



15800

W BLUEMOUND

15800 W. BLUEMOUND RD.
BLUEMOUND OFFICE PLAZA



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

BUILDING SUMMARY:

Centrally positioned in Brookfield's prime office market, Bluemound Office Plaza offers easy I-94 access and proximity to key amenities. With Brookfield Square Mall, Westmore Country Club, banks, restaurants, shops, and hotels nearby, it's the perfect location for Class A office tenants.

BUILDING SPECIFICATIONS

- BUILDING SIZE:**
95,075 RSF
- AVAILABLE SPACE:**
1,122 RSF to 56,995 RSF
- RENOVATION COMPLETION:**
July 2023
- CLASS:**
A
- YEAR BUILT:**
1994
- LEASE RATE:**
\$16.00 / RSF Net
- OPEX (2025 ESTIMATED):**
\$10.69 / RSF
- PARKING:**
4.00 / 1,000 RSF



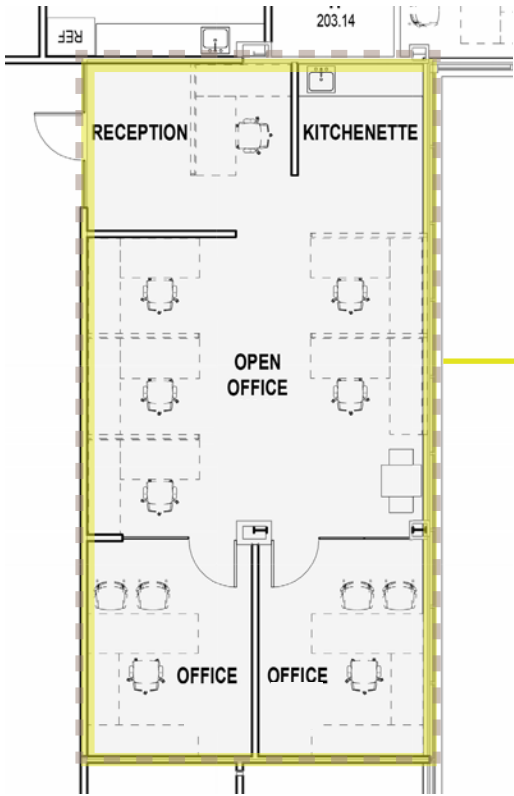
BUILDING FEATURES

- 
BUILDING AND MONUMENT SIGNAGE AVAILABLE
- 
WI-FI ENABLED OUTDOOR PATIO SPACE
- 
EASY ACCESS TO PUBLIC TRANSPORTATION
- 
HEATED EXECUTIVE PARKING AVAILABLE
- 
HIGHLY VISIBLE LOCATION
- 
FITNESS CENTER AND LOCKER ROOMS WITH SHOWERS
- 
TENANT LOUNGE
- 
INDOOR AIR MONITORING
- 
50 PERSON CONFERENCE CENTER
- 
2 STORY LOBBY
- 
BUILDING SECURITY INCLUDES CARD KEY ACCESS AT ALL DOORS, ELEVATORS AND STAIRWELLS
- 
150 KW NATURAL GAS GENERATOR AVAILABLE FOR TENANTS' USE

VIEW 3D TOUR

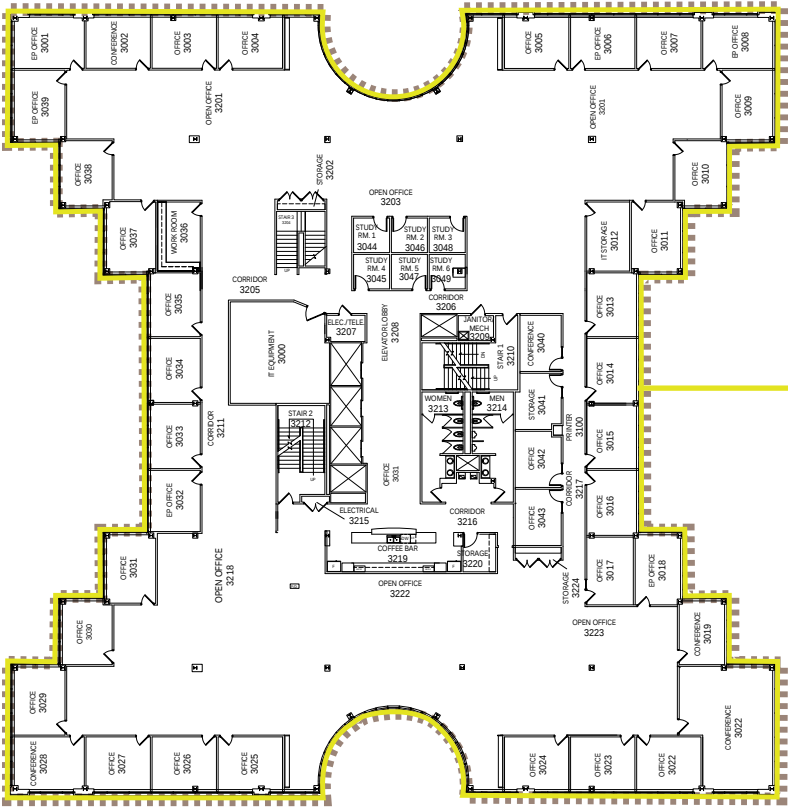


AVAILABILITIES

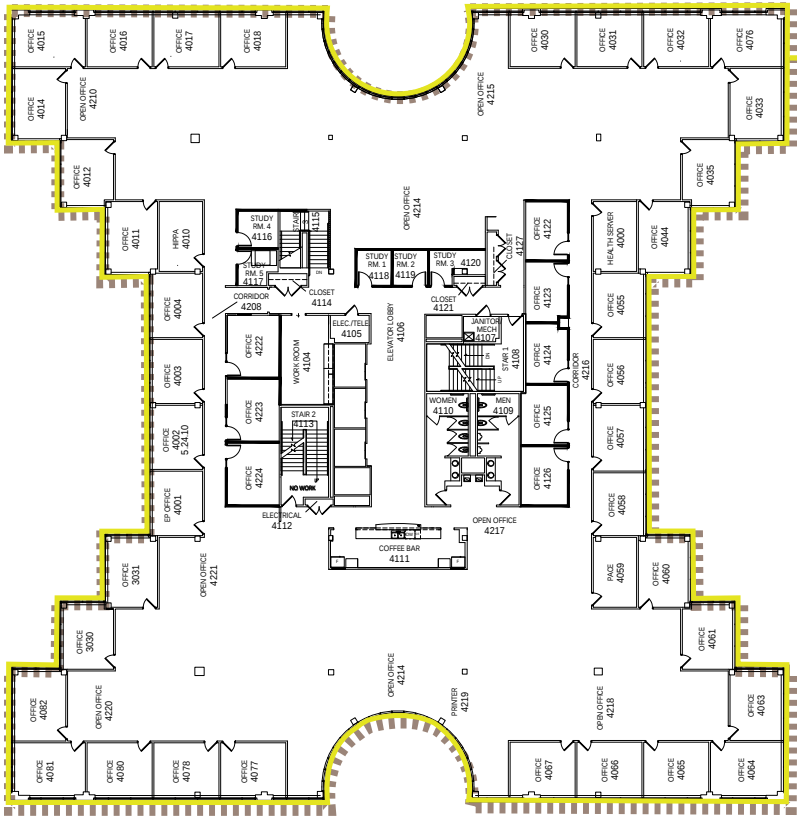


SUITE 230
1,122 RSF

CURRENT THIRD FLOOR

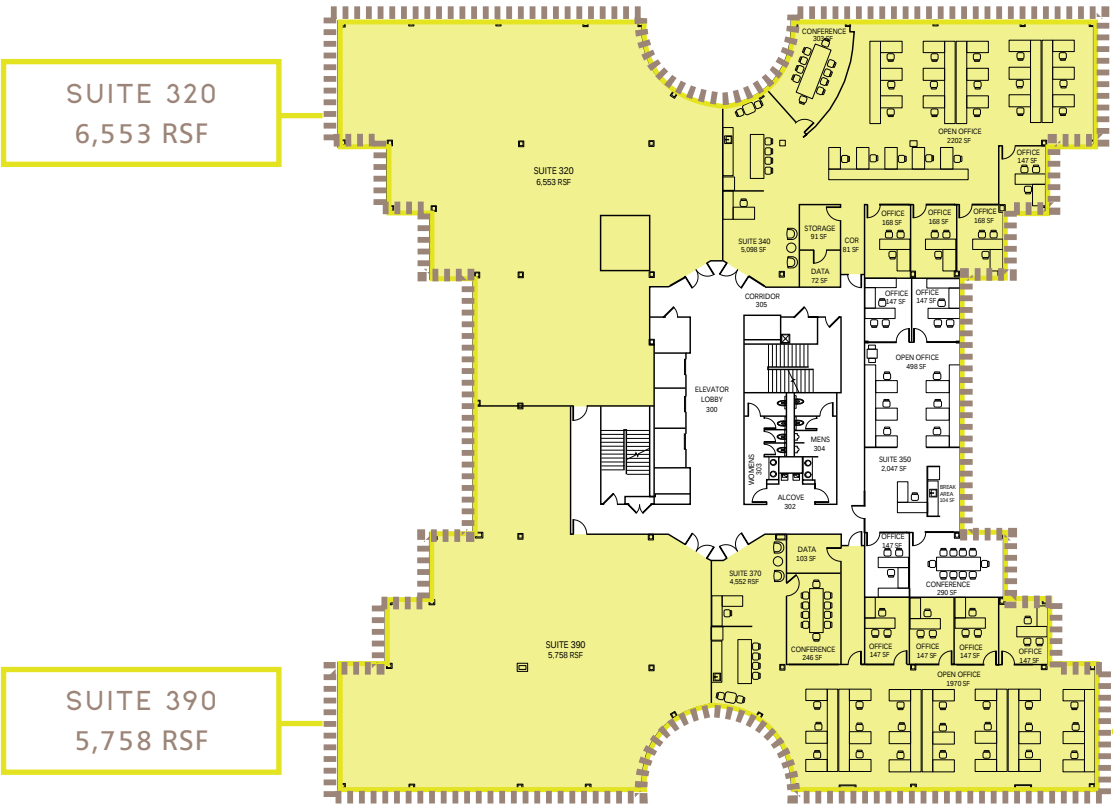


SUITE 300
28,100 RSF



SUITE 400
28,895 RSF

THIRD FLOOR TEST FITS



SUITE 320
6,553 RSF

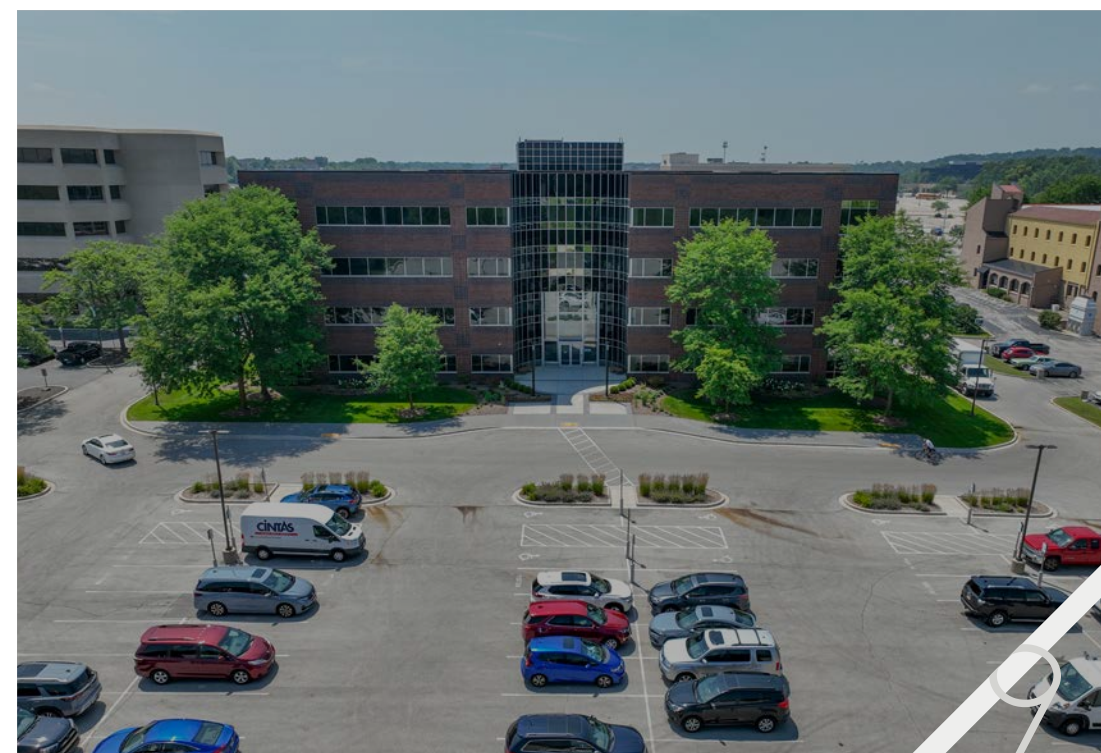
SUITE 340
5,098 RSF

SUITE 390
5,758 RSF

SUITE 370
4,552 RSF

AMENITIES





AREA AMENITIES

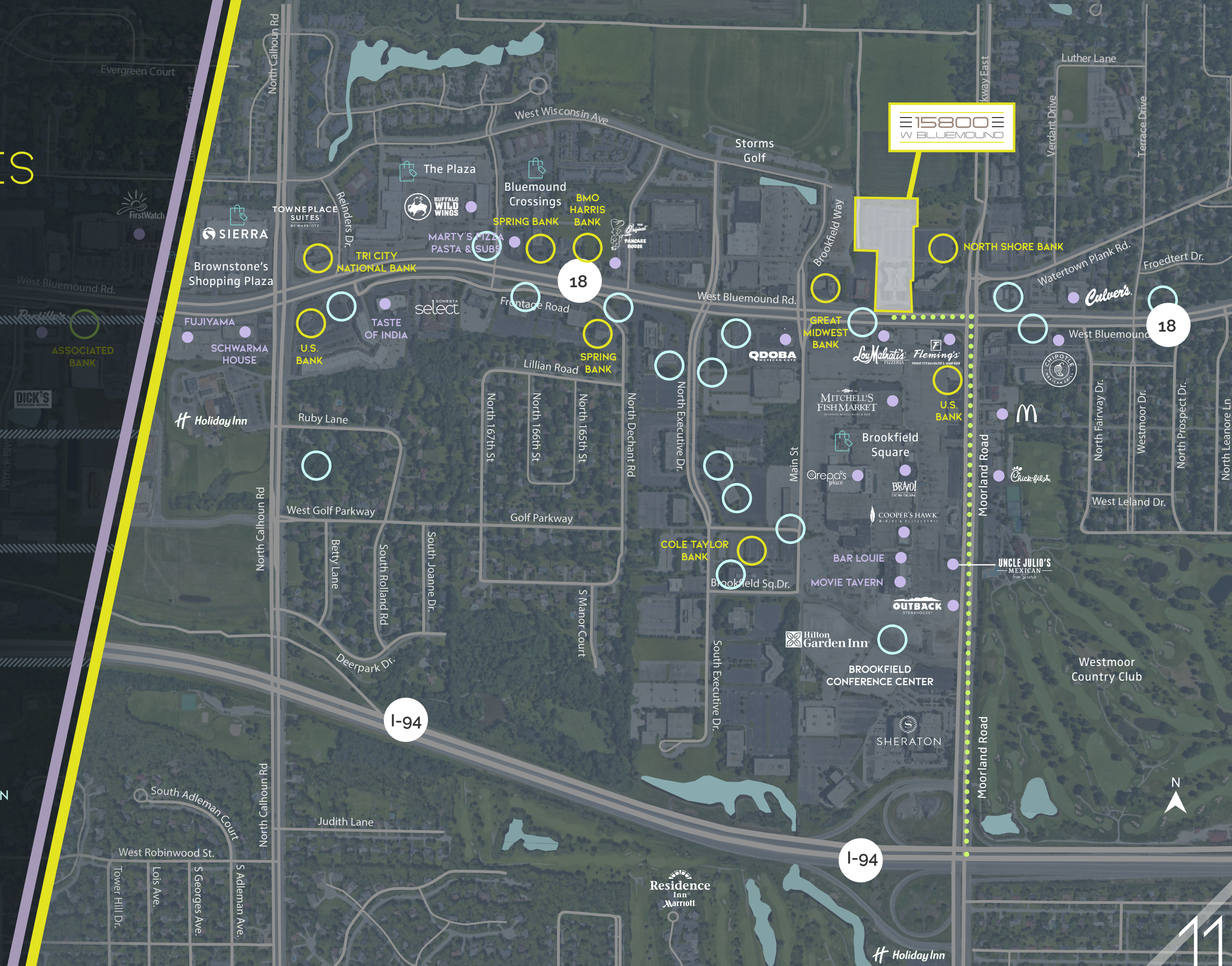
17+
RESTAURANTS

7
HOTELS

6
SHOPPING CENTERS

.4 MILES
TO I-94

-  BANK
-  PUBLIC TRANSPORTATION
-  RESTAURANTS



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