

# 200 two hundred south executive

Class A Office Space

Thoughtfully Transformed



200 S Executive Drive  
Brookfield, WI 53005

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

# Revitalized. Restored. Ready for a New Generation.

Under new ownership, this iconic 1974 landmark designed by the Office of Mies van der Rohe will undergo a thoughtful transformation.

With a significant investment honoring Mies' original vision, the building will be reimagined to fit what the legendary architect may have created if designing today.

This isn't just renovation, it's restoration of intent. Every detail reflects Mies' timeless international style, enhanced with the amenities and technology of 2025. From the carefully selected furniture designed by Mies himself, to the seamless integration of modern systems, this space elevates the tenant experience while preserving architectural heritage.





# Welcome.

A timeless vision.  
Perfected for today.

 Available  
Q2 2026

 4-story, Class A,  
126,714 RSF building

 100,000 RSF  
Available for lease

 Ample  
parking

 \$15.75 Net  
Lease Rate / RSF

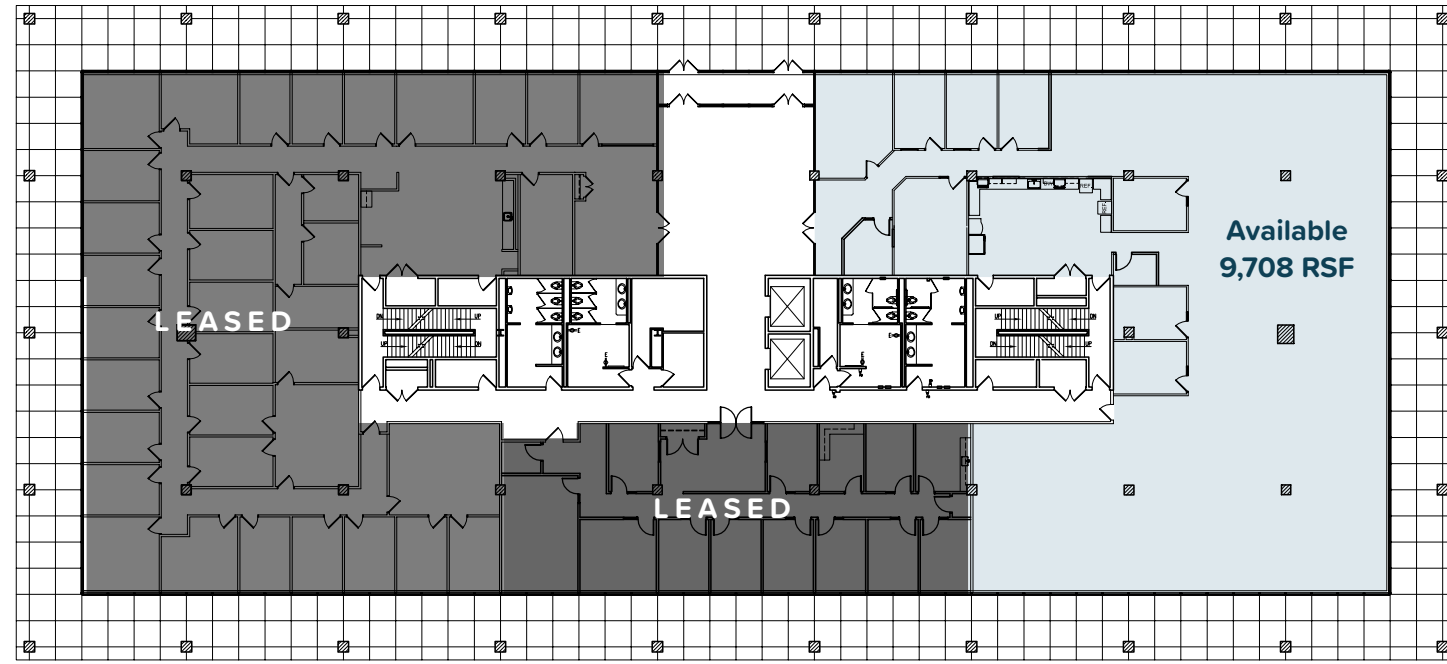
 \$10.95 Est. 2026  
Op.Ex. / RSF

# Premium features & amenities

-  Tenant Lounge
-  Fitness Center
-  Conference Center
-  Floor-to-ceiling glass
-  Class A common area finishes
-  Outdoor Patio
-  Building Storage

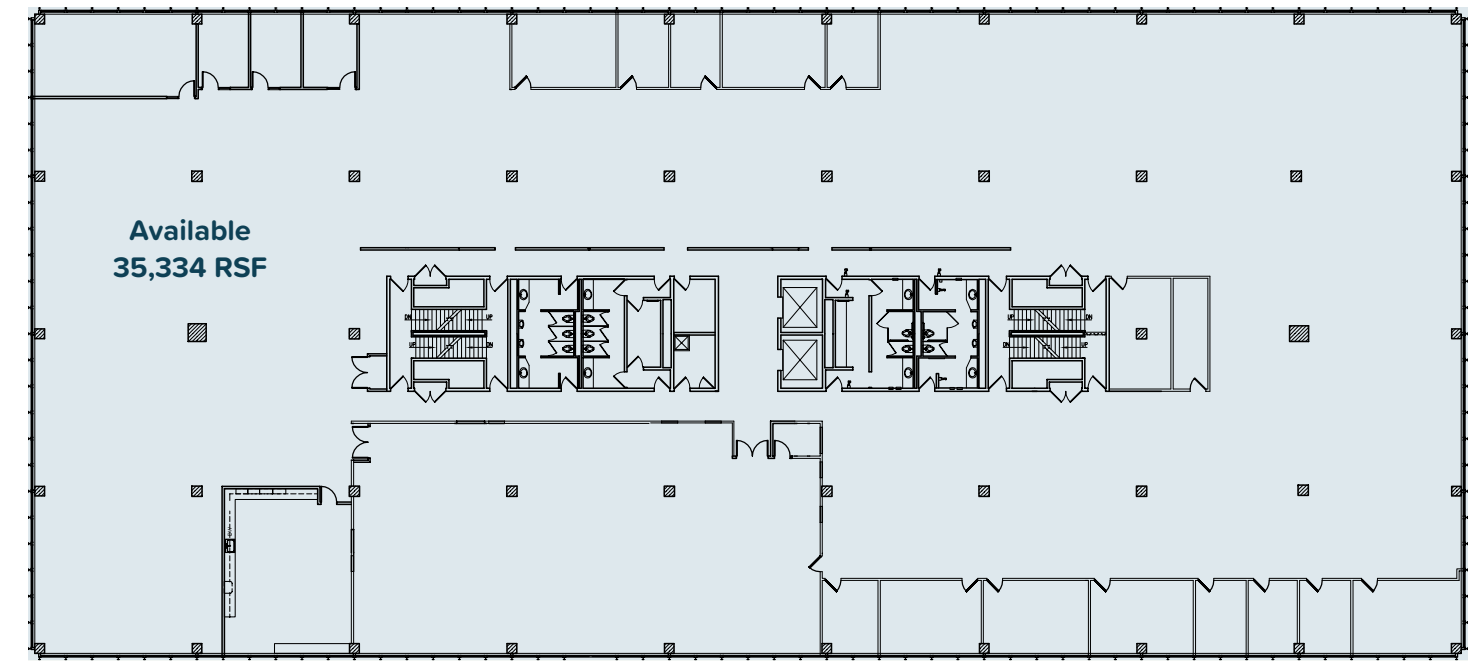


First Floor

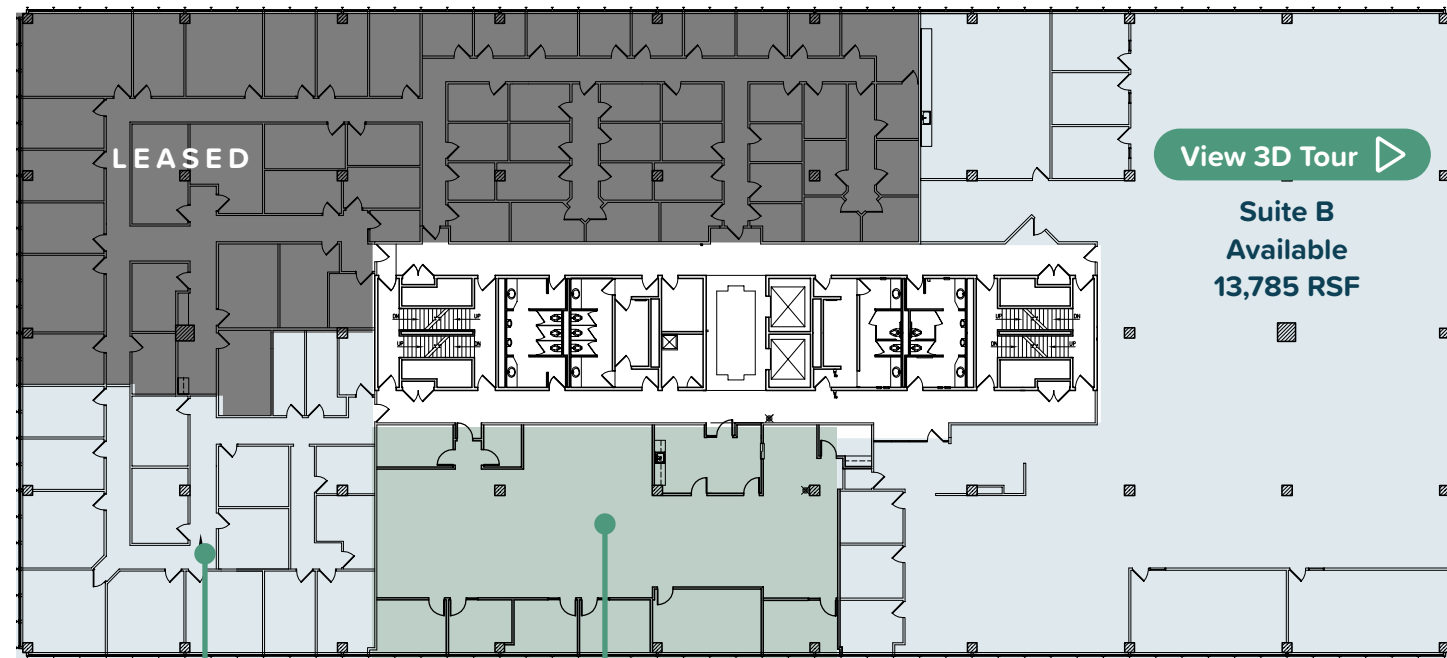


Third Floor

[View 3D Tour](#)



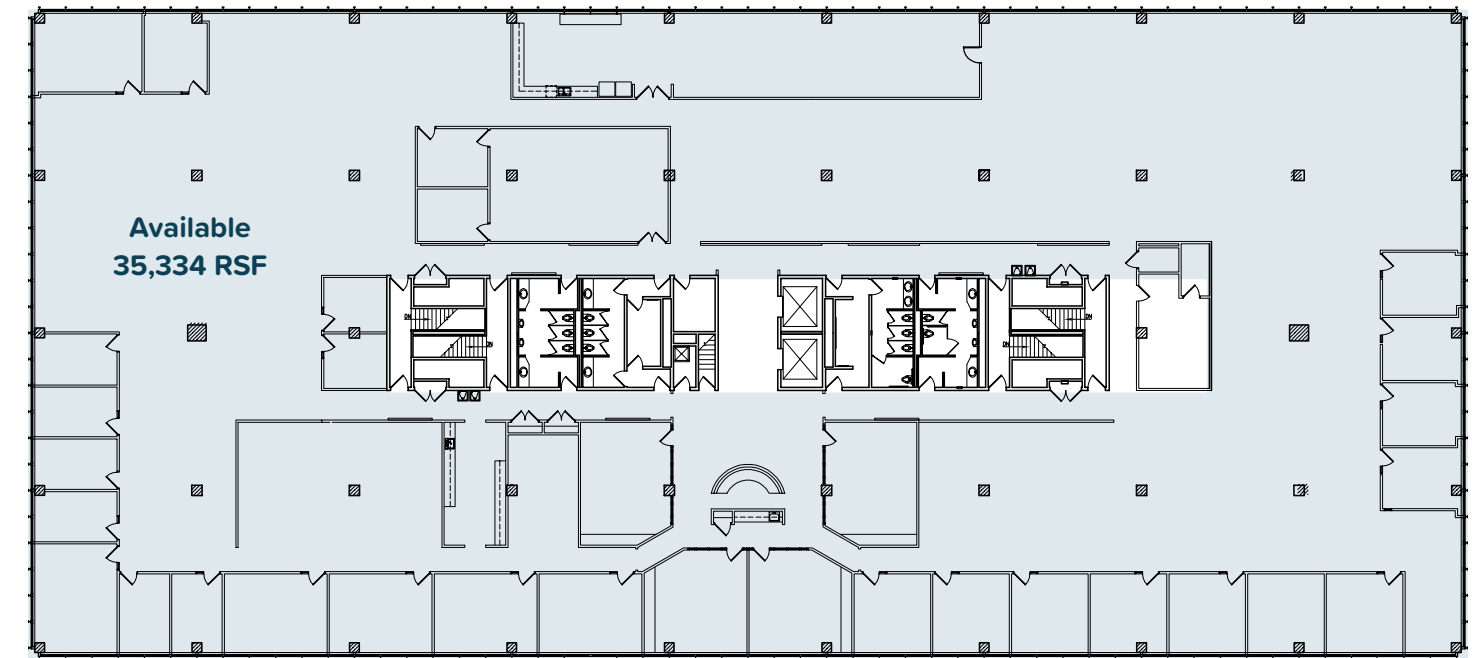
Second Floor



[View 3D Tour](#)

Fourth Floor

[View 3D Tour](#)



Suite A Available

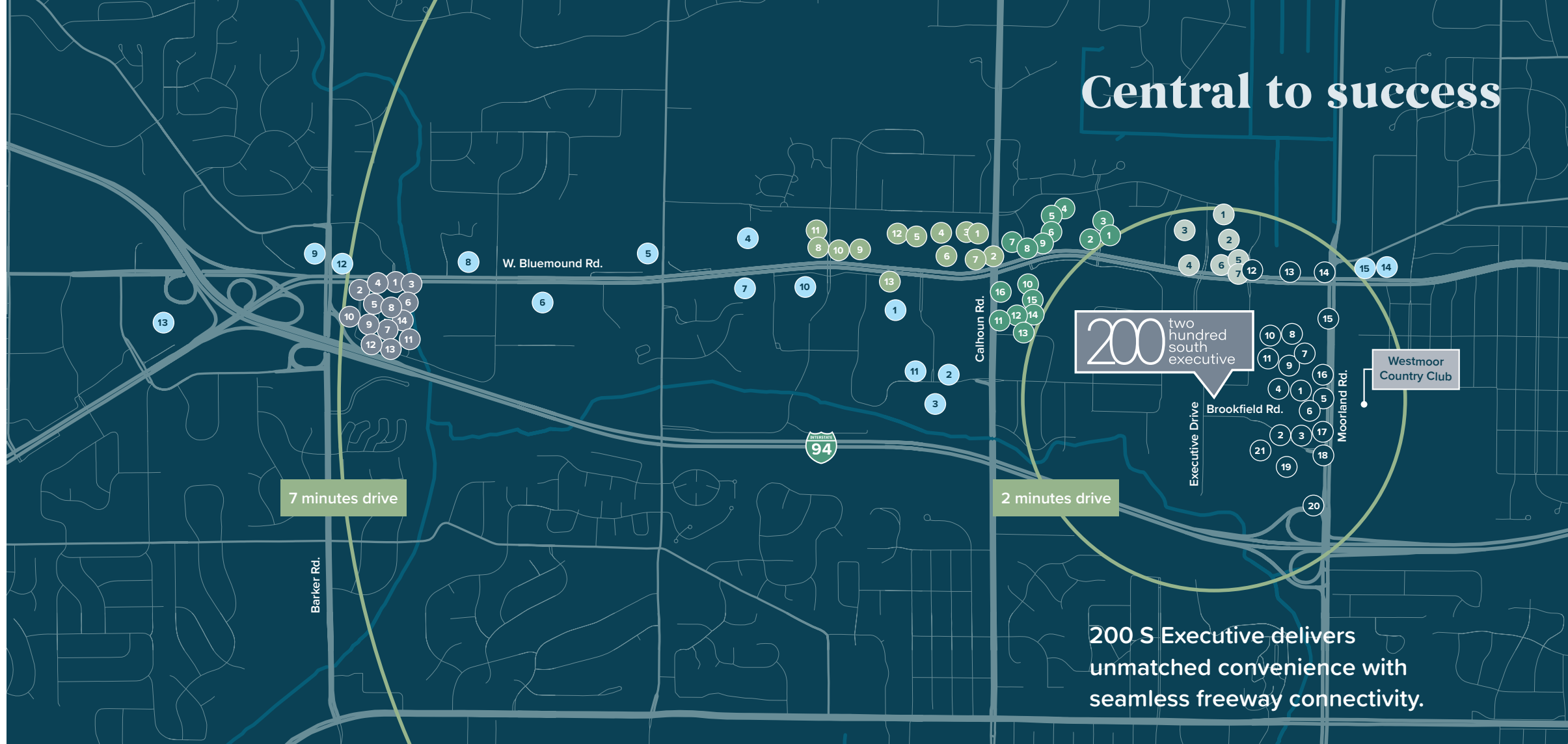
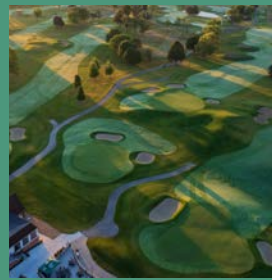
[View 3D Tour](#)

Suite 205 Available 4,580 RSF

[View 3D Tour](#)

Tailored to your vision

100,000 RSF  
Built-to-suite  
Opportunity



# Central to success

200 two hundred south executive

7 minutes drive

2 minutes drive

200 S Executive delivers unmatched convenience with seamless freeway connectivity.

## 5 MINUTE WALK

### ● Brookfield Square

- |                                      |   |
|--------------------------------------|---|
| 1. Cooper's Hawk Winery & Restaurant | 12. Herzing University                    |
| 2. Movie Tavern Brookfield Square    | 13. Lou Malnati's Pizzeria                |
| 3. Club Champion                     | 14. Fleming's Prime Steakhouse & Wine Bar |
| 4. WhirlyBall                        | 15. U.S. Bank Branch                      |
| 5. Bar Louie                         | 16. Chick-fil-A                           |
| 6. Naf Naf Grill                     | 17. Uncle Julio's Brookfield              |
| 7. Barnes & Noble                    | 18. Outback Steakhouse                    |
| 8. Bath & Body Works                 | 19. Brookfield Conference Center          |
| 9. LOFT                              | 20. Sheraton Hotel                        |
| 10. H&M                              | 21. Hilton Garden Inn                     |
| 11. Express                          |   |

## .1 MINUTE WALK

### ● Fountain Square

- |                              |                   |
|------------------------------|-------------------|
| 1. Michaels                  | 5. PetSmart       |
| 2. World Market              | 6. Golf Galaxy    |
| 3. Floor & Decor             | 7. Jared Jewelers |
| 4. Penny Mustard Furnishings |                   |

## 1 MILE

### ● Brookfield Fashion Center & The Plaza

- |                          |                        |
|--------------------------|------------------------|
| 1. Buffalo Wild Wings    | 9. Noodles and Company |
| 2. Plato's Closet        | 10. Cafe Zupas         |
| 3. Sally Beauty          | 11. CVS                |
| 4. David's Bridal        | 12. The UPS Store      |
| 5. Ross Dress for Less   | 13. Half Price Books   |
| 6. Ulta Beauty           | 14. Guitar Center      |
| 7. Einstein Bros. Bagels | 15. GOLFTEC            |
| 8. Jamba                 | 16. U.S. Bank Branch   |

### ● Other Local Amenities

- |  |  |
|--|--|
| 1. DICK'S Sporting Goods               | 9. Shake Shack                         |
| 2. Holiday Inn Express & Suites by IHG | 10. DoubleTree by Hilton               |
| 3. Life Time                           | 11. Fairfield by Marriott Inn & Suites |
| 4. PGA TOUR Superstor                  | 12. Residence Inn by Marriott          |
| 5. Kopp's Frozen Custard               | 13. Target                             |
| 6. Best Buy                            | 14. Culver's                           |
| 7. Bonefish Grill                      | 15. UW Credit Union                    |
| 8. Melting Pot                         |  |

## 1.4 MILES

### ● Brownstones Shopping Center

- |                                |                           |
|--------------------------------|---------------------------|
| 1. Total Wine & More           | 7. Men's Wearhouse        |
| 2. Kesslers Diamonds           | 8. Starbucks              |
| 3. DSW Designer Shoe Warehouse | 9. Potbelly               |
| 4. T.J. Maxx                   | 10. Casablanca            |
| 5. First Watch                 | 11. Enterprise Rent-A-Car |
| 6. BJ's Restaurant & Brewhouse | 12. Metro Market          |
|                                | 13. Portillo's            |

## 3 MILES

### ● The Corners of Brookfield

- |                          |                         |
|--------------------------|-------------------------|
| 1. Café Hollander        | 8. Anthropologie        |
| 2. Sendik's Food Marke   | 9. Kendra Scott         |
| 3. Milwaukee Improv      | 10. FreshFin            |
| 4. L.L.Bean              | 11. Free People         |
| 5. lululemon             | 12. Grimaldi's Pizzeria |
| 6. Goddess and the Baker | 13. Von Maur            |
| 7. BelAir Cantina        | 14. ALO                 |



For leasing information, please contact:  
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