

# Class A Office Space

## Crossroads Corporate Center VIIB

20935 Swenson Dr., Waukesha, WI 53186

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



## 20935 Swenson Dr.

Crossroads Corporate Center VIIB is a premier Class A office building located in the heart of Crossroads Corporate Center. Built in 1990 and renovated in 2020, this 71,276 RSF building boasts updated common areas and a robust, modern amenity package. Situated at Goerkes Corners, the building is surrounded by an abundance of retail, dining, and lodging options along Bluemound Rd, Baker Rd, and Mooreland Blvd. Downtown Milwaukee is just 18 minutes away, combining suburban comfort with urban proximity.



Move-in ready suites available



Outdoor deck overlooking pond



Updated conference center & tenant lounge



Quick access to I-94 & Bluemound Rd.

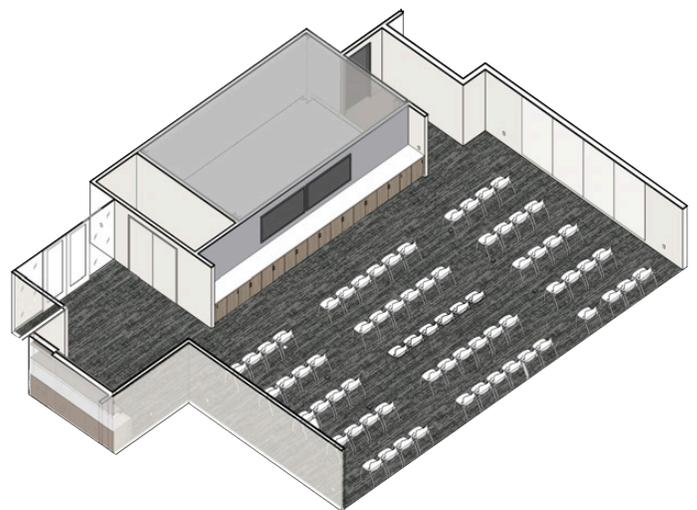
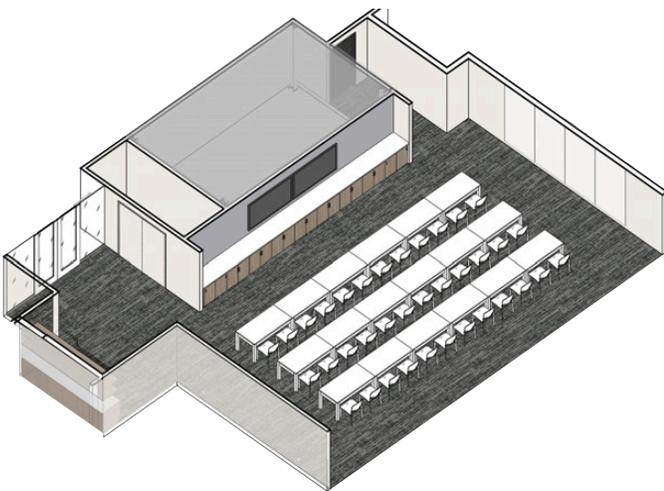


Executive parking available at \$75 / month 4 / 1,000 SF overall parking ratio



35+ capacity training center coming soon

### Training Center renderings



Max. Contiguous

**13,744**

RSF

Lease rate PSF

**\$14.25**

NNN

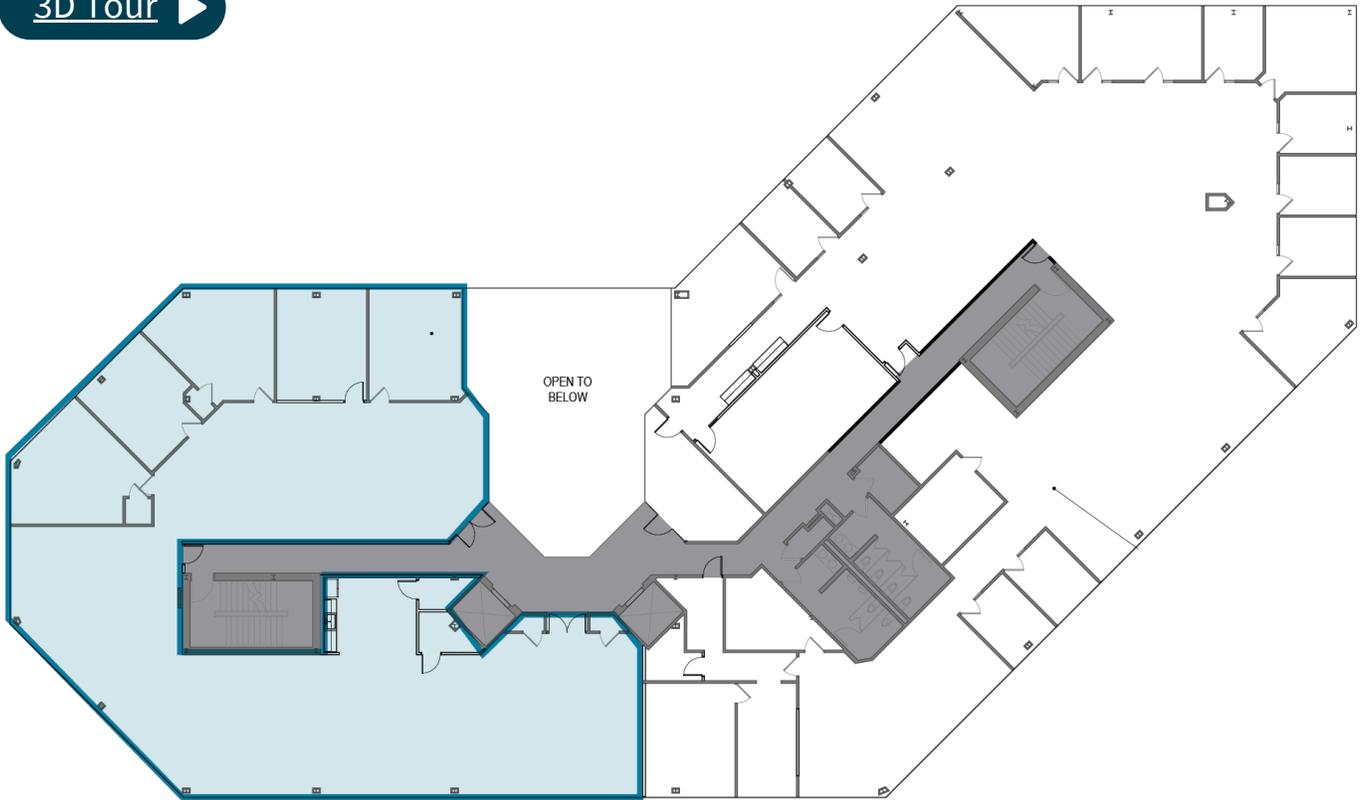
Est OPEX (2025)

**\$10.37**

PSF

# Suite 205: **6,618 RSF**

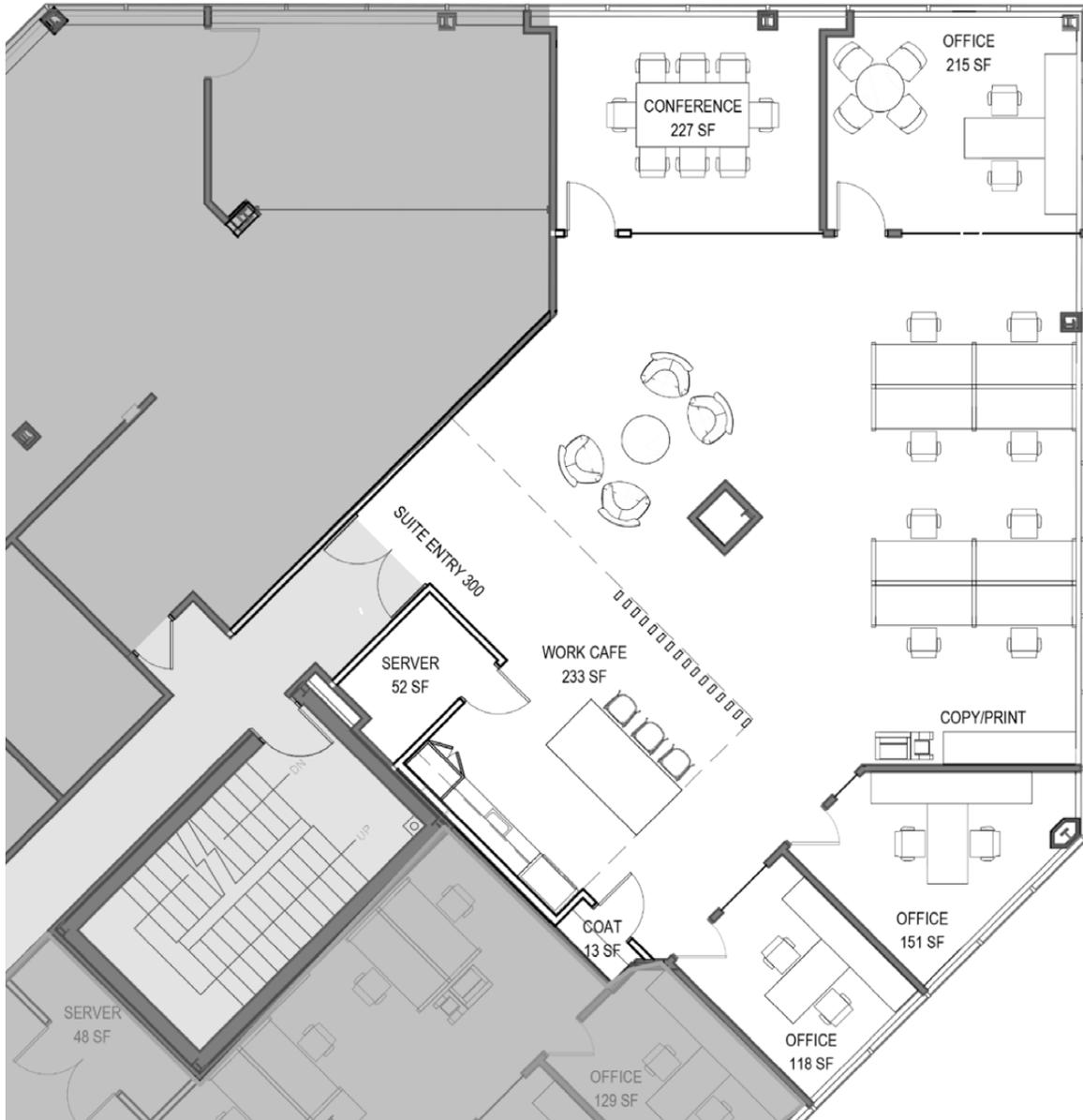
[3D Tour](#) 



Suite 205

# Spec Suite 300: **2,816 RSF**

[3D Tour](#) ▶



# Fourth Floor Availability

*Spec Suites shown*

Available  
**10,935 RSF**

[▶ 3D Tour](#)

[▶ 3D Tour](#)



Available  
**3,497 RSF**

Available  
**2,355 RSF**



*Building Lobby / Lounge*



**2024 Demographics | 2 miles**

- Population: 19,521
- Median age: 43.8
- Avg household income: \$106,529

**2024 Demographics | 5 miles**

- Population: 130,817
- Median age: 41.5
- Avg household income: \$105,661

**1 MIN**

to Interstate 94

**18 MIN**

to Downtown MKE

**10 MIN**

to Downtown Waukesha

**25 MIN**

to Mitchell International Airport



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