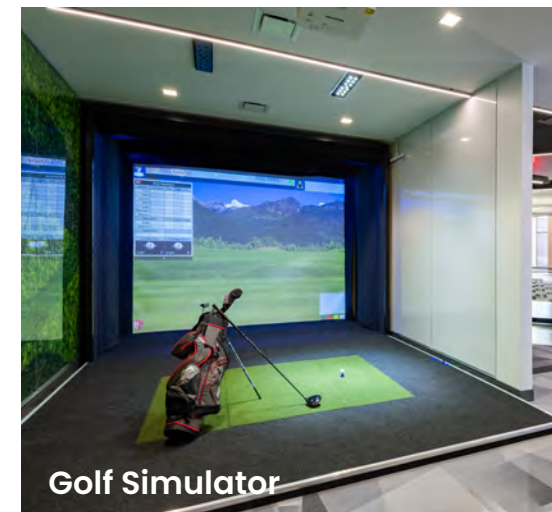
Elevators



Tenant Lounge



Fitness Center



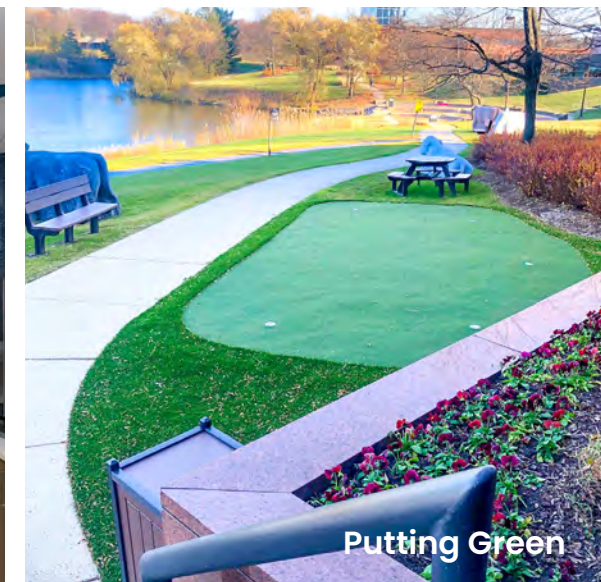
Golf Simulator



New Monument Signage



Full Service On-Site Deli

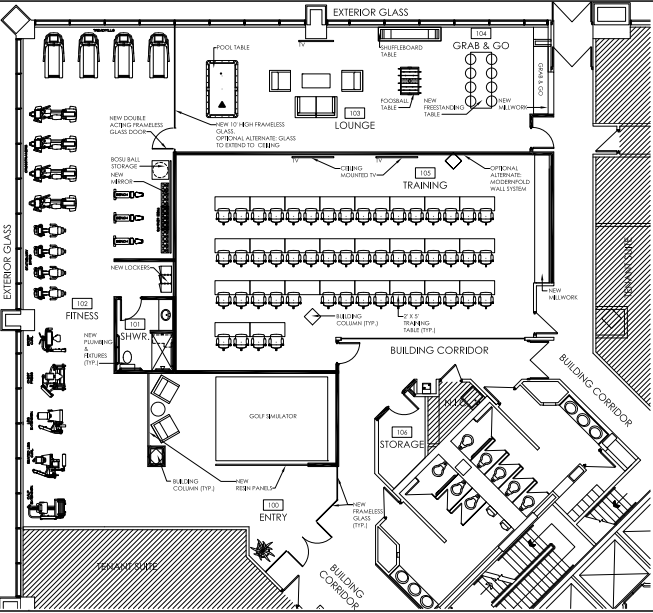


Putting Green

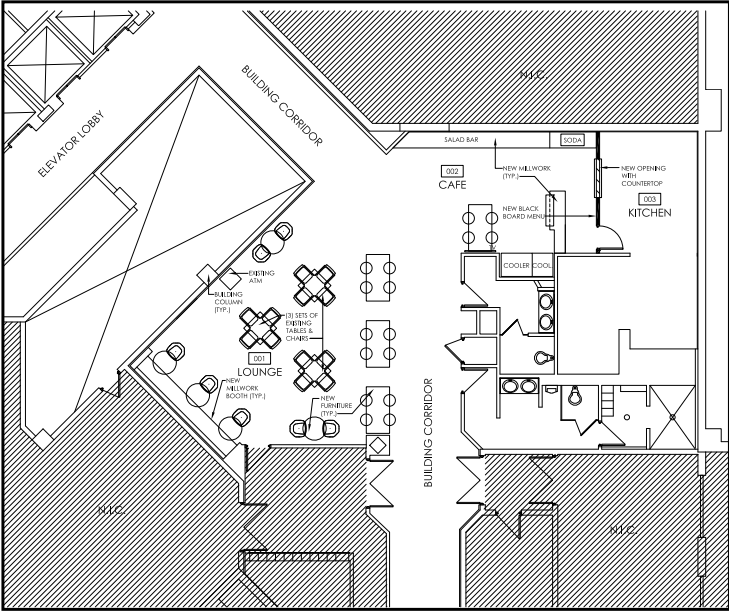


## Amenities

# Amenities

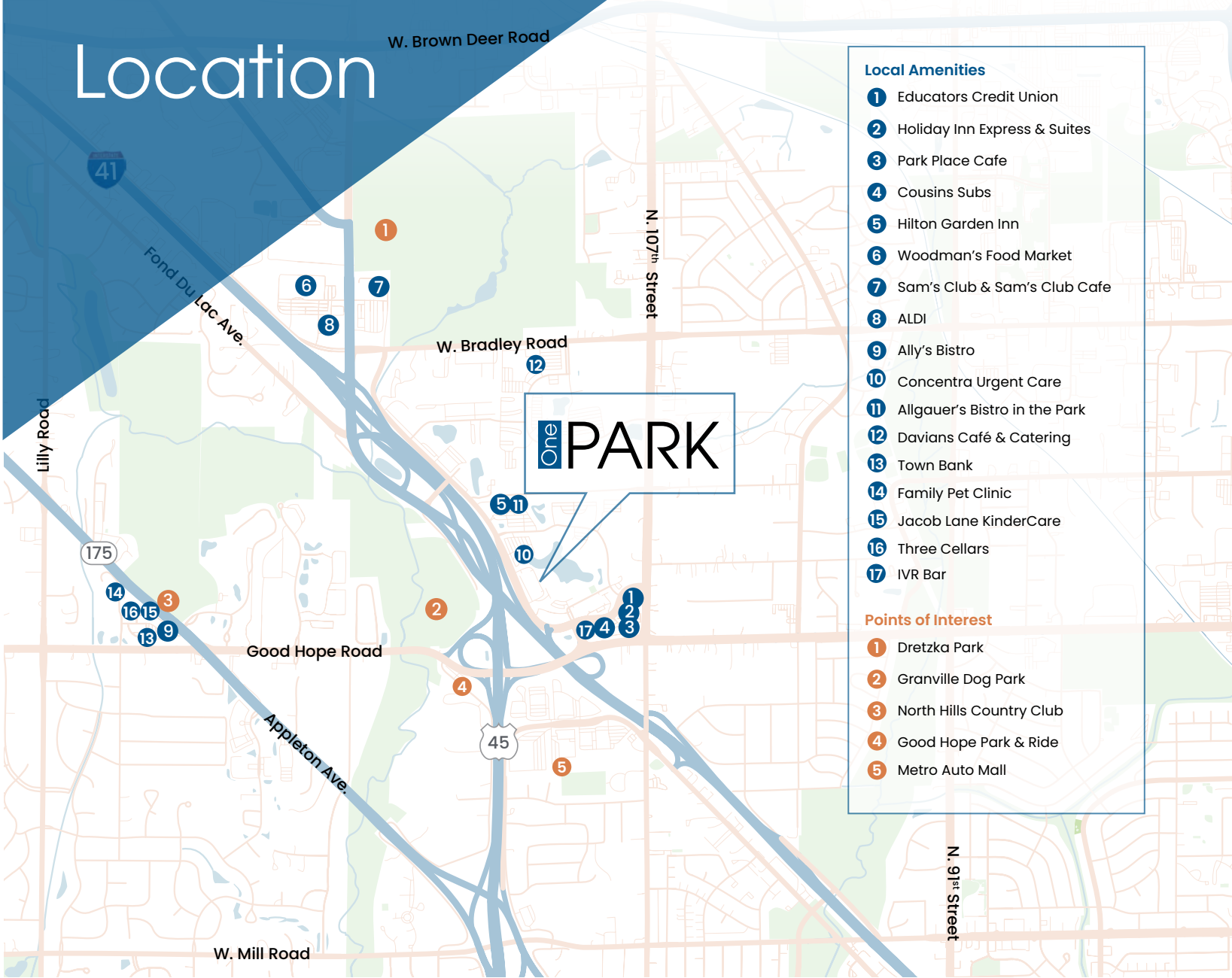


1st Floor – Fitness, Lounge, Conference



Lower Level – Lounge, Cafe, Kitchen

# Location



- Local Amenities**
  - 1 Educators Credit Union
  - 2 Holiday Inn Express & Suites
  - 3 Park Place Cafe
  - 4 Cousins Subs
  - 5 Hilton Garden Inn
  - 6 Woodman's Food Market
  - 7 Sam's Club & Sam's Club Cafe
  - 8 ALDI
  - 9 Ally's Bistro
  - 10 Concentra Urgent Care
  - 11 Allgauer's Bistro in the Park
  - 12 Davians Café & Catering
  - 13 Town Bank
  - 14 Family Pet Clinic
  - 15 Jacob Lane KinderCare
  - 16 Three Cellars
  - 17 IVR Bar
- Points of Interest**
  - 1 Dretzka Park
  - 2 Granville Dog Park
  - 3 North Hills Country Club
  - 4 Good Hope Park & Ride
  - 5 Metro Auto Mall



Close proximity to restaurants



Convenient access to highway 45 & Interstate 41



Less than 25 miles from General Mitchell International Airport



Immediate access to public transportation



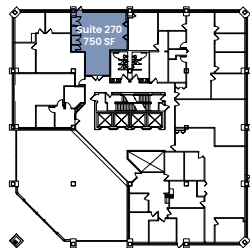
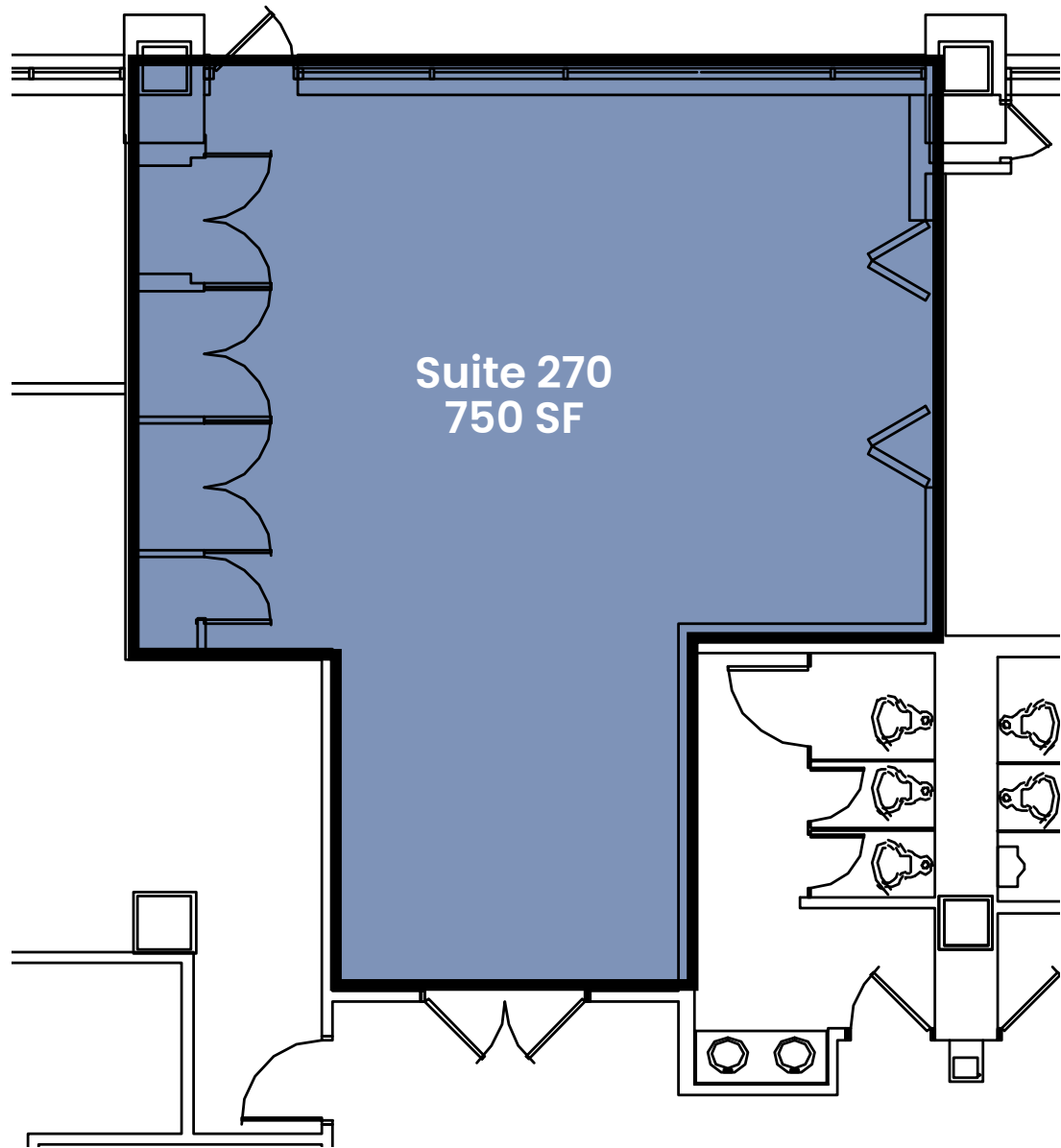
Close proximity to hotels



Located on a park like setting with walking trails

# Availability

## Second Floor

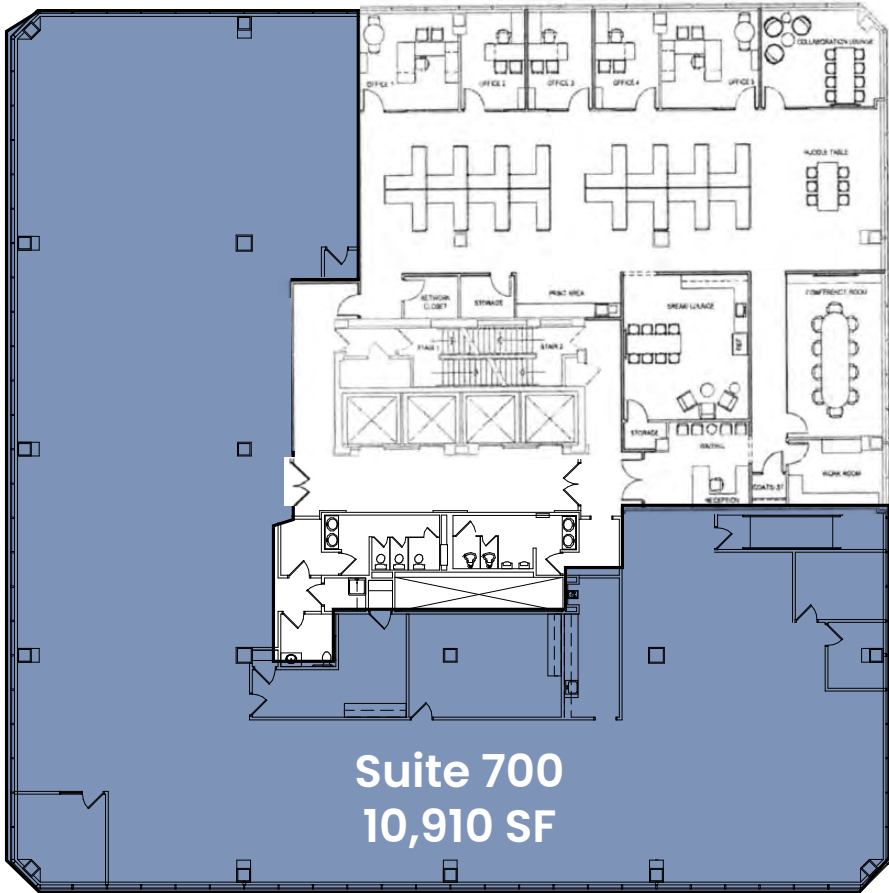


\*Suite sizes are subject to new BOMA remeasurements.

# Availability

## Seventh Floor

Can be demised.



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11270 West Park Place  
Milwaukee, Wisconsin



**Nick Hepner, Vice President**  
+1 414 944 2107  
[nick.hepner@jll.com](mailto:nick.hepner@jll.com)

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