



Johnson Drive **Professional Building**



Brand New, Class A Medical & Professional Office Space For Lease

N7W22026 Johnson Dr., Waukesha, WI 53186





New Class A medical/professional building with direct I-94 exposure near Moreland Blvd and Bluemound Road. Features award-winning medical co-tenant, on-building signage, and ideal positioning for healthcare providers and professional services firms seeking a distinguished address with exceptional visibility.



**N7W22026 Johnson Drive,
Waukesha, WI 53186**



Building Class: A



**Total Building Size:
23,974 SF**



Stories: 2



Status: Under Construction

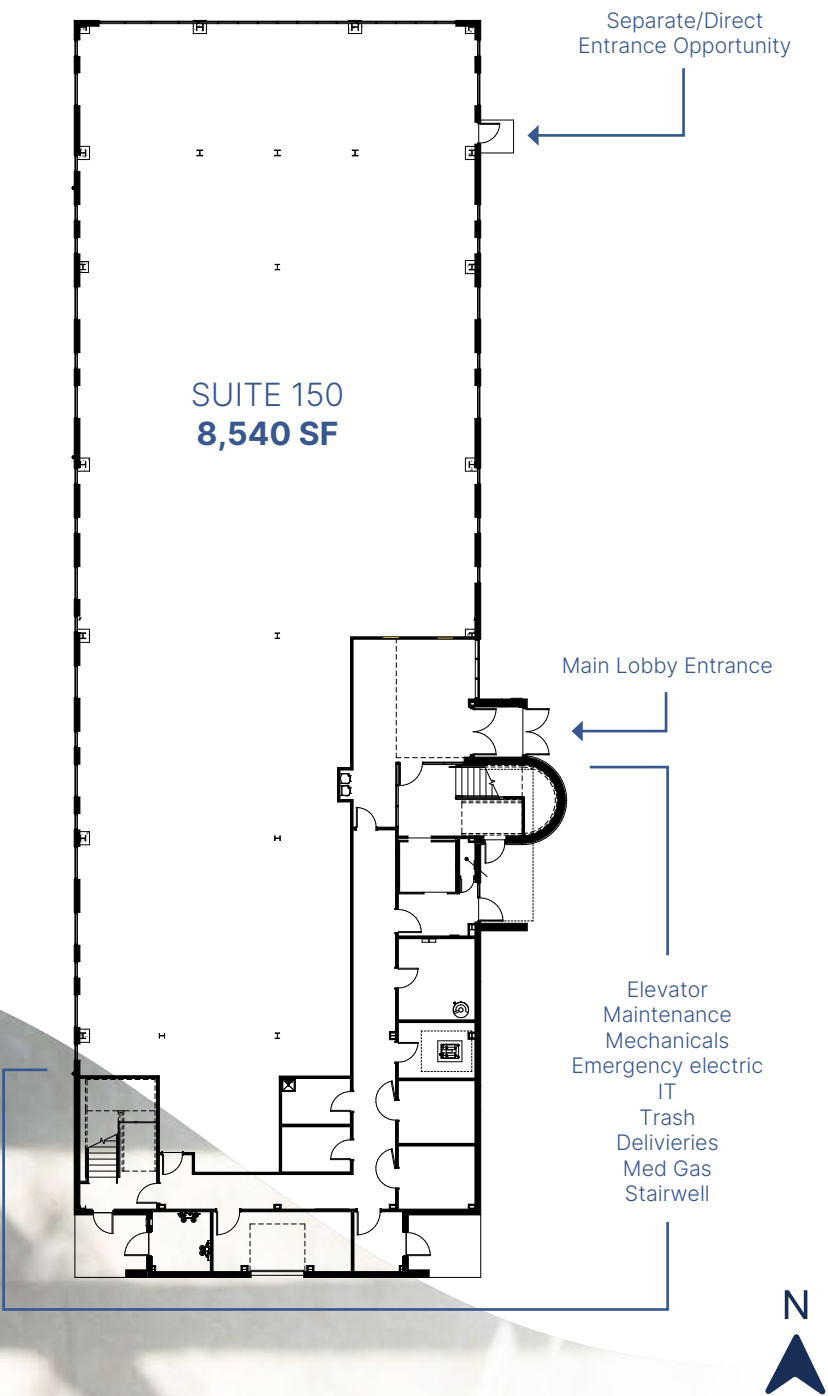


**Parking: 62 Total Stalls
(59 Standard, 3 Accessible)**



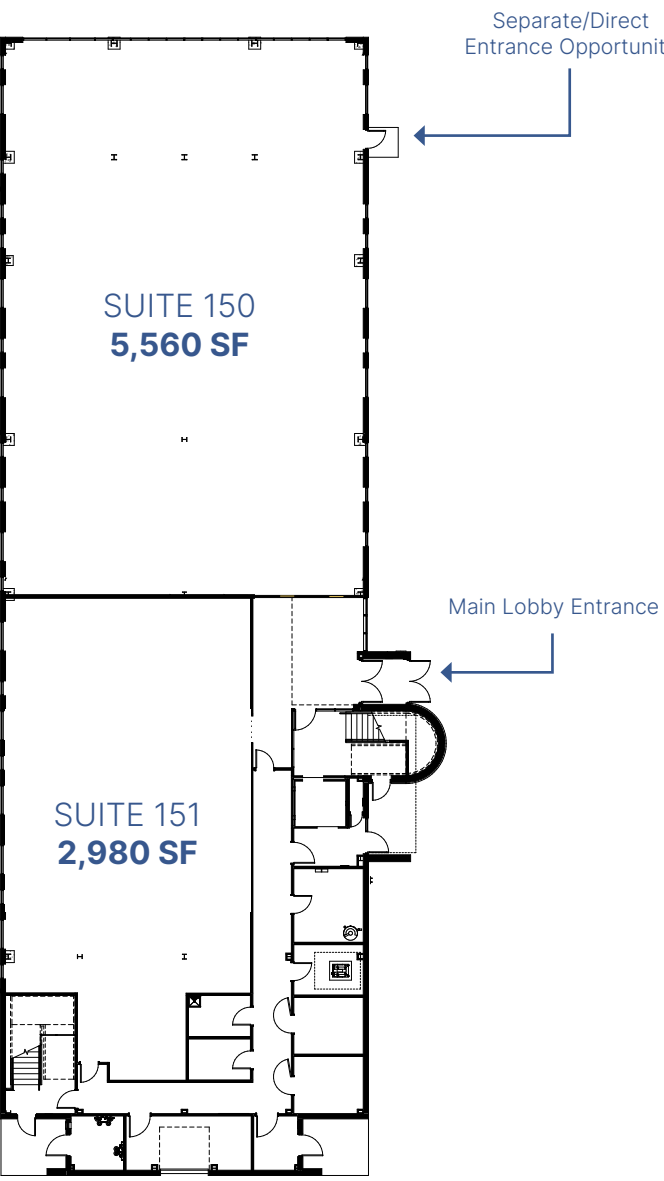
Floor Plan/Availability

- **1st Floor:** 8,540 SF (Divisible)
- **Condition:** Shell Space (MEP ready)
- **Lease Rate:** Contact Broker
- **Estimated 2026 Opex:** \$10.00 PSF (subject to change)
- **Delivery Date:** January 1st, 2026
- **Other:** Dedicated rooftop unit serving the 1st Floor. Slab is not provided so underground plumbing can be routed per tenant's plan.

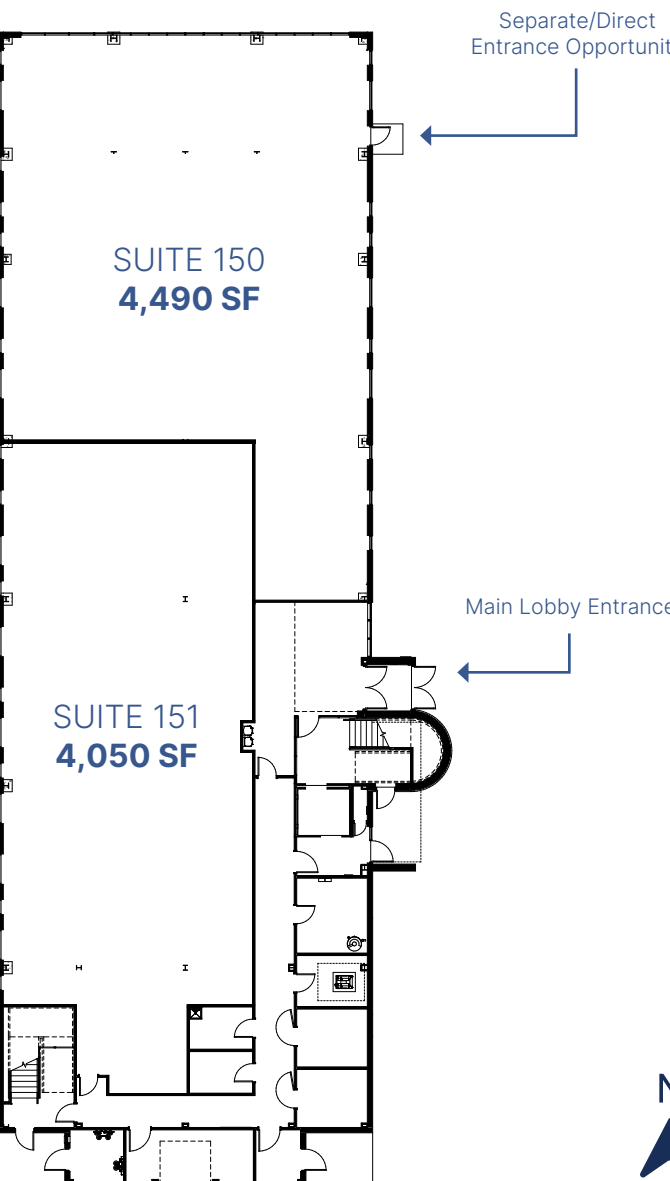


Demising Options for the First Floor

Demising Option 1



Demising Option 2



Location and Demographics

Location Advantages

- Strategic access to major transportation corridors
- Proximity to Milwaukee Regional Medical Center
- Easy access to Mitchell International Airport
- Strong demographics with attractive household incomes
- Well-educated population base
- Growing residential and business community

Table of Demographics

Radius	Median Household Income	Pop Age 25+ with Bachelor's Degree	Pop Age 25+ with Bachelor's Degree : Percent	Total Population	Total Households
3 Miles	\$82,759	9,921	31.63%	42,659	18,730
5 Miles	\$88,223	28,144	31.73%	124,716	53,329
10 Miles	\$89,684	100,218	30.87%	456,244	193,547



Local Amenities

A Dynamic Location

offering direct access to parking, Interstate 94, and all that Goerke’s Corners has to offer. Situated near Goerke’s Corners Park & Ride with convenient proximity to restaurants, retail, entertainment, and numerous hotels. Just minutes away from the Corners of Brookfield mall and located close to the new [Poplar Creek Town Center](#) residential development.







RESTAURANT

ENTERTAINMENT



HOTEL

SHOPPING

N7W22026 Johnson Drive

Local Amenities:

- Restaurants:** Shake Shack, Belair Cantina, Cafe Hollander, Texas Roadhouse, Starbucks, Sendik's, Von Maur.
- Hotels:** Home2 Suites by Hilton, Tru by Hilton, Milwaukee Improv.
- Shopping:** Target, Menards, Blain's Farm & Fleet, Kwik Trip, Kohl's, Sam's Club.
- Entertainment:** Marcus Majestic Cinema, Prairieville Park, Urban Air Trampoline.

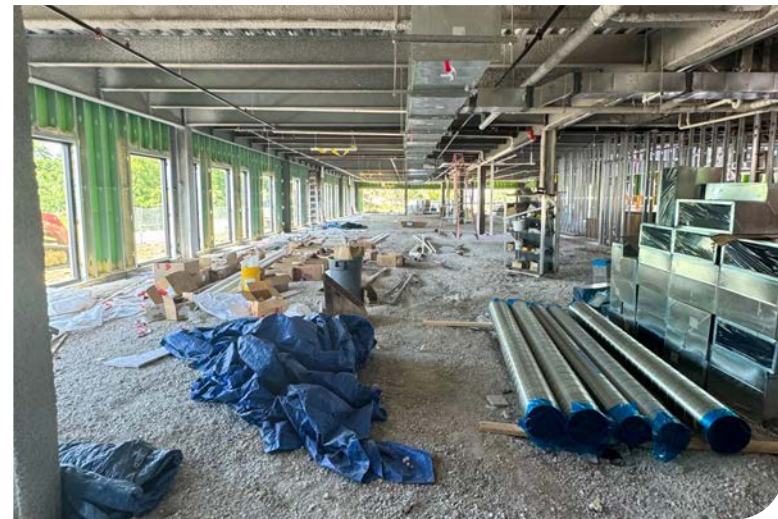
Key Locations: Lillie Industrial Park, Brook Park Estates, Poplar Creek Town Center, Goerke's Corners Park & Ride, Crossroads Corporate Center.

Major Roads: N. Barker Rd., Springdale Rd., Bluemound Rd., E. Moreland Blvd., Interstate 94.

Construction progress

Photos from July 2025

- Drywall and interior painting being completed on the 2nd floor premises
- Exterior insulation & finish system completed on the 1st floor and ACM Paneling to begin next
- Continuing to complete landscaping initiatives and installation of bio retention plugs



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