



≡ 15800 ≡
W Bluemound

15800 W. BLUEMOUND RD.
/// BLUEMOUND OFFICE PLAZA



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

BUILDING SUMMARY:

Centrally positioned in Brookfield's prime office market, Bluemound Office Plaza offers easy I-94 access and proximity to key amenities. With Brookfield Square Mall, Westmore Country Club, banks, restaurants, shops, and hotels nearby, it's the perfect location for Class A office tenants.

BUILDING SPECIFICATIONS

- BUILDING SIZE:**
95,075 RSF
- AVAILABLE SPACE:**
1,122 RSF to 56,995 RSF
- RENOVATION COMPLETION:**
July 2023
- CLASS:**
A
- YEAR BUILT:**
1994
- LEASE RATE:**
\$16.50 / RSF Net
- OPEX (2026 ESTIMATED):**
\$10.93 / RSF
- PARKING:**
4.00 / 1,000 RSF



BUILDING FEATURES

-  BUILDING AND MONUMENT SIGNAGE AVAILABLE
-  WI-FI ENABLED OUTDOOR PATIO SPACE
-  EASY ACCESS TO PUBLIC TRANSPORTATION
-  HEATED EXECUTIVE PARKING AVAILABLE
-  HIGHLY VISIBLE LOCATION
-  FITNESS CENTER AND LOCKER ROOMS WITH SHOWERS
-  TENANT LOUNGE
-  INDOOR AIR MONITORING
-  100 PERSON CONFERENCE CENTER
-  2 STORY LOBBY
-  BUILDING SECURITY INCLUDES CARD KEY ACCESS AT ALL DOORS, ELEVATORS AND STAIRWELLS
-  150 KW NATURAL GAS GENERATOR AVAILABLE FOR TENANTS' USE

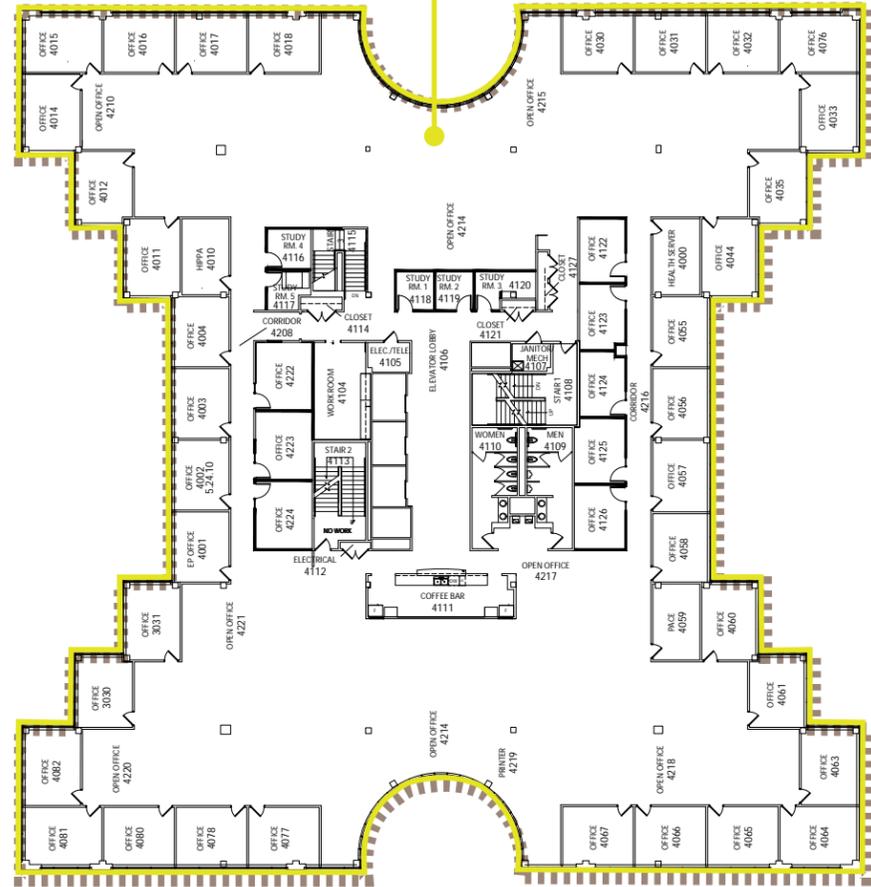
BLUEMOUND
OFFICE
PLAZA
15800
WEST BLUEMOUND ROAD

VIEW 3D TOUR



AVAILABILITY

SUITE 400: 28,895 RSF



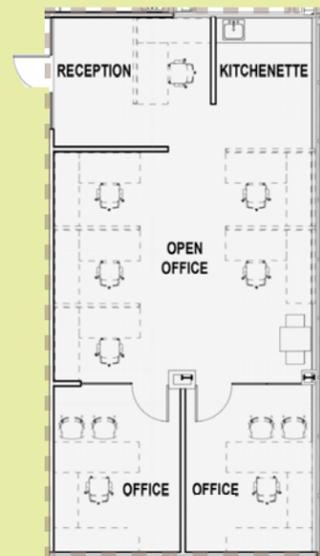
AVAILABILITY

SUITE 320: 11,797 RSF



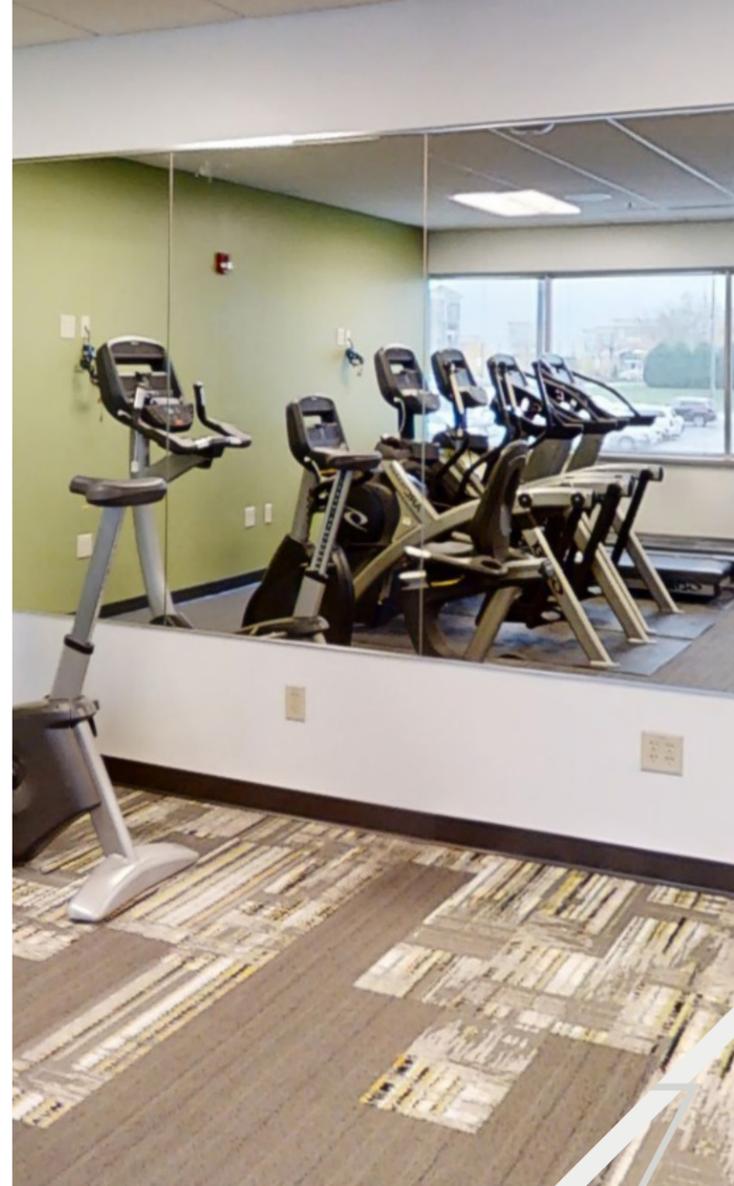
SUITE 390: 4,162 RSF

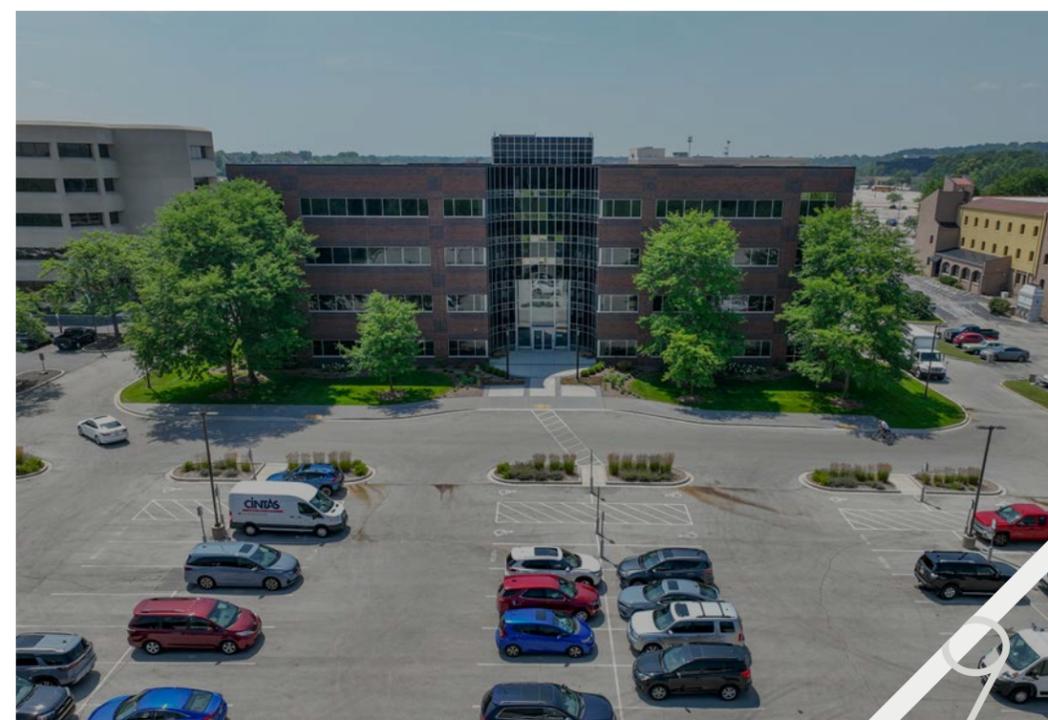
VIEW 3D TOUR



LEASED
SPEC SUITE 230
1,122 RSF

AMENITIES





AREA AMENITIES

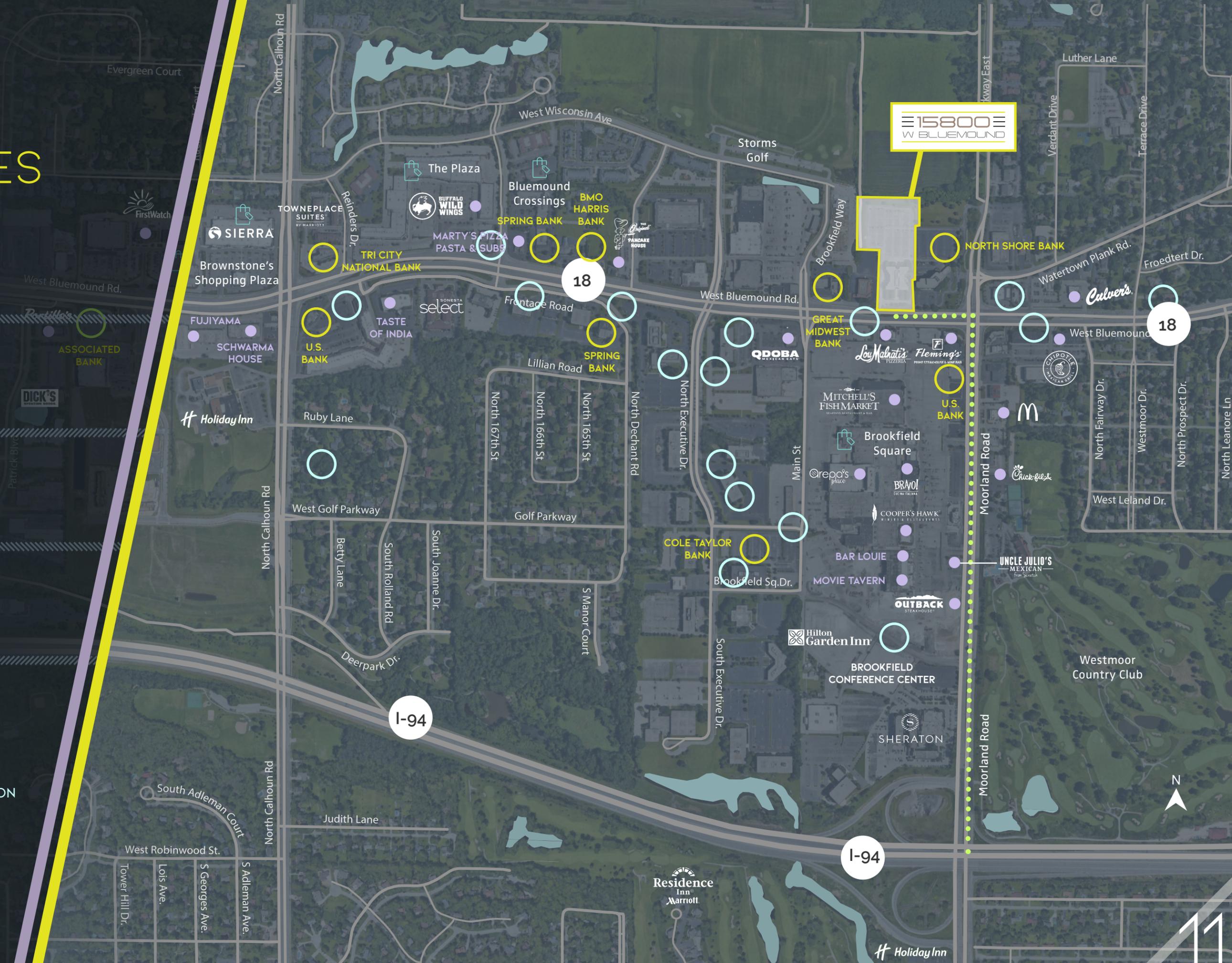
17+
RESTAURANTS

7
HOTELS

6
SHOPPING CENTERS

.4 MILES
TO I-94

-  BANK
-  PUBLIC TRANSPORTATION
-  RESTAURANTS



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