

200 two hundred south executive

Class A Office Space

Thoughtfully Transformed



200 S Executive Drive
Brookfield, WI 53005

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

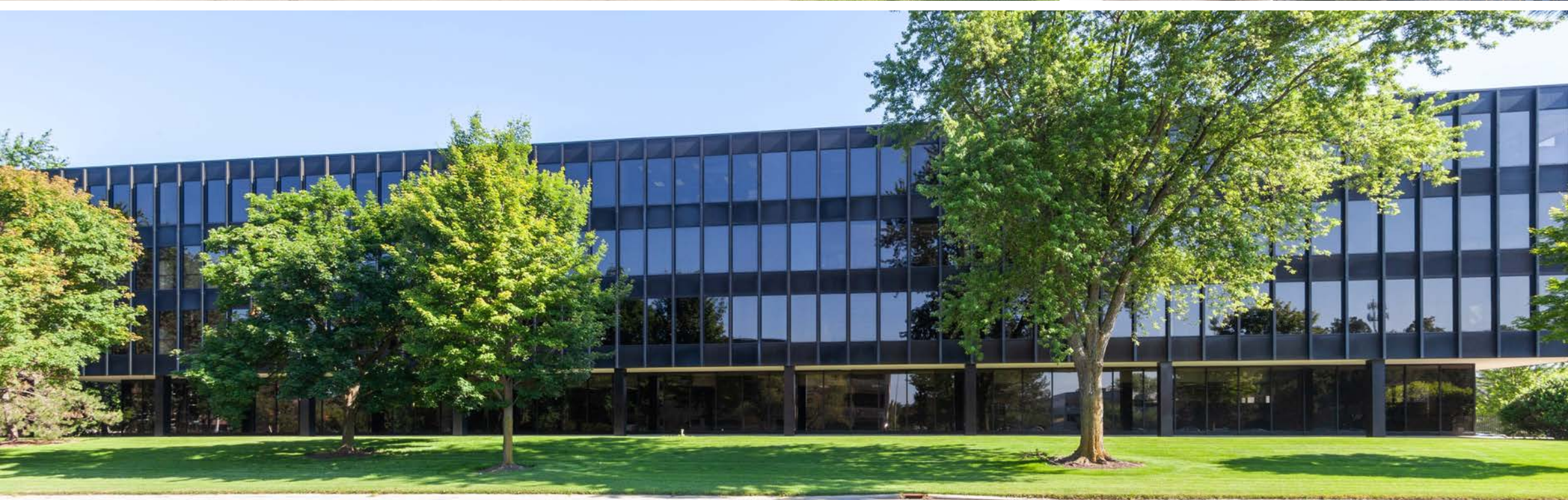
Revitalized. Restored. Ready for a New Generation.

Under new ownership, this iconic 1974 landmark designed by the Office of Mies van der Rohe will undergo a thoughtful transformation.

With a significant investment honoring Mies' original vision, the building will be reimagined to fit what the legendary architect may have created if designing today.

This isn't just renovation, it's restoration of intent. Every detail reflects Mies' timeless international style, enhanced with the amenities and technology of 2025. From the carefully selected furniture designed by Mies himself, to the seamless integration of modern systems, this space elevates the tenant experience while preserving architectural heritage.





Welcome.

A timeless vision.
Perfected for today.



Available
Q2 2026



4-story, Class A,
126,714 RSF building



100,000 RSF
Available for lease



Ample
parking



\$15.75 Net
Lease Rate / RSF



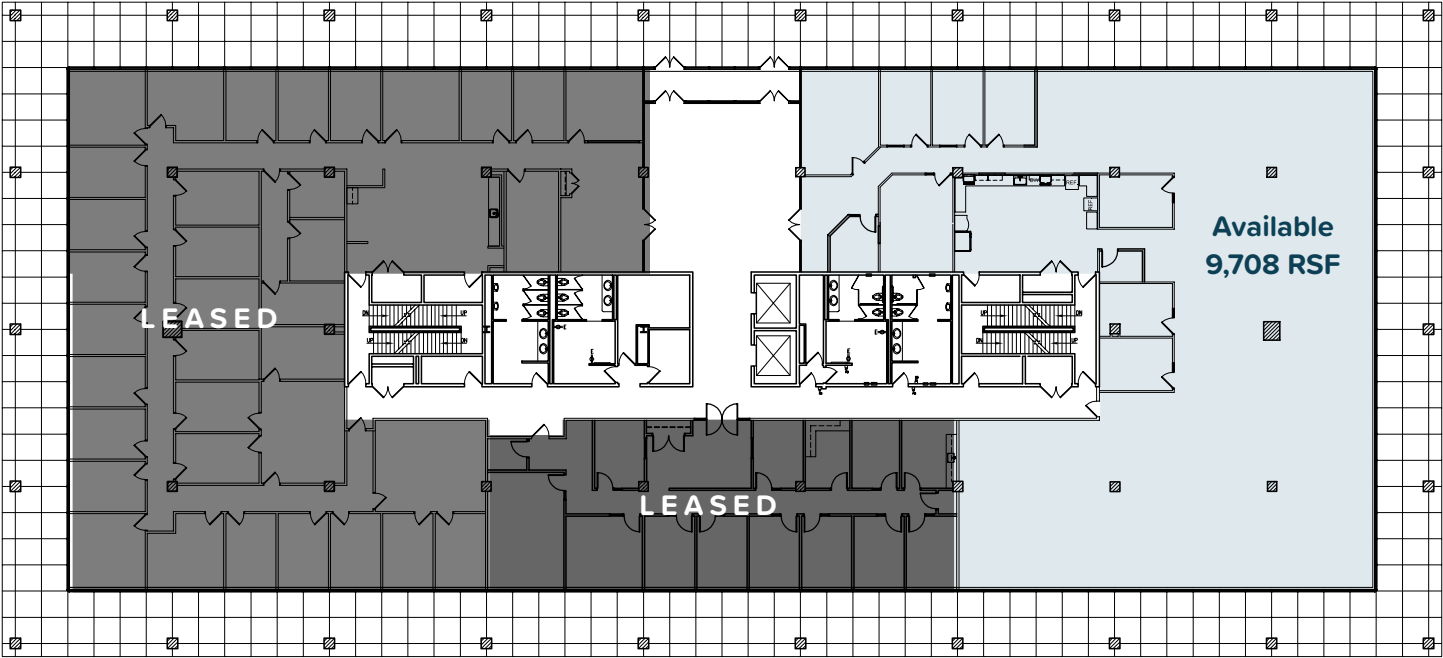
\$10.95 Est. 2026
Op.Ex. / RSF

Premium features & amenities

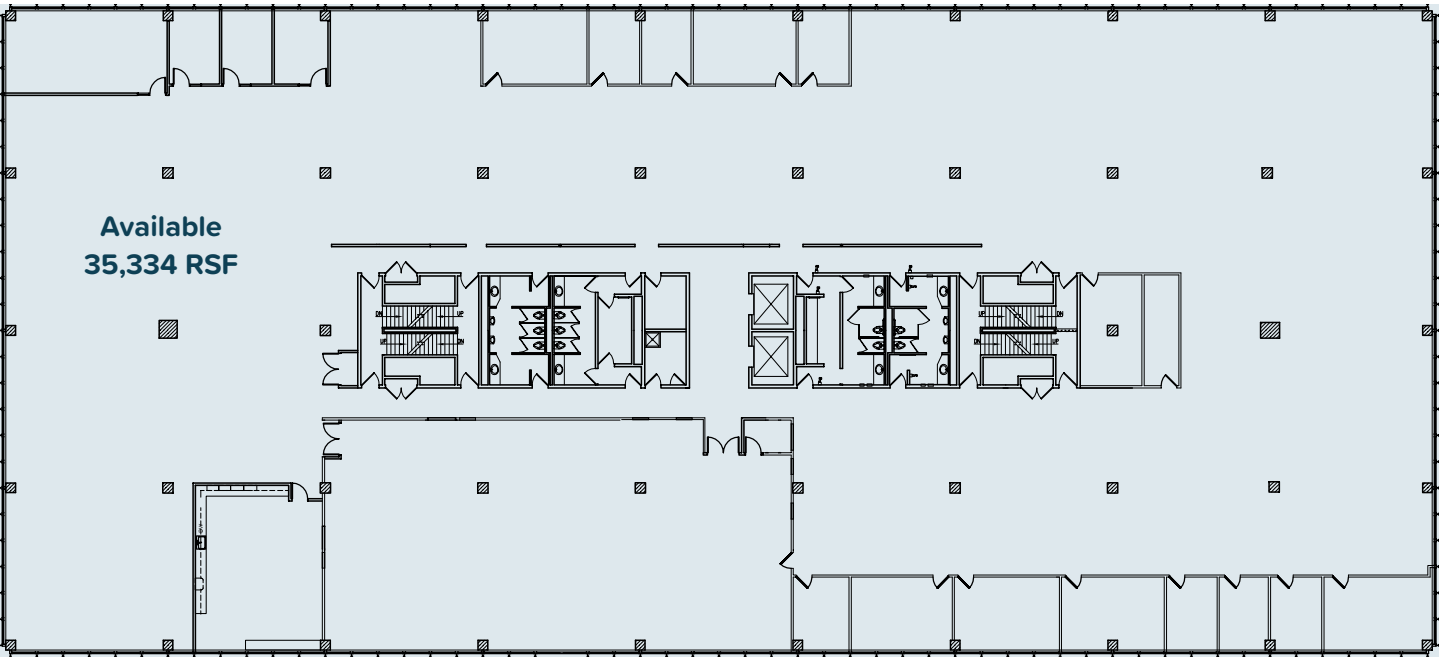
-  Tenant Lounge
-  Fitness Center
-  Conference Center
-  Floor-to-ceiling glass
-  Class A common area finishes
-  Outdoor Patio
-  Building Storage



First Floor



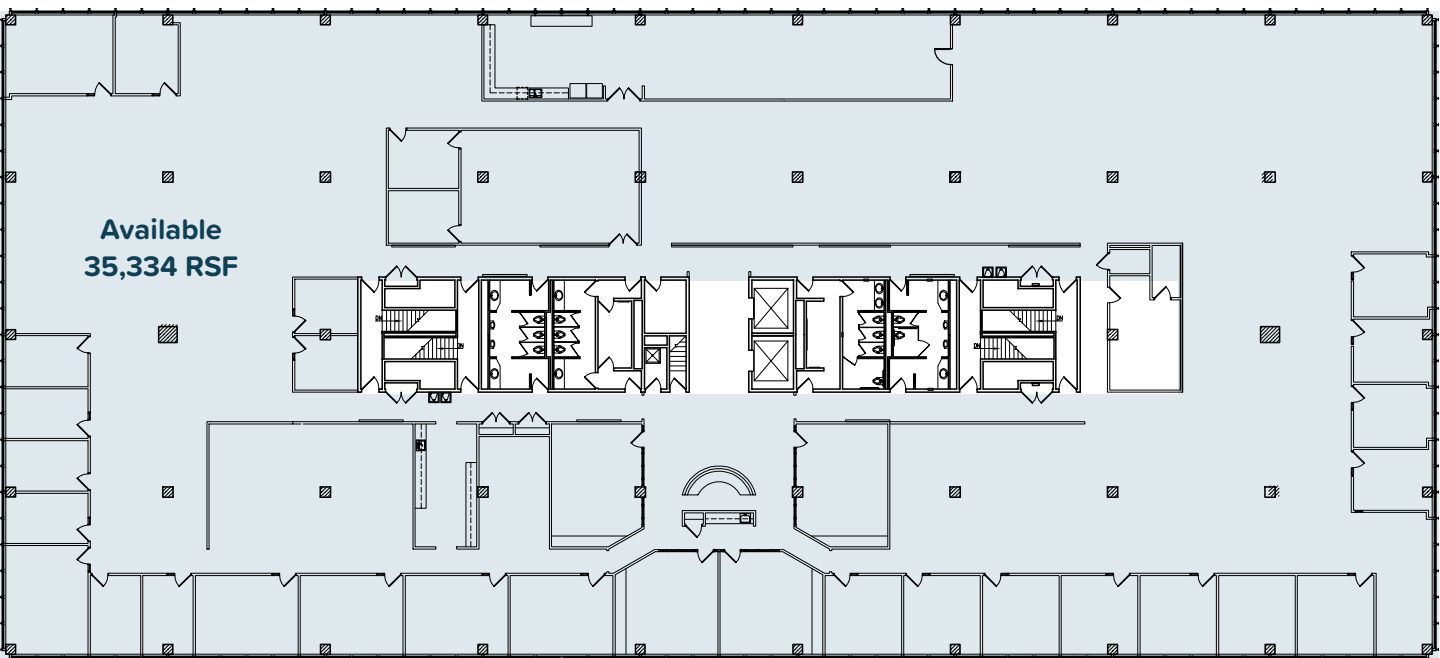
Third Floor



Second Floor

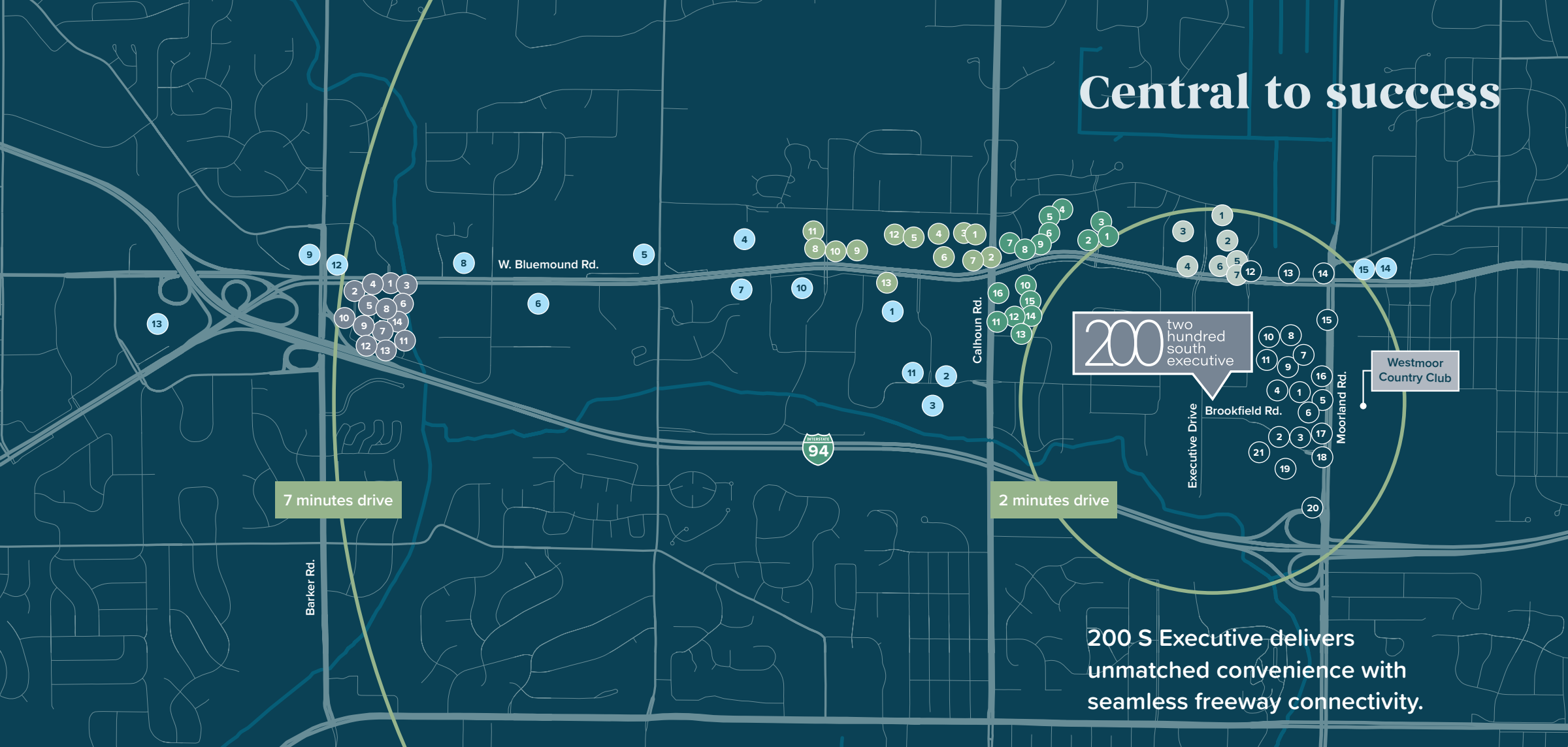
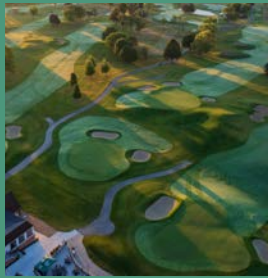


Fourth Floor



Tailored to your vision

100,000 RSF
Built-to-suite
Opportunity



5 MINUTE WALK

● Brookfield Square

- Cooper's Hawk Winery & Restaurant
- Movie Tavern Brookfield Square
- Club Champion
- WhirlyBall
- Bar Louie
- Naf Naf Grill
- Barnes & Noble
- Bath & Body Works
- LOFT
- H&M
- Express
- Herzing University
- Lou Malnati's Pizzeria
- Fleming's Prime Steakhouse & Wine Bar
- U.S. Bank Branch
- Chick-fil-A
- Uncle Julio's Brookfield
- Outback Steakhouse
- Brookfield Conference Center
- Sheraton Hotel
- Hilton Garden Inn

,1 MINUTE WALK

● Fountain Square

- Michaels
- World Market
- Floor & Decor
- Penny Mustard Furnishings
- PetSmart
- Golf Galaxy
- Jared Jewelers

1 MILE

● Brookfield Fashion Center & The Plaza

- Buffalo Wild Wings
- Plato's Closet
- Sally Beauty
- David's Bridal
- Ross Dress for Less
- Ulta Beauty
- Einstein Bros. Bagels
- Jamba
- Noodles and Company
- Cafe Zupas
- CVS
- The UPS Store
- Half Price Books
- Guitar Center
- GOLFTEC
- U.S. Bank Branch

● Other Local Amenities

- DICK'S Sporting Goods
- Holiday Inn Express & Suites by IHG
- Life Time
- PGA TOUR Superstor
- Kopp's Frozen Custard
- Best Buy
- Bonefish Grill
- Melting Pot
- Shake Shack
- DoubleTree by Hilton
- Fairfield by Marriott Inn & Suites
- Residence Inn by Marriott
- Target
- Culver's
- UW Credit Union

1.4 MILES

● Brownstones Shopping Center

- Total Wine & More
- Kessler's Diamonds
- DSW Designer Shoe Warehouse
- T.J. Maxx
- First Watch
- BJ's Restaurant & Brewhouse
- Men's Wearhouse
- Starbucks
- Potbelly
- Casablanca
- Enterprise Rent-A-Car
- Metro Market
- Portillo's

3 MILES

● The Corners of Brookfield

- Café Hollander
- Sendik's Food Marke
- Milwaukee Improv
- L.L.Bean
- lululemon
- Goddess and the Baker
- BelAir Cantina
- Anthropologie
- Kendra Scott
- FreshFin
- Free People
- Grimaldi's Pizzeria
- Von Maur
- ALO



For leasing information, please contact:
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