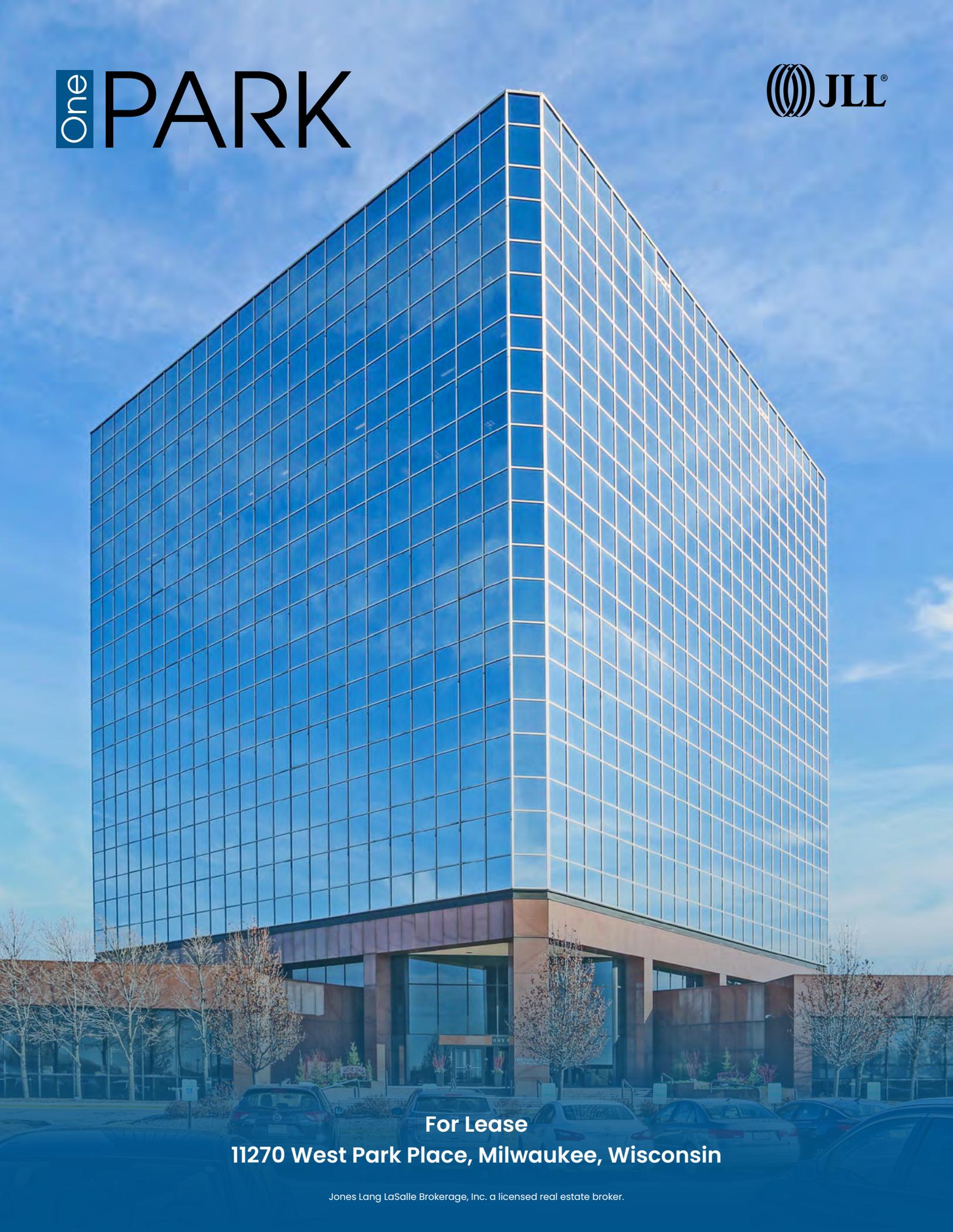


One PARK



For Lease

11270 West Park Place, Milwaukee, Wisconsin

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

One PARK

Highlights

Available	750 - 3,381 RSF
Lease Rate	\$13.00/SF NNN
Op.Ex.	\$11.08/SF (2026 estimated)
Building Size	199,326 SF
Floor Plate	17,938 SF
Floors	Twelve
Parking	Ample (surface lot & covered)
Built	1984/Renovated 2020
Class	A

- New fitness center with lockers and shower room
- New common area training/ conference facility
- New tenant lounge, includes billiards table, shuffleboard and foosball
- Year-round golf simulator and putting green
- Full service on-site deli
- Five electric vehicle charging stations in garage
- Professional on-site management and engineering staff
- Public transportation drop-off and pick-up at front door
- Covered parking options
- Laundry service
- 2010 BOMA 360 designation
- Energy Star labeled



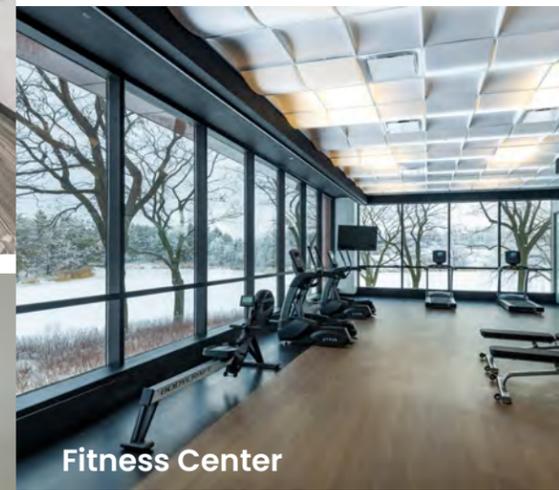
Lobby



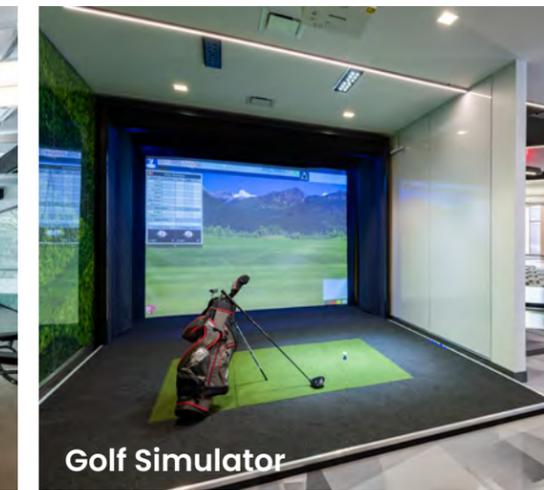
Tenant Lounge



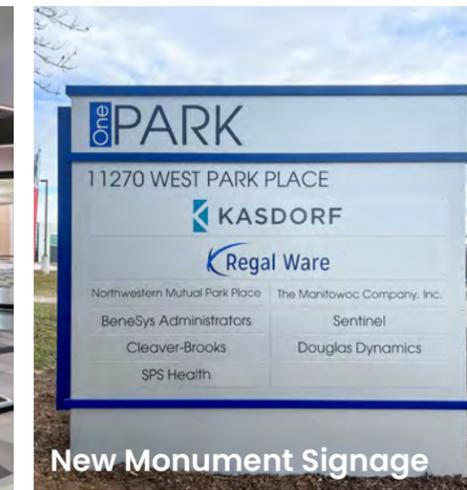
Training/Conference Facility



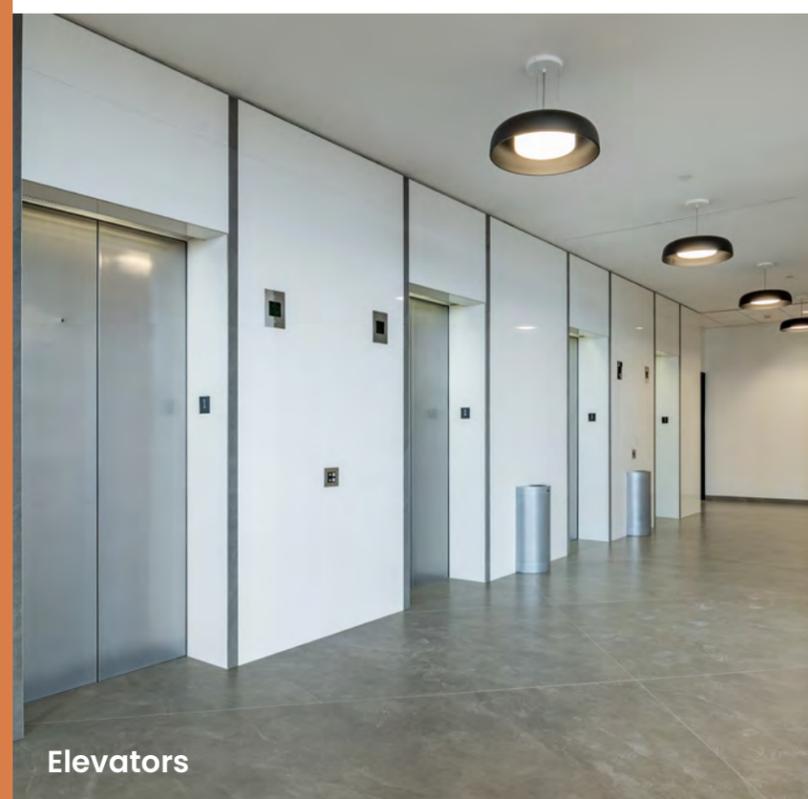
Fitness Center



Golf Simulator



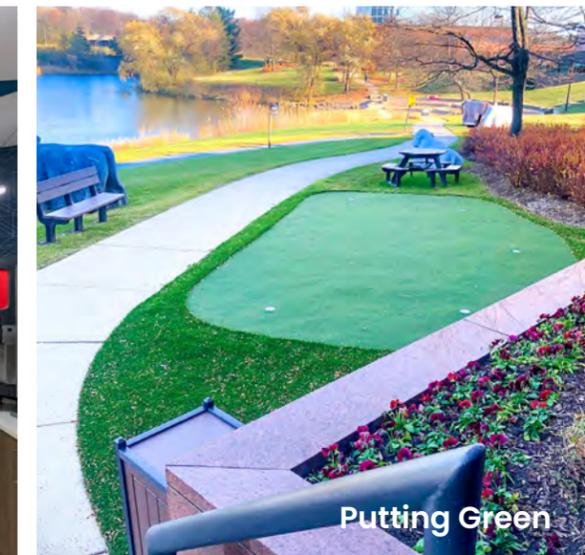
New Monument Signage



Elevators



Full Service On-Site Deli

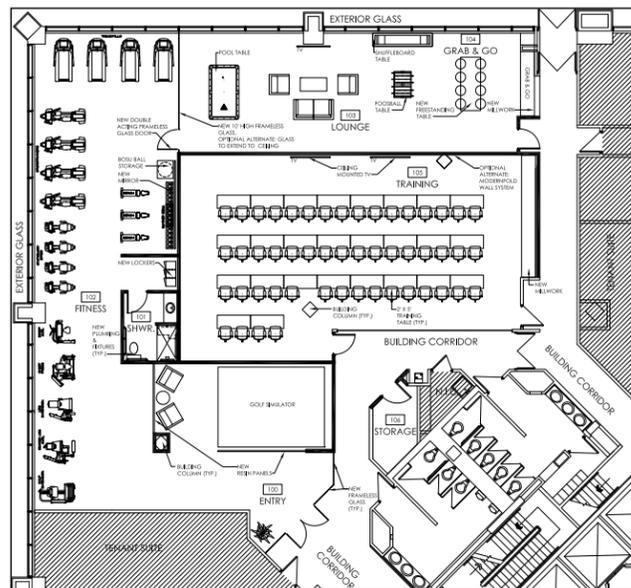


Putting Green

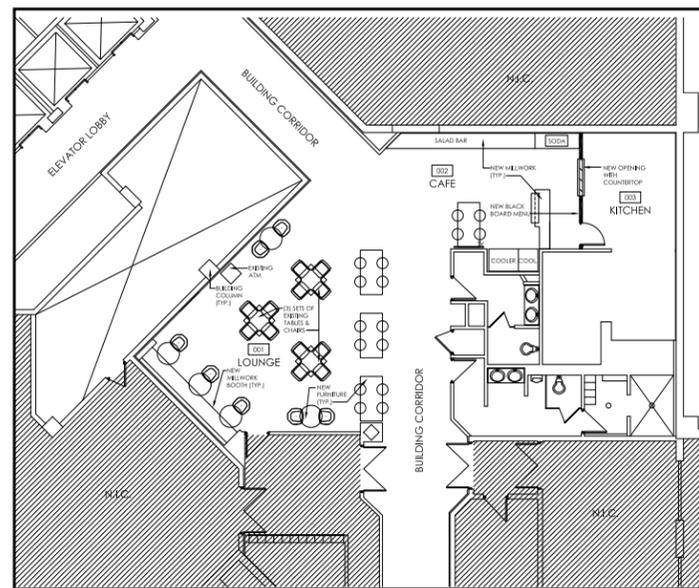


Amenities

Amenities

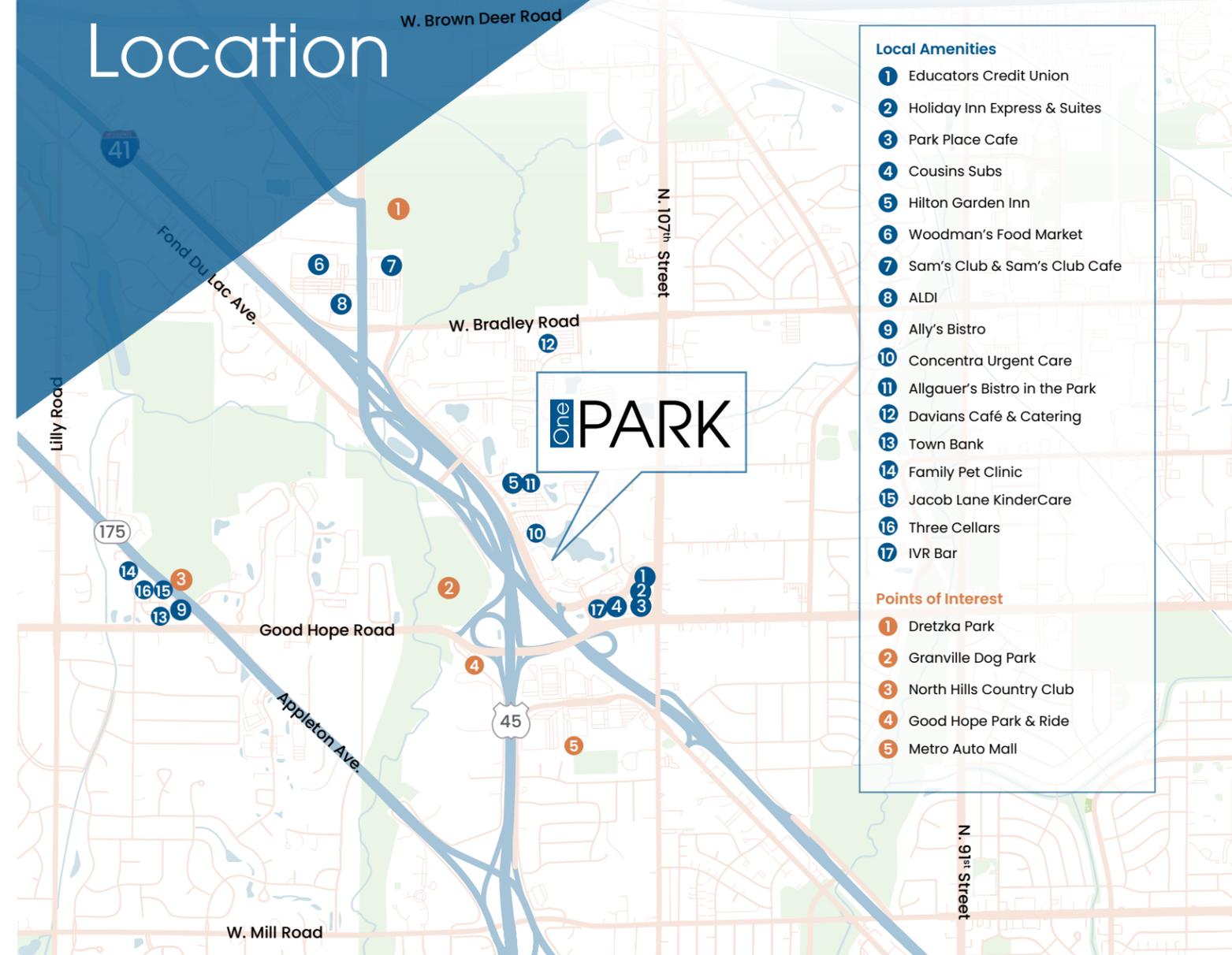


1st Floor – Fitness, Lounge, Conference



Lower Level – Lounge, Cafe, Kitchen

Location



- Local Amenities**
- 1 Educators Credit Union
 - 2 Holiday Inn Express & Suites
 - 3 Park Place Cafe
 - 4 Cousins Subs
 - 5 Hilton Garden Inn
 - 6 Woodman's Food Market
 - 7 Sam's Club & Sam's Club Cafe
 - 8 ALDI
 - 9 Ally's Bistro
 - 10 Concentra Urgent Care
 - 11 Allgauer's Bistro in the Park
 - 12 Davians Café & Catering
 - 13 Town Bank
 - 14 Family Pet Clinic
 - 15 Jacob Lane KinderCare
 - 16 Three Cellars
 - 17 IVR Bar
- Points of Interest**
- 1 Dretzka Park
 - 2 Granville Dog Park
 - 3 North Hills Country Club
 - 4 Good Hope Park & Ride
 - 5 Metro Auto Mall



Close proximity to restaurants



Convenient access to highway 45 & Interstate 41



Less than 25 miles from General Mitchell International Airport



Immediate access to public transportation



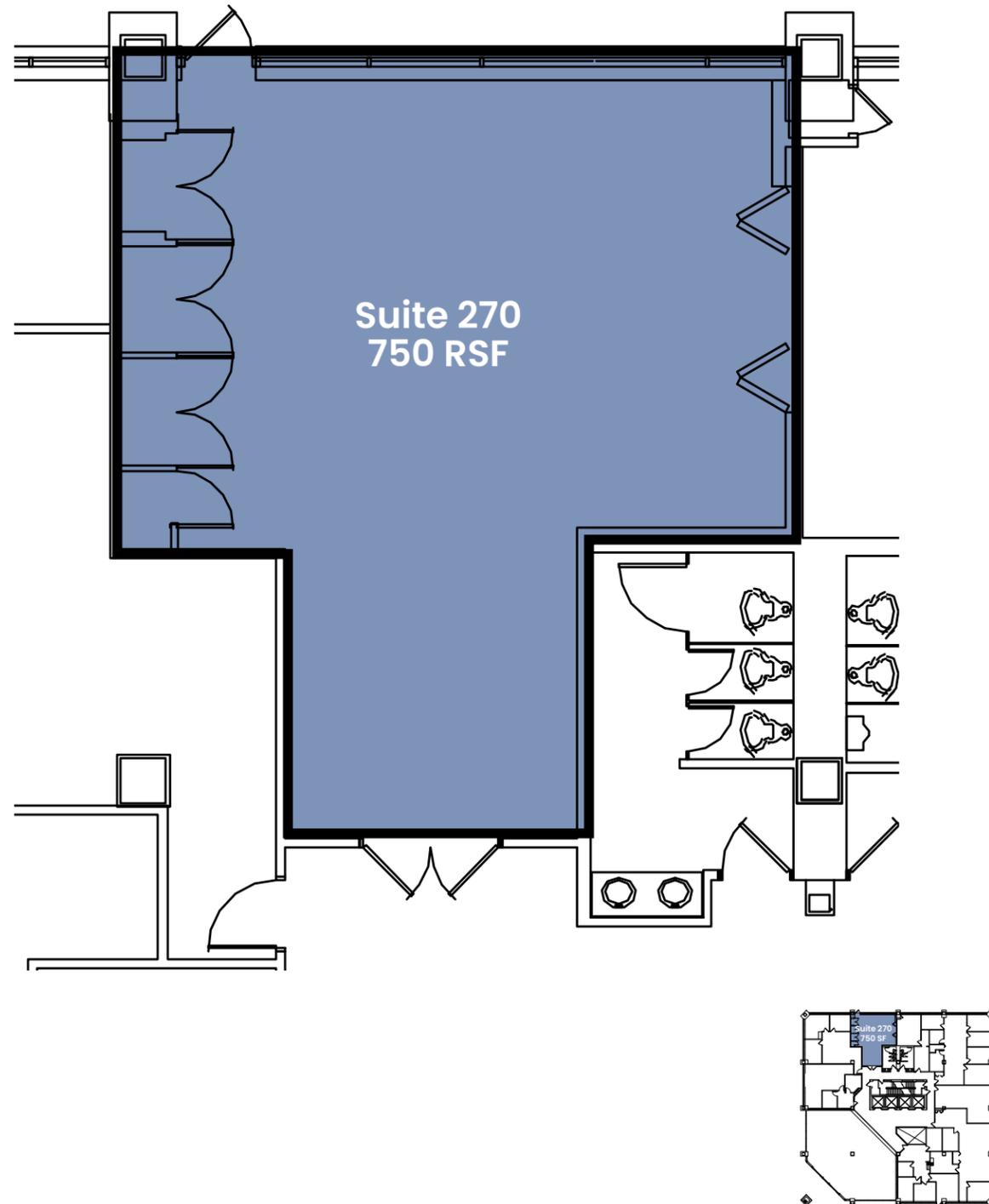
Close proximity to hotels



Located on a park like setting with walking trails

Availability

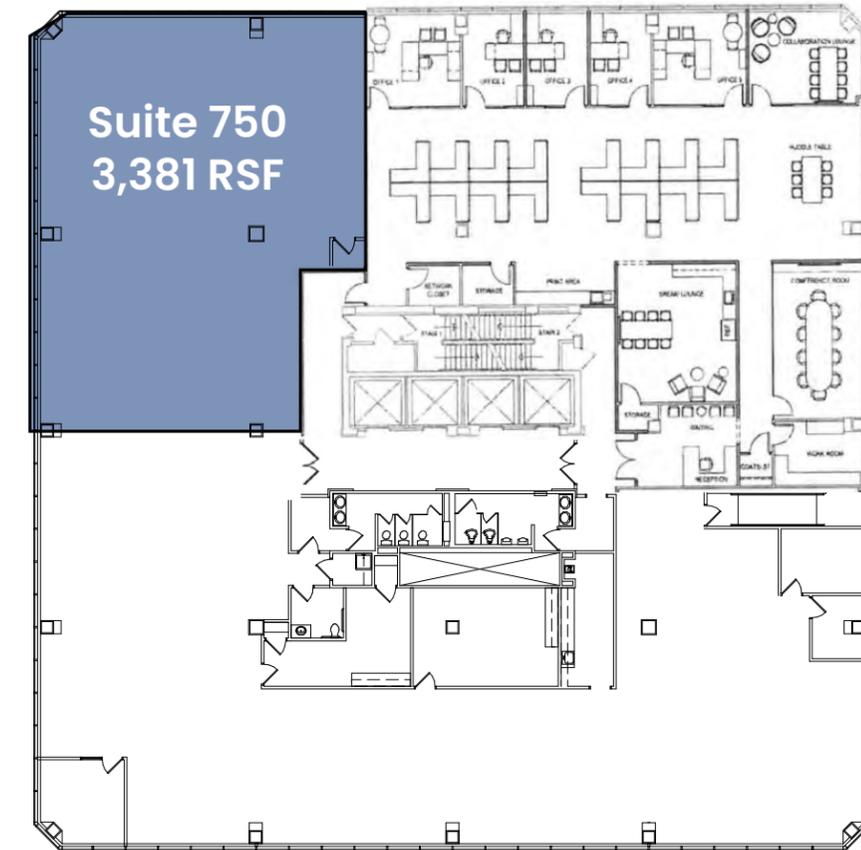
Second Floor



*Suite sizes are subject to new BOMA remeasurements.

Availability

Seventh Floor



*Suite sizes are subject to new BOMA remeasurements.



One PARK

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