



# For lease

Medical, Office, & Retail Space  
in Prime Location

- Located on highly visible & premier retail corridor
- Monument & building signage opportunities
- Signage facing Bluemound Road
- Mix of open & private layouts
- Space can meet varying space requirements
- Located at signalized intersection & bus line
- Roof replaced in 2023
- Partial HVAC & mechanicals updates in 2023
- 32,600 CPD passing building on Bluemound Rd.



**19601 W. Bluemound Road  
Brookfield, WI 53045**

## Building specs

**Total building size:** 40,000 SF

**Stories:** 2

**Built:** 1987

**Parking:** 3.9/1,000 SF

## Lease terms

**Available:** Up to 18,588 RSF

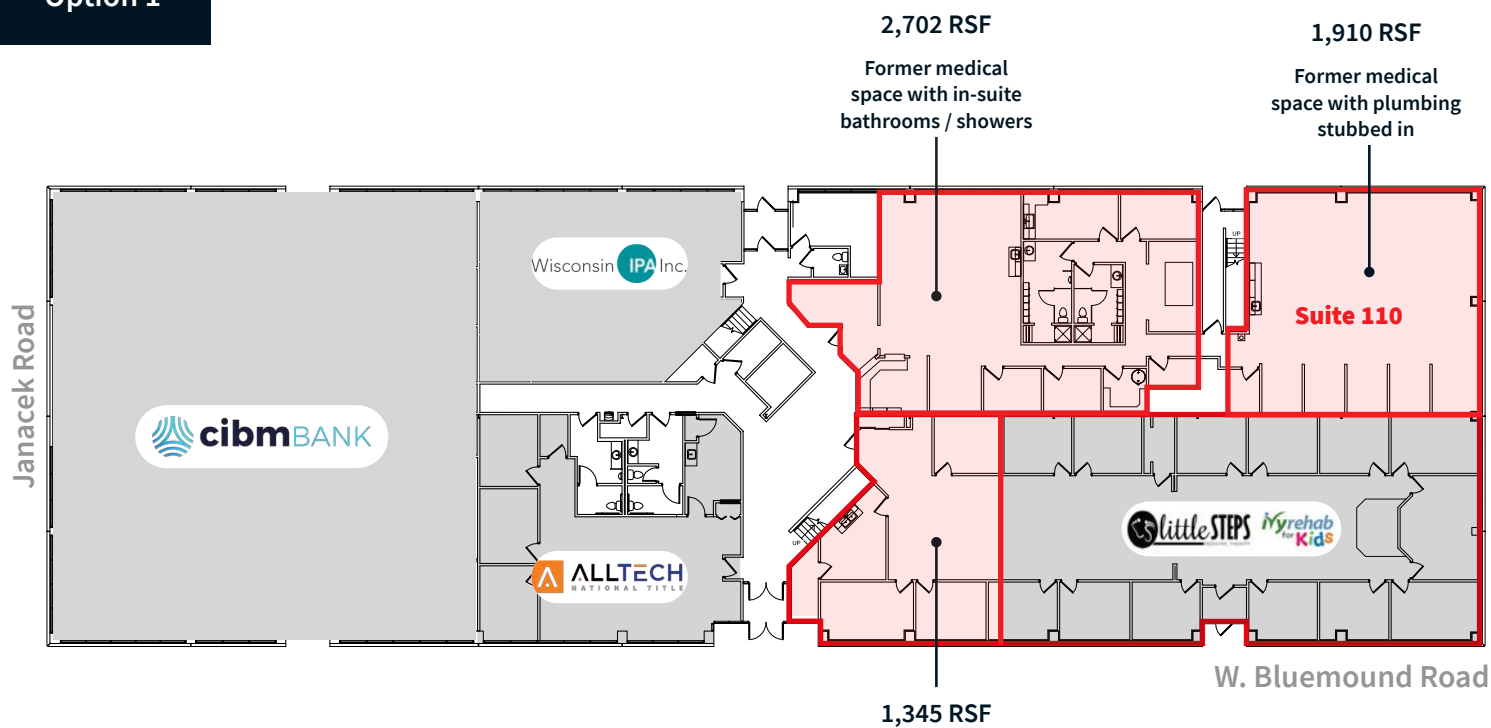
**Lease rate:** Negotiable

**Opex:** \$4.50/RSF

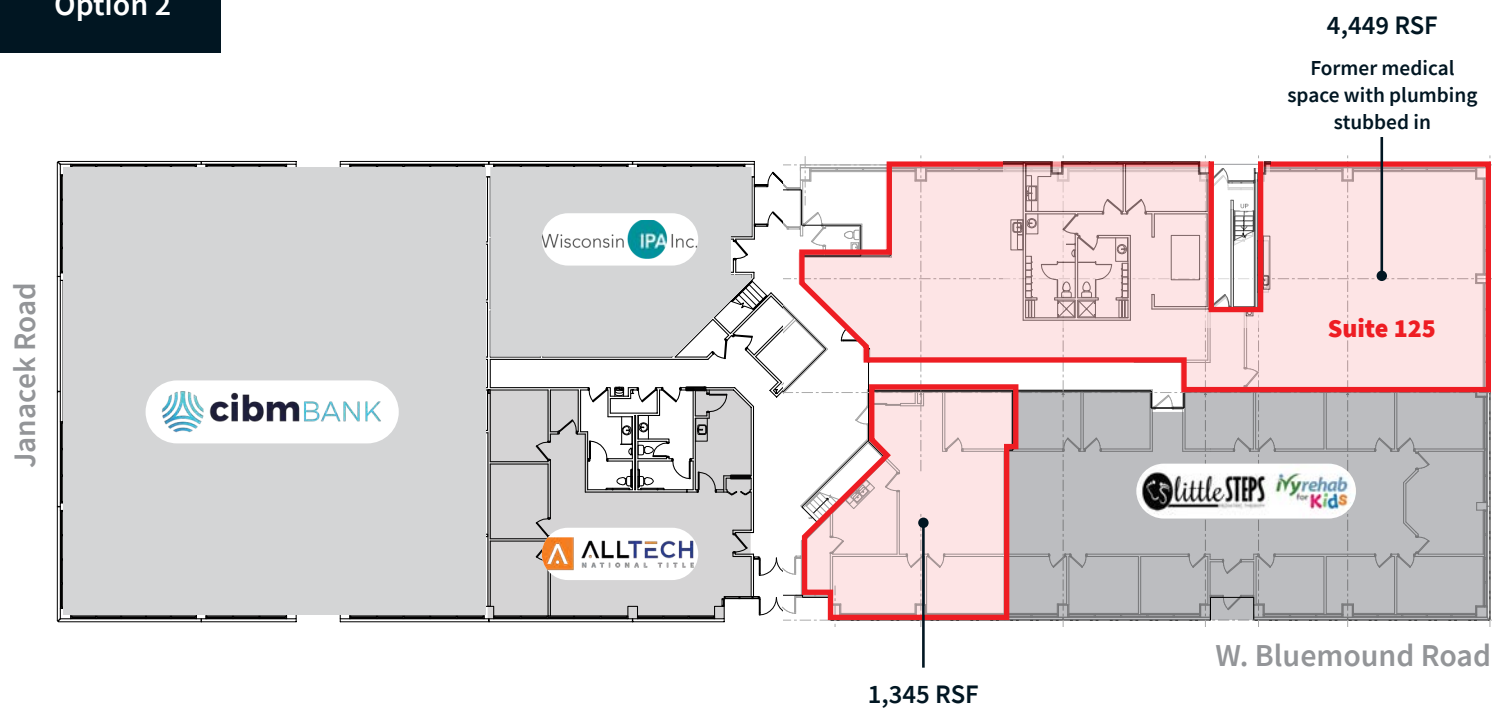
**19601 W. Bluemound Rd.**



## Option 1

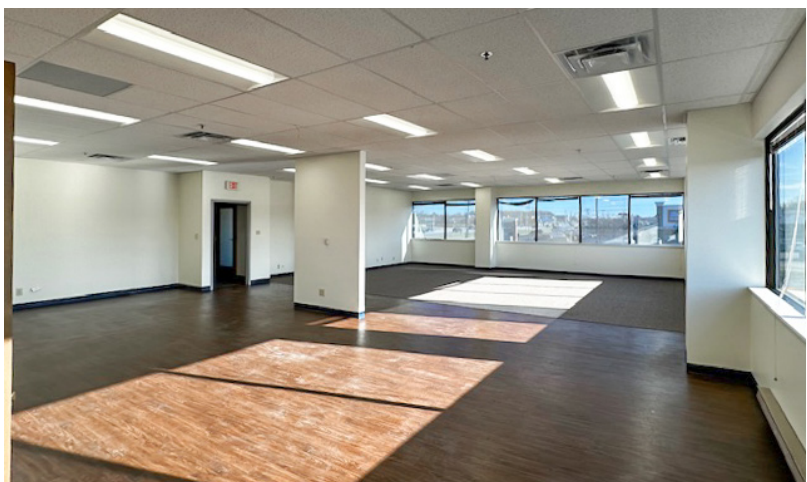
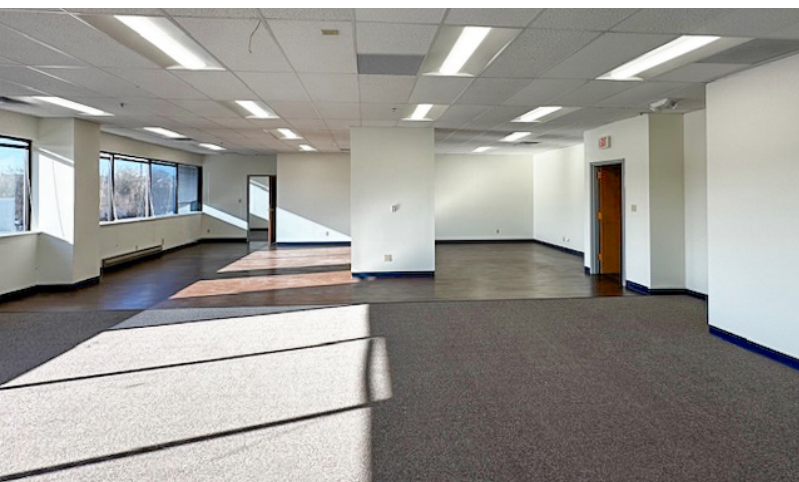
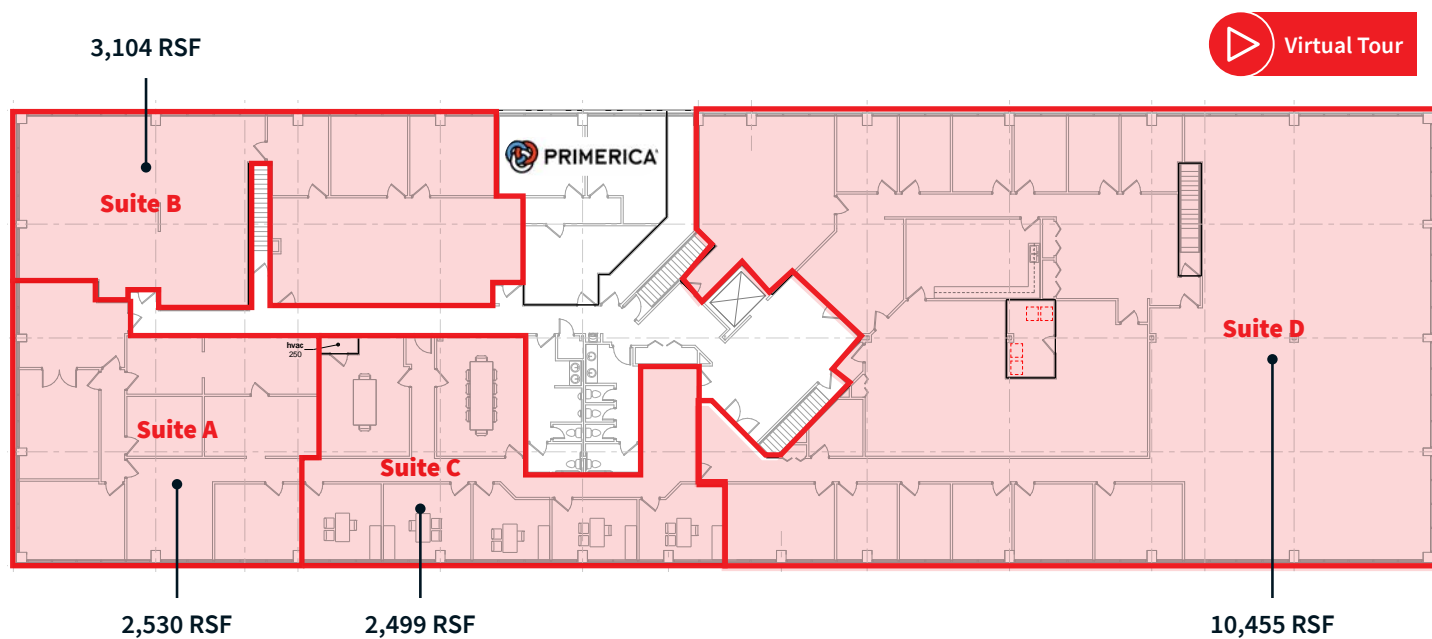


## Option 2



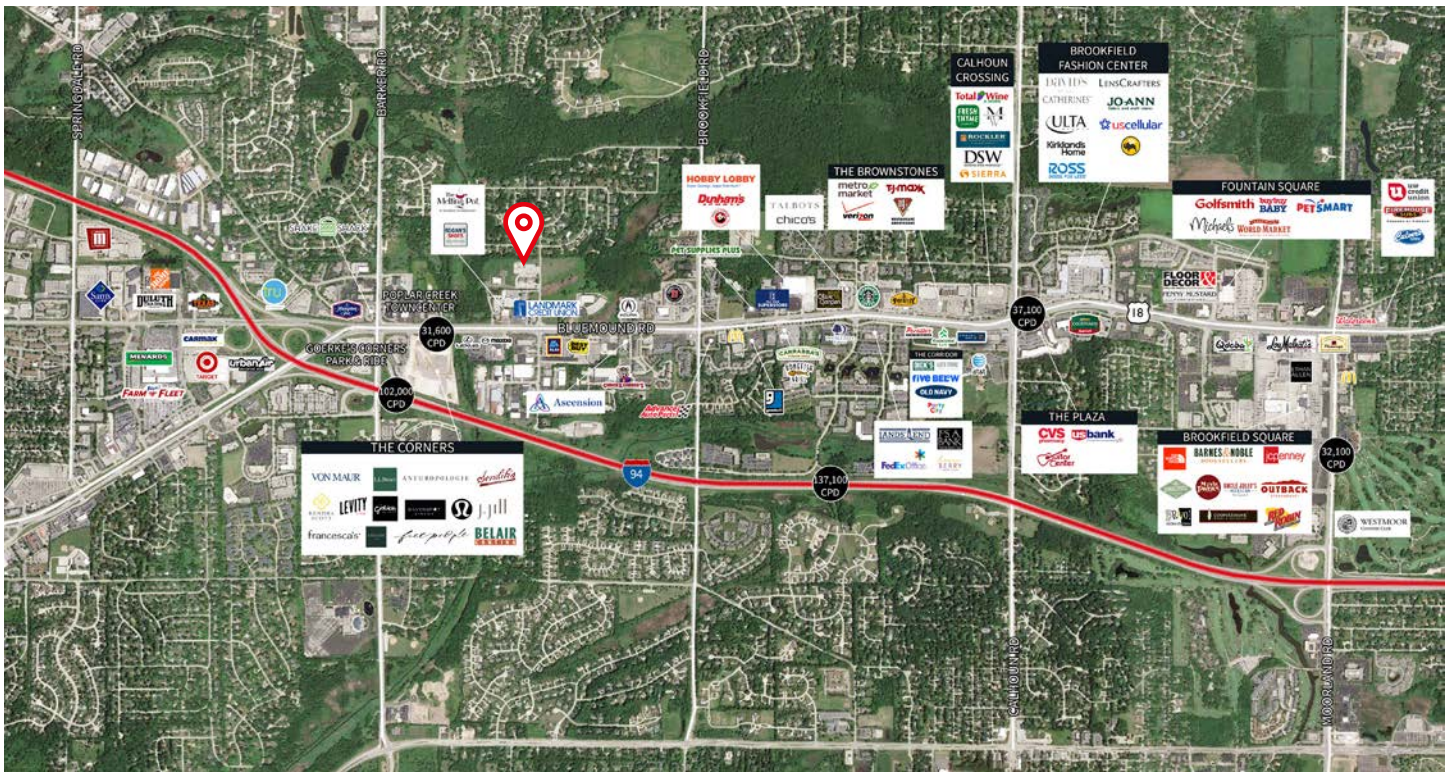
# Second Floor Availability

19601 W. Bluemound Rd.



# Location

19601 W. Bluemound Rd.





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Brookfield, WI 53045**



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