

# 245<sup>o</sup>



## S. Executive Drive Brookfield WI

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

# Class A

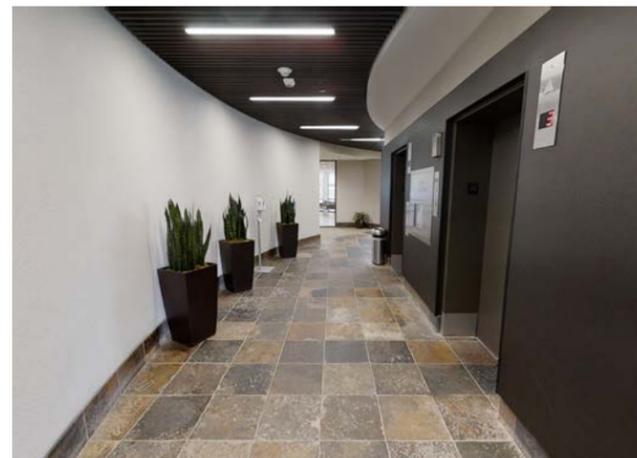
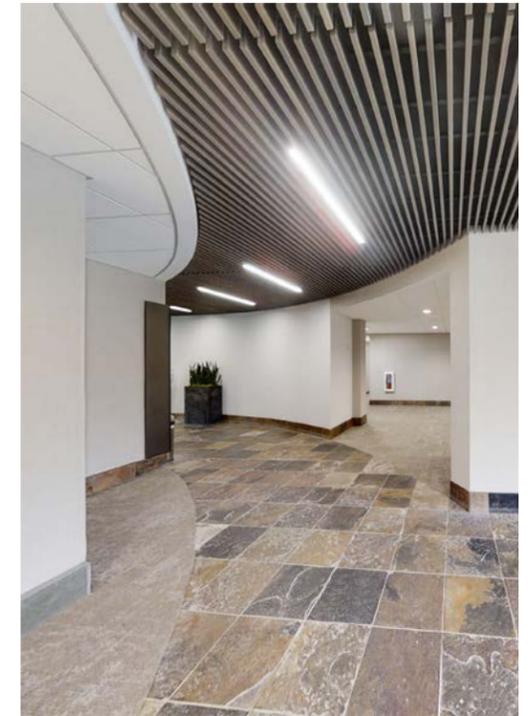
Office Space



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# Building Specifications & Features

245 Plaza is a beautifully landscaped, three-story office building located in the heart of Brookfield's Executive Drive office submarket.



 Building size: 75,064 RSF	 Building Class: A	 Year Built / Renovated: 1984 /2023
 Parking: 6 / 1,000 SF	 Lease Rate: \$12.50 / RSF Net	 Estimated 2026 op.ex: \$9.55 / RSF

## Features

- Lobby upgrades completed in 2023
- Monument signage available
- Located across the street from public transportation
- LEED Silver Certified by the USGBC
- Numerous nearby amenities including lodging, dining and national retailers
- Within walking distance of Brookfield Square Mall
- Adjacent to outdoor walking paths
- Excellent freeway accessibility

# Availability

## Second Floor

SUITE 210  
2,938 RSF  
*Test Fit*

SUITE 205  
1,825 RSF  
*Spec Suite*



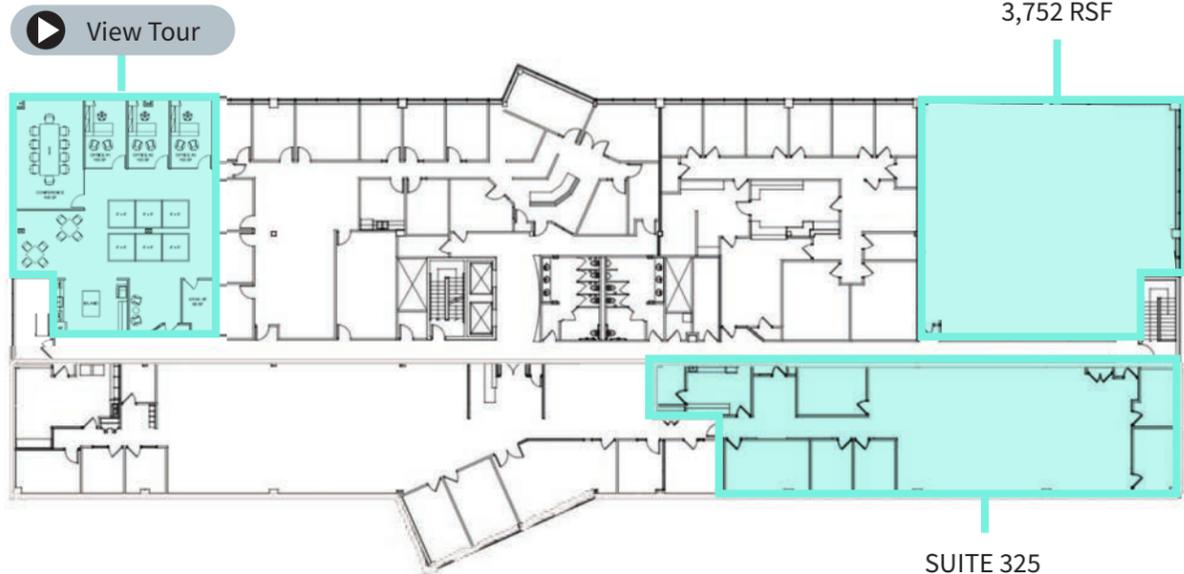
[View Tour](#)

SUITE 270  
3,004 RSF

## Third Floor

SUITE 380  
2,791 RSF  
*Spec Suite*

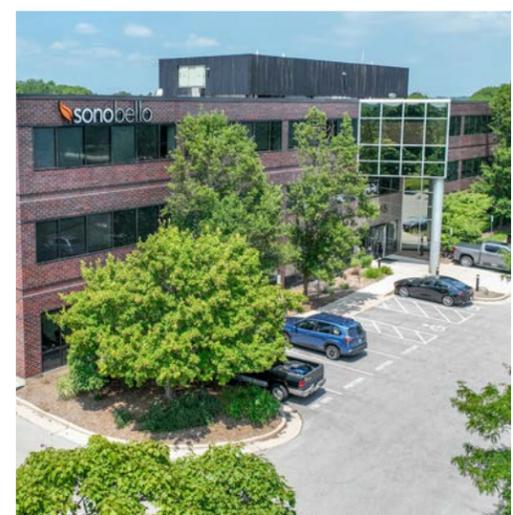
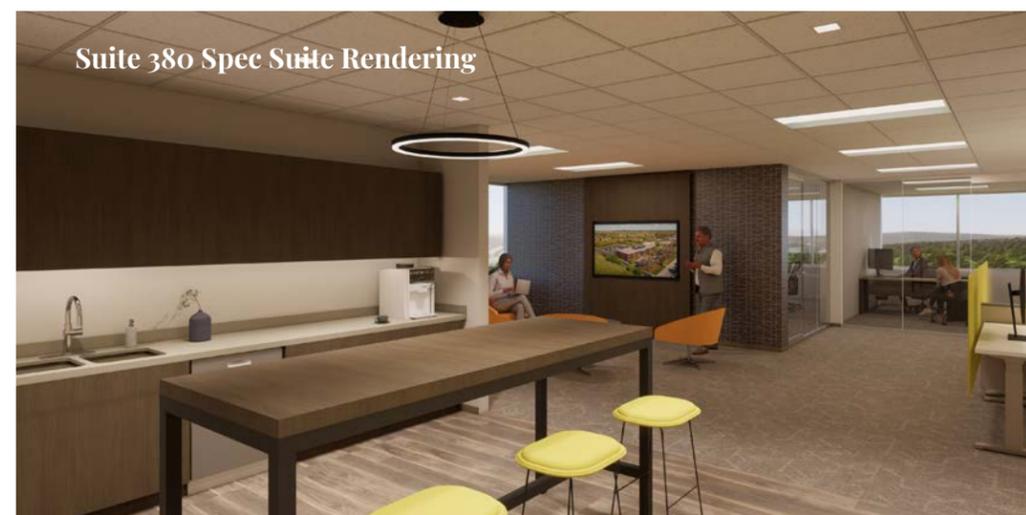
SUITE 340  
3,752 RSF



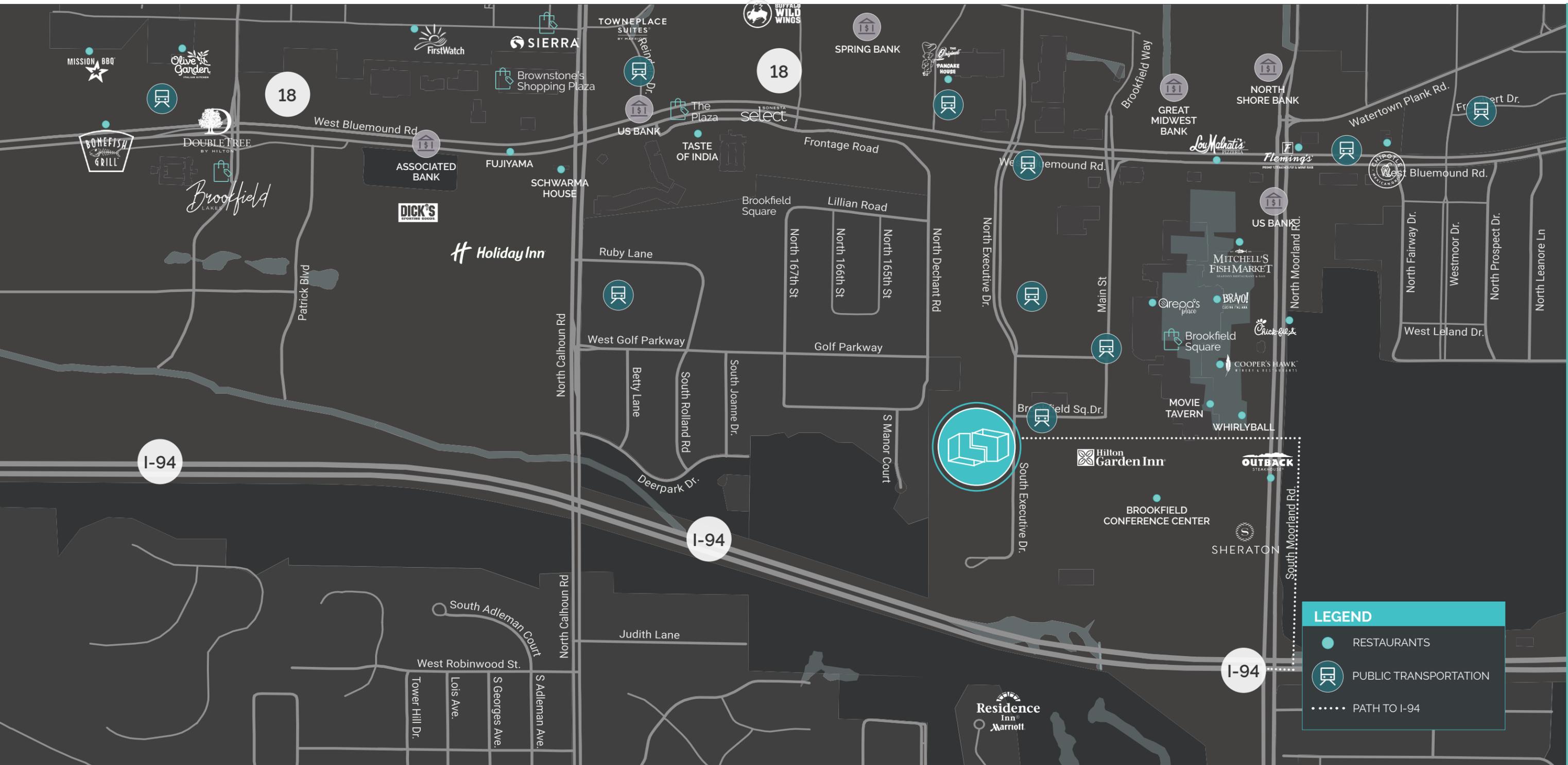
[View Tour](#)

SUITE 325  
3,985 RSF

[View Tour](#)



# Amenities



17 RESTAURANTS    7 HOTELS    6 SHOPPING CENTERS    0.4 MILES TO I-94



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