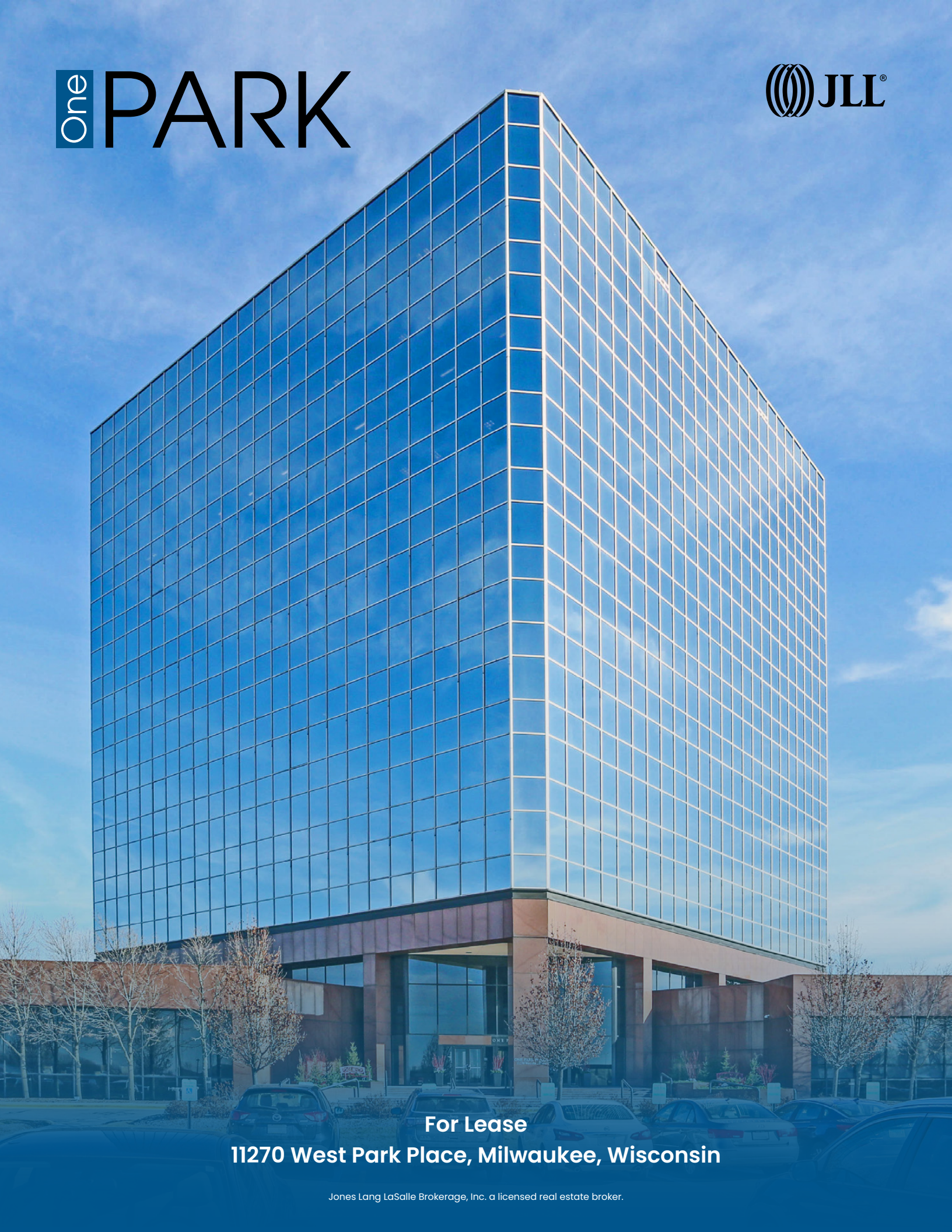


One PARK



For Lease

11270 West Park Place, Milwaukee, Wisconsin

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

One PARK

Highlights

Available	750 - 11,114 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

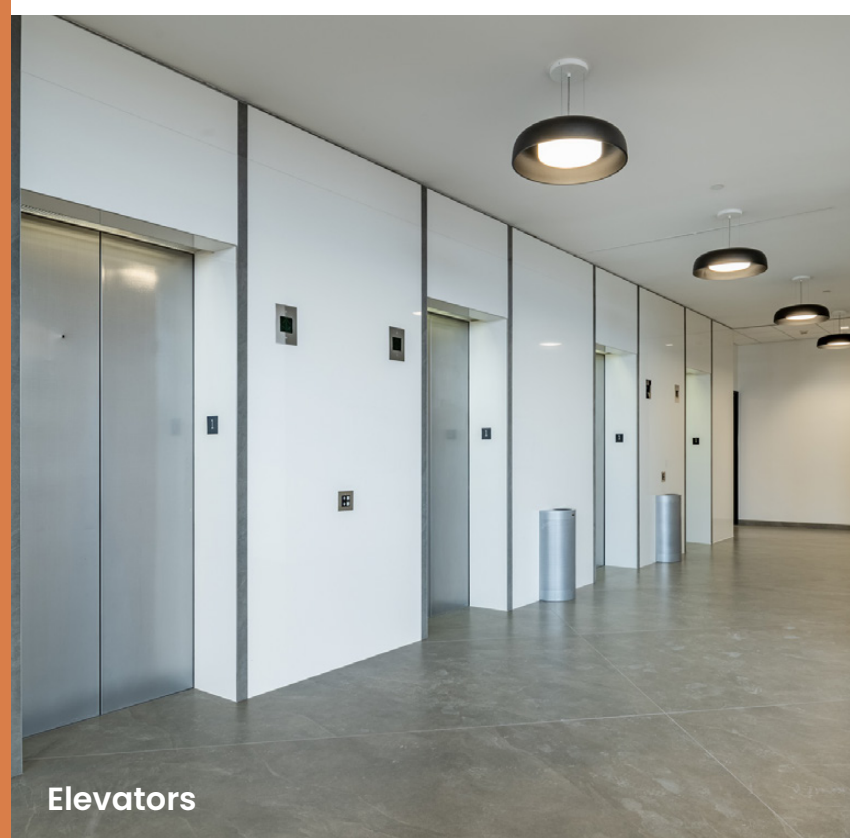
- New fitness center with lockers and shower room
- New common area training/ conference facility
- New tenant lounge, includes billiards table, shuffleboard and foosball
- Year-round golf simulator and putting green
- Full service on-site deli
- Five electric vehicle charging stations in garage
- Professional 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



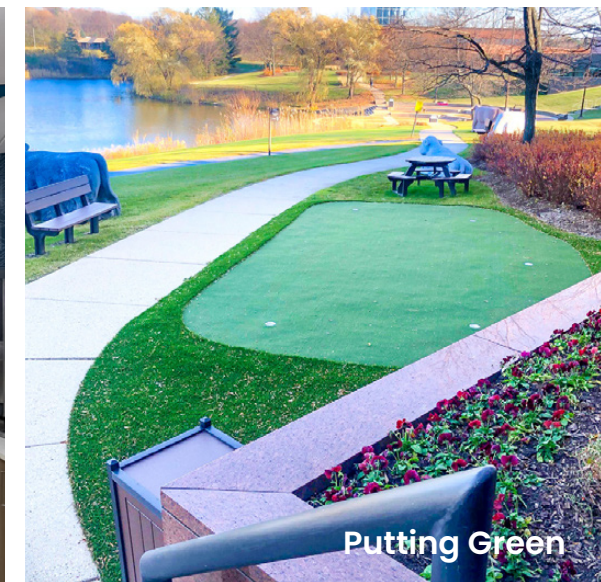
Golf Simulator



New Monument Signage



Full Service On-Site Deli

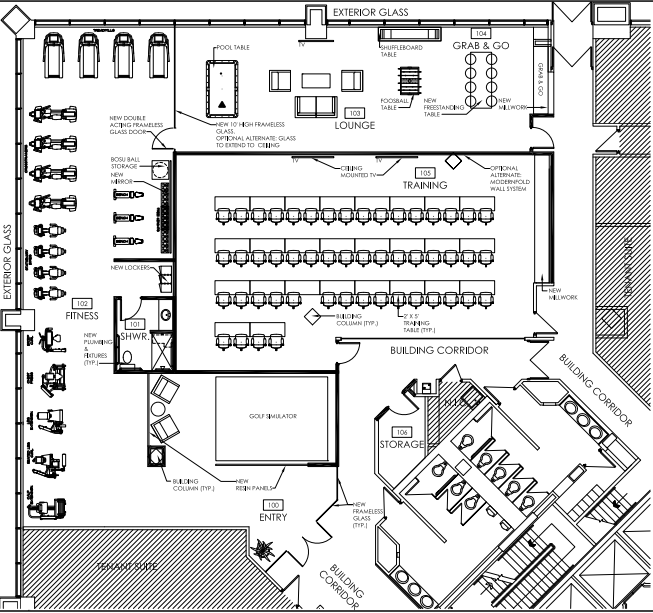


Putting Green

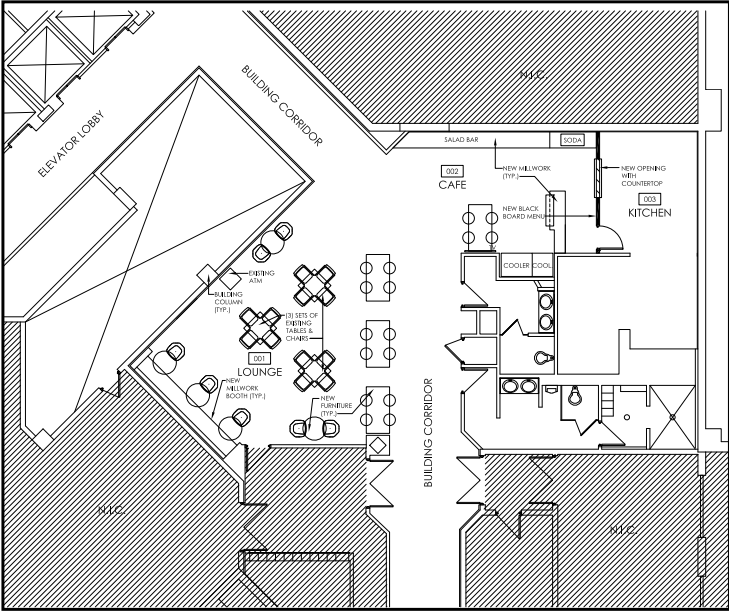


Amenities

Amenities

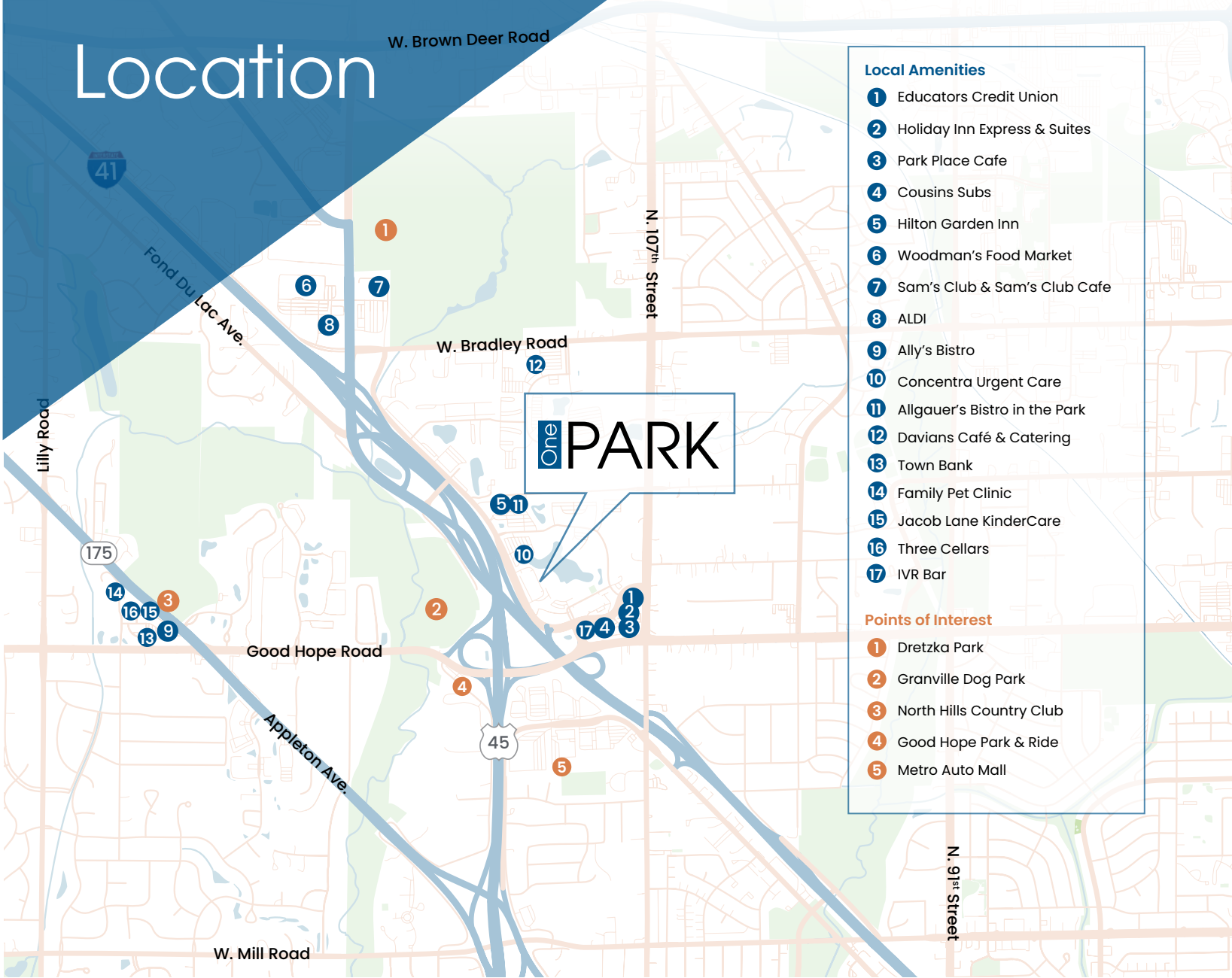


1st Floor – Fitness, Lounge, Conference



Lower Level – Lounge, Cafe, Kitchen

Location



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



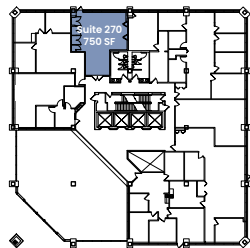
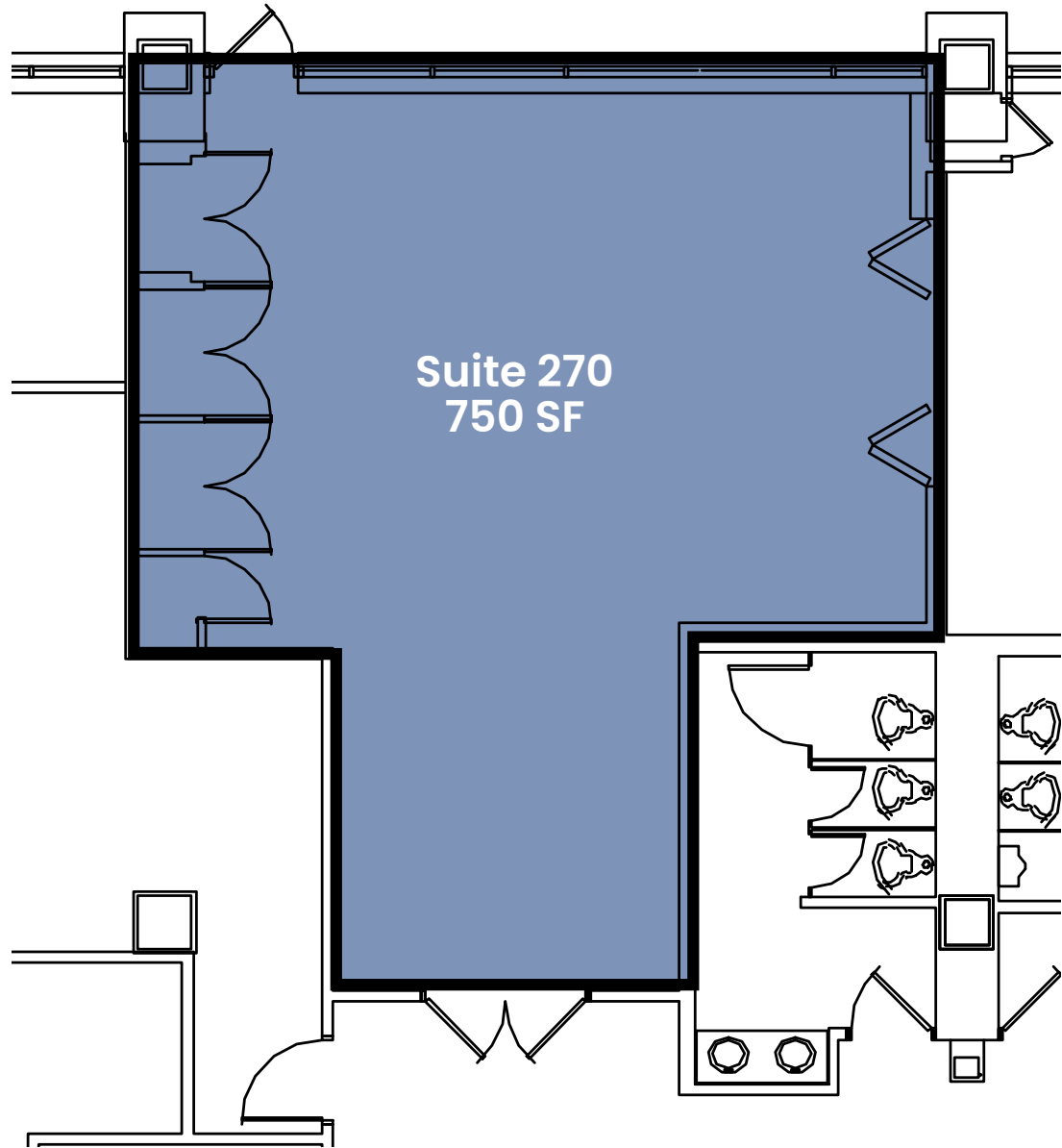
Close proximity to hotels



Located on a park like setting with walking trails

Availability

Second Floor

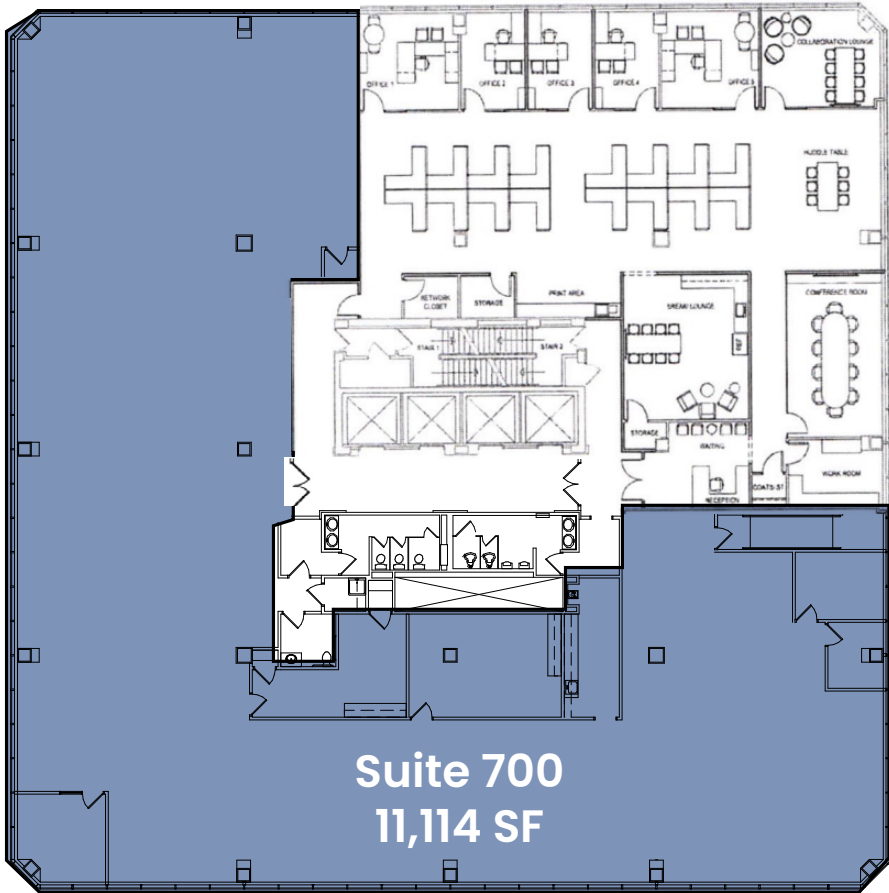


*Suite sizes are subject to new BOMA remeasurements.

Availability

Seventh Floor

Can be demised.



*Suite sizes are subject to new BOMA remeasurements.



One PARK

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