



Crossroads Corporate Center XII

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



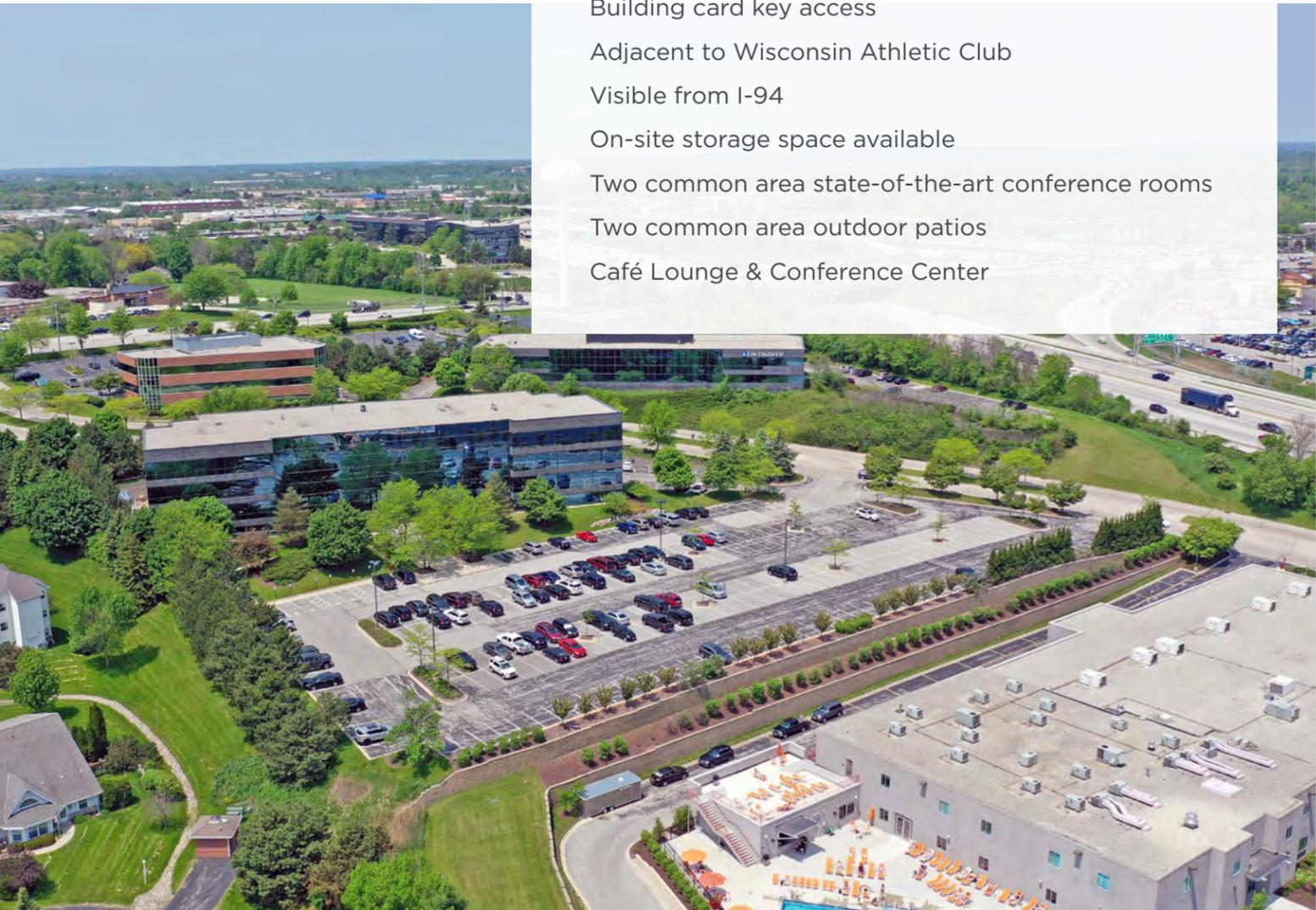
Office Space for Lease in an
AMENITY RICH LOCATION

THE RIGHT FIT

Crossroads Corporate Center XII is a four-story, Class A, beautifully landscaped multi-tenant office building located on the Goerkes Corners I-94 interchange, just minutes from The Corners of Brookfield.

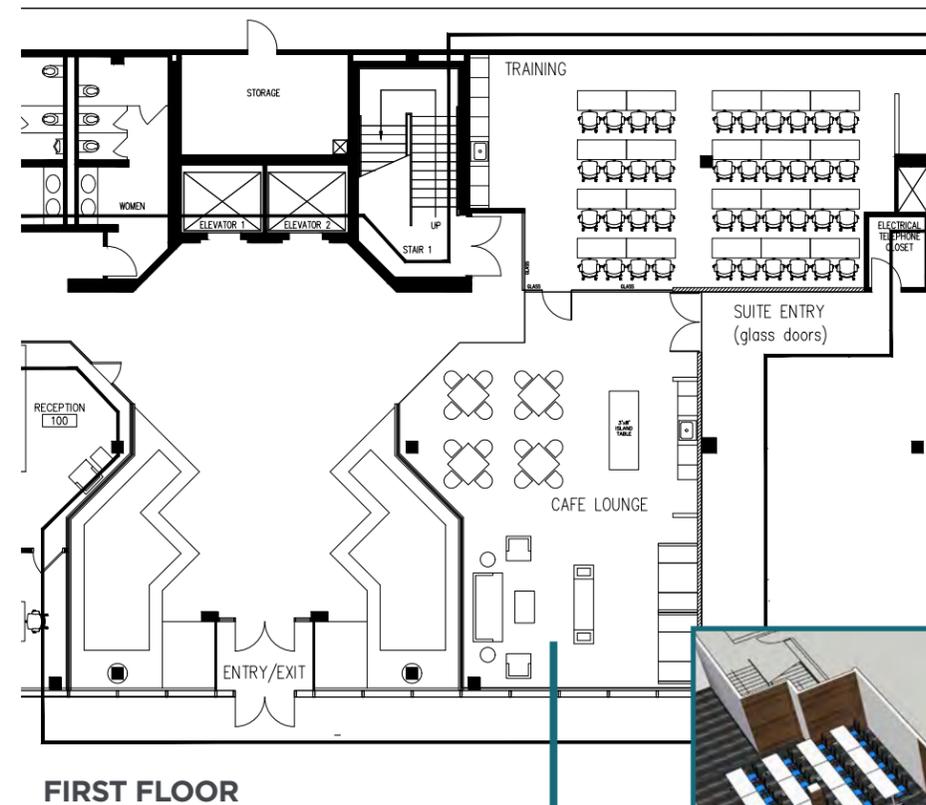
FEATURES

- Building signage available
- Heated executive parking
- Two-story atrium
- Building card key access
- Adjacent to Wisconsin Athletic Club
- Visible from I-94
- On-site storage space available
- Two common area state-of-the-art conference rooms
- Two common area outdoor patios
- Café Lounge & Conference Center



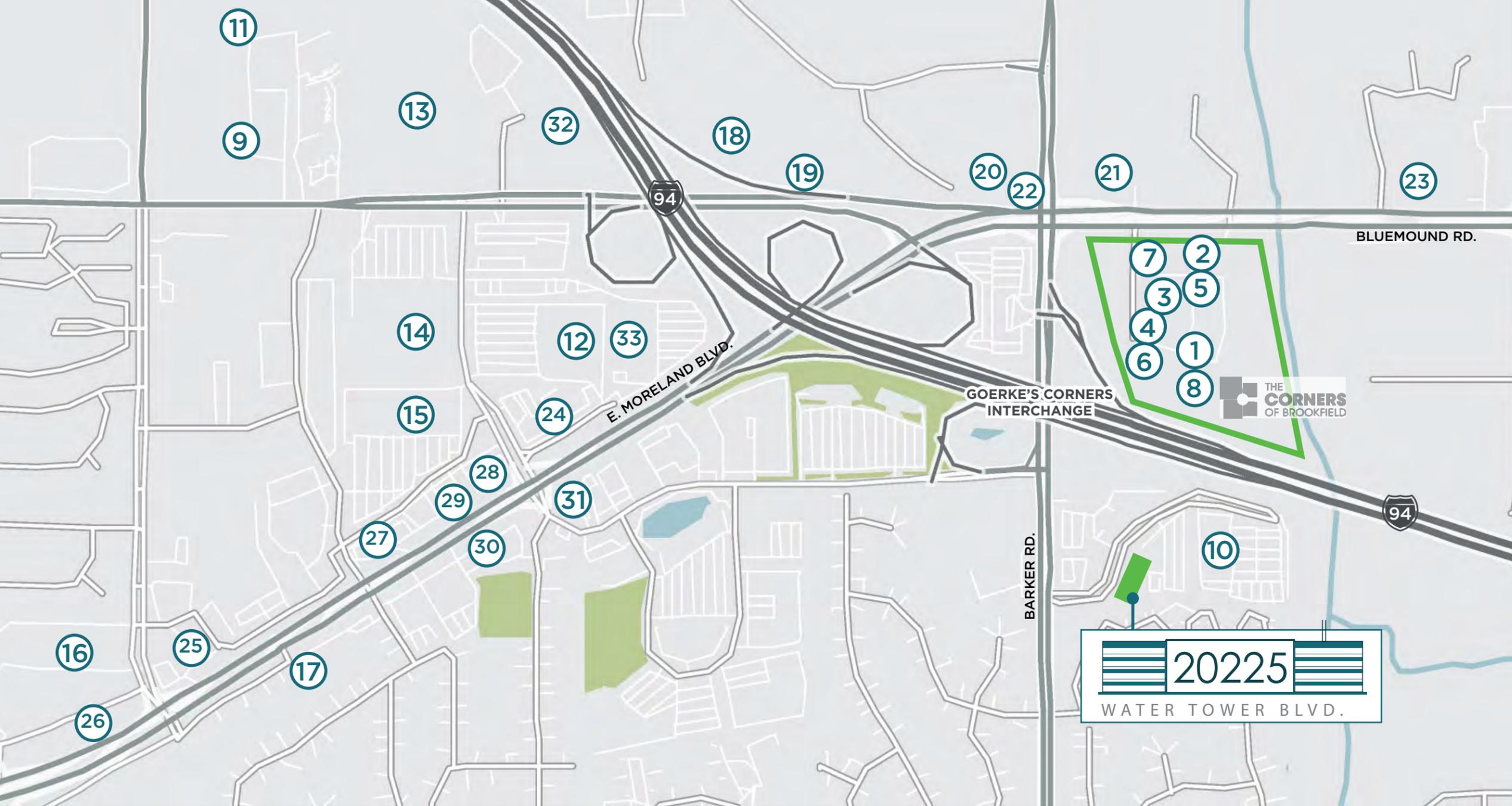
			
75,901 RSF Building Size	4,579 RSF Total Available	A Building Class	1,914 to 2,665 RSF Minimum Maximum
			
1998/2024 Built/ Remodeled	3.93/1,000 Parking Ratio	\$14.75 RSF Net Lease Rate	\$7.39 RSF Estimated 2026 Op.Ex

CAFÉ LOUNGE AND CONFERENCE CENTER



FIRST FLOOR





20225
WATER TOWER BLVD.

LOCAL AMENITIES

- | | | |
|-----------------------------|-----------------------------|------------------------------|
| 1. BelAir Cantina | 14. Menards | 27. Kwik Trip |
| 2. Café Hollander | 15. Blain's Farm & Fleet | 28. McDonald's |
| 3. Sweetgreen | 16. Kohl's | 29. Arby's |
| 4. FreshFin Poke | 17. Starbucks | 30. Topper's |
| 5. Goddess & The Baker | 18. Home 2 Suites by Hilton | 31. UW Credit Union |
| 6. Grimaldi's | 19. Tru by Hilton | 32. Texas Roadhouse |
| 7. Sendik's Food Market | 20. Hampton Inn | 33. Urban Air Adventure Park |
| 8. Von Maur | 21. Residence Inn | |
| 9. Sam's Club | 22. Shake Shack | |
| 10. Wisconsin Athletic Club | 23. Melting Pot | |
| 11. Marcus Majestic Cinema | 24. Chase Bank | |
| 12. Target | 25. Summit Credit Union | |
| 13. The Home Depot | 26. PNC Bank | |



Crossroads Corporate Center XII



DAN JESSUP
Managing Director
+1 414 254 1572
dan.jessup@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.