



For lease

Medical, Office, & Retail Space
in Prime Location

- Located on a 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

Availability

Available: 1,345 – 14,108 RSF

Lease rate: Negotiable

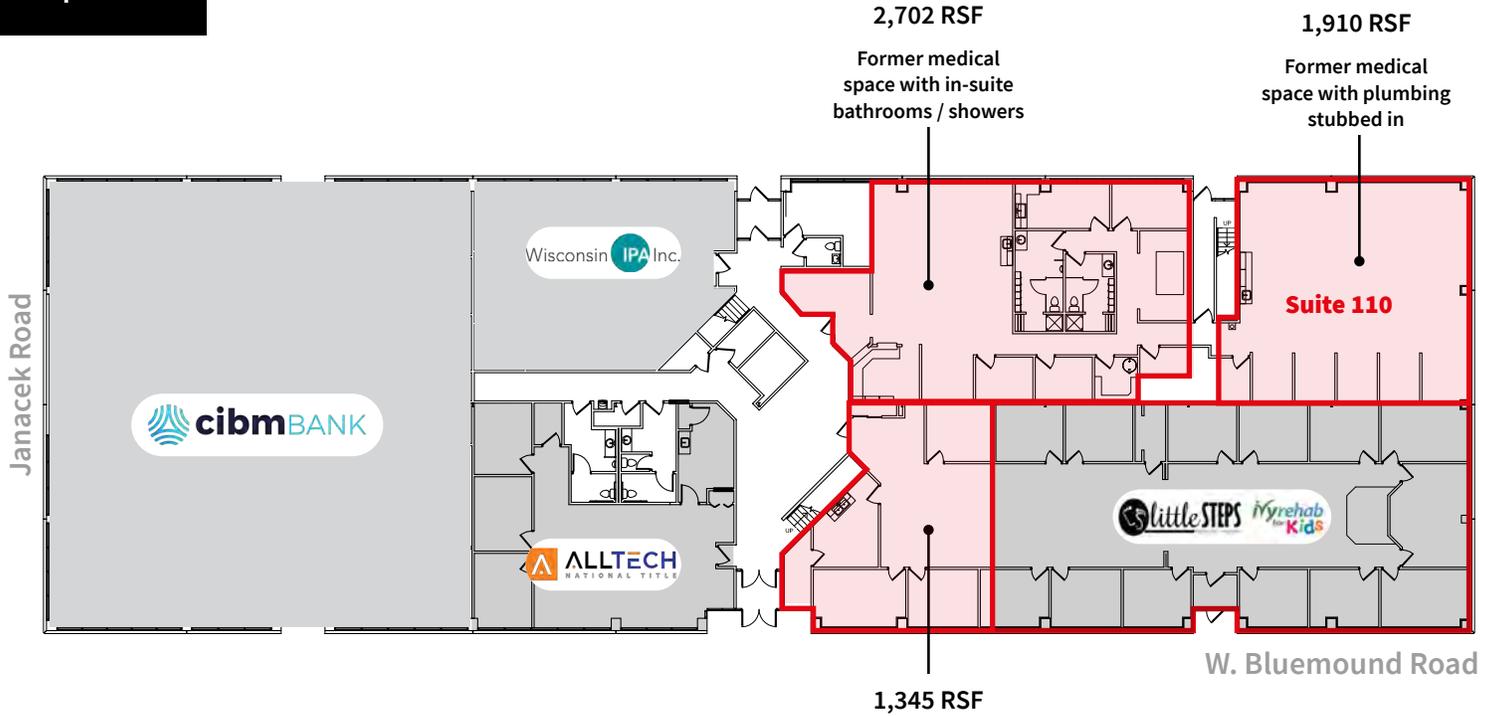
Opex Est.: \$4.50/RSF

First Floor Availability

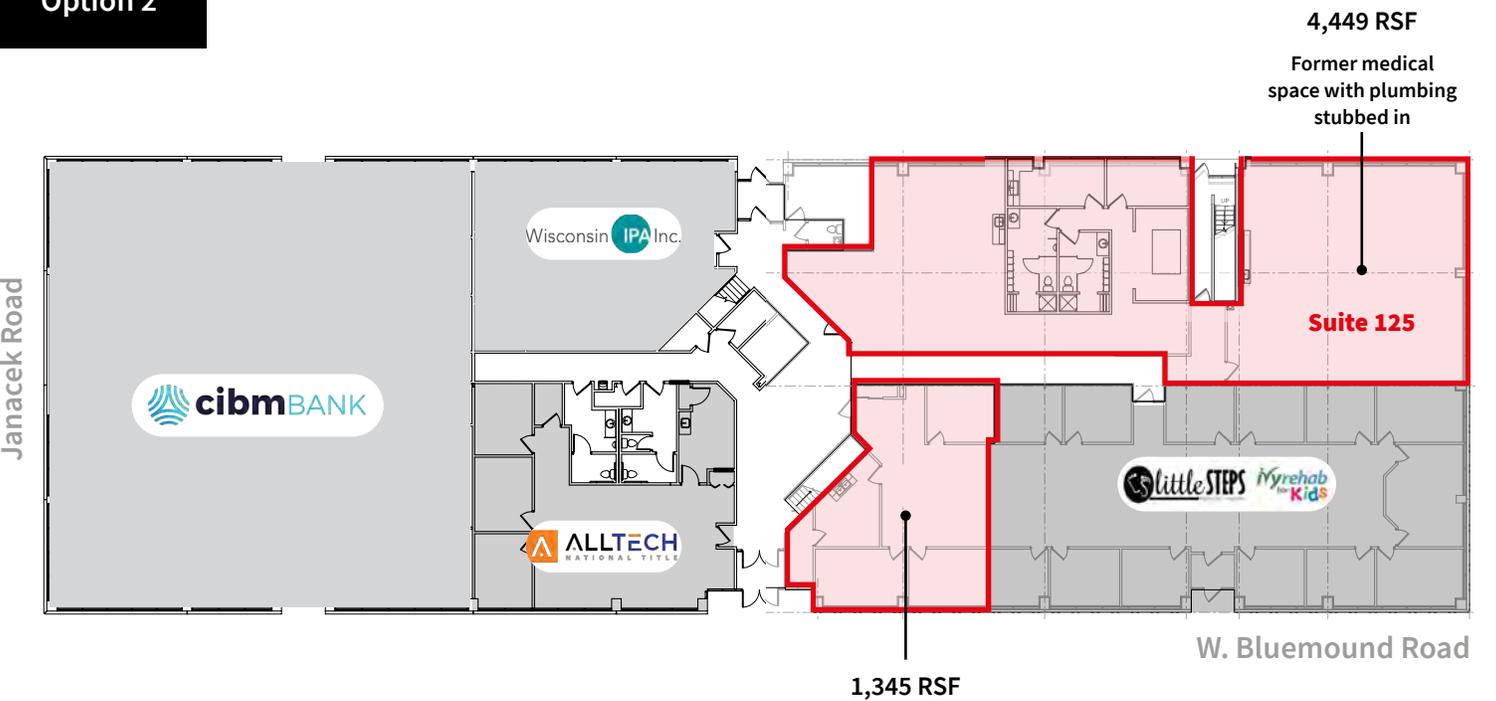
19601 W. Bluemound Rd.



Option 1

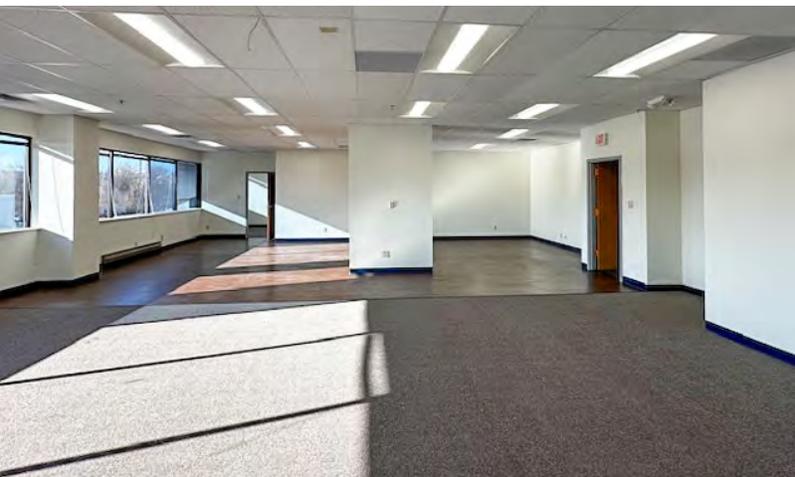
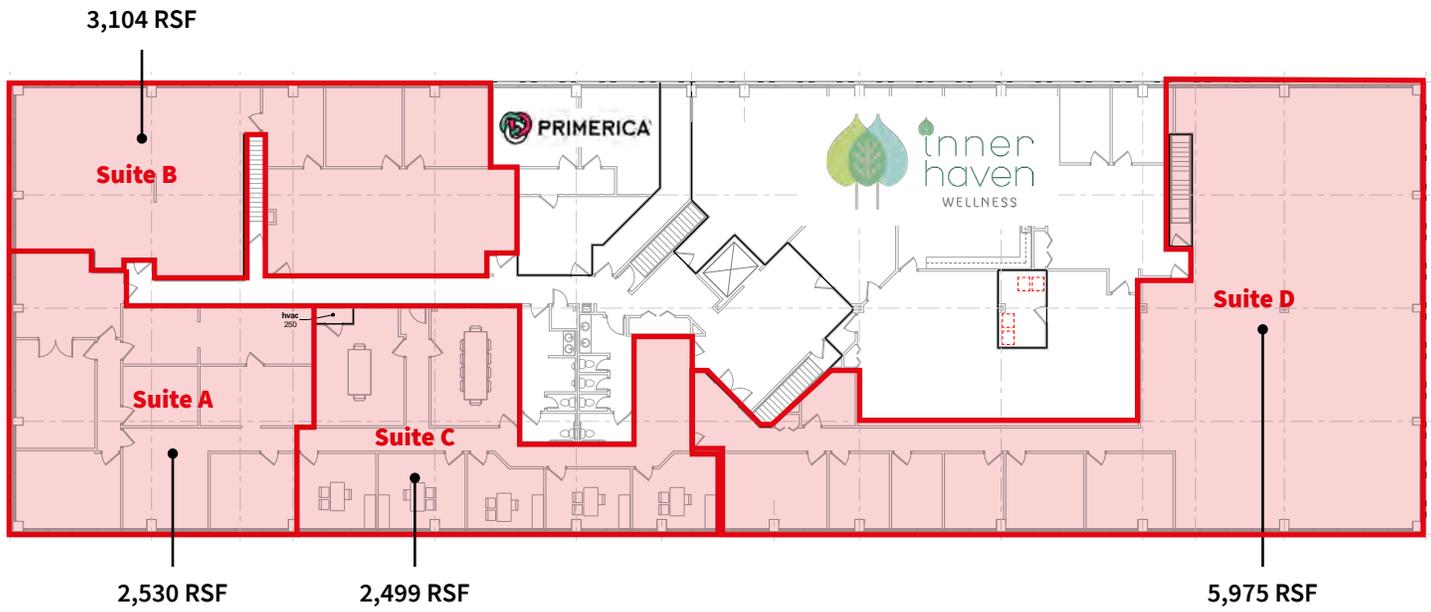


Option 2



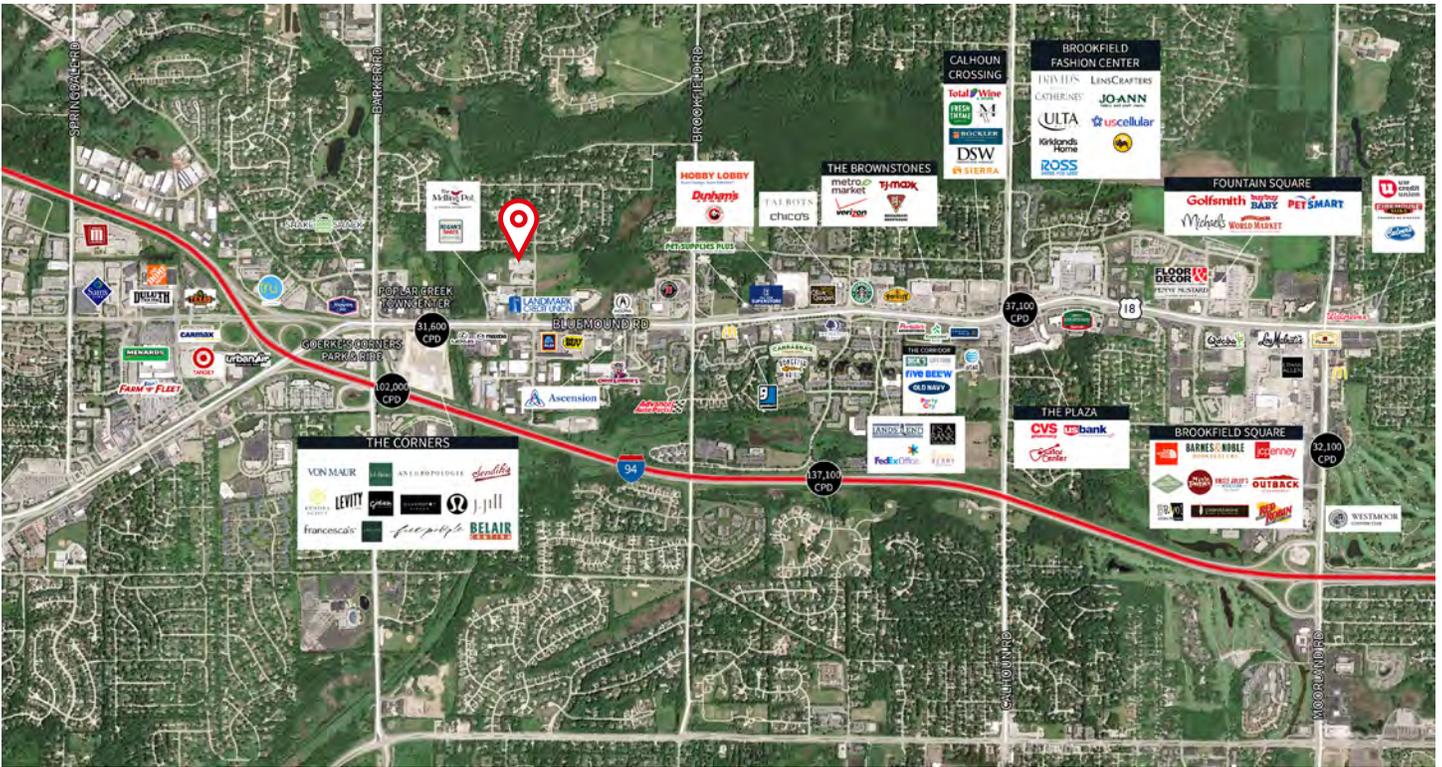
Second Floor Availability

19601 W. Bluemound Rd.



Location

19601 W. Bluemound Rd.





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Brookfield, WI 53045**



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