



≡ 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:**  
4,552 RSF to 12,318 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

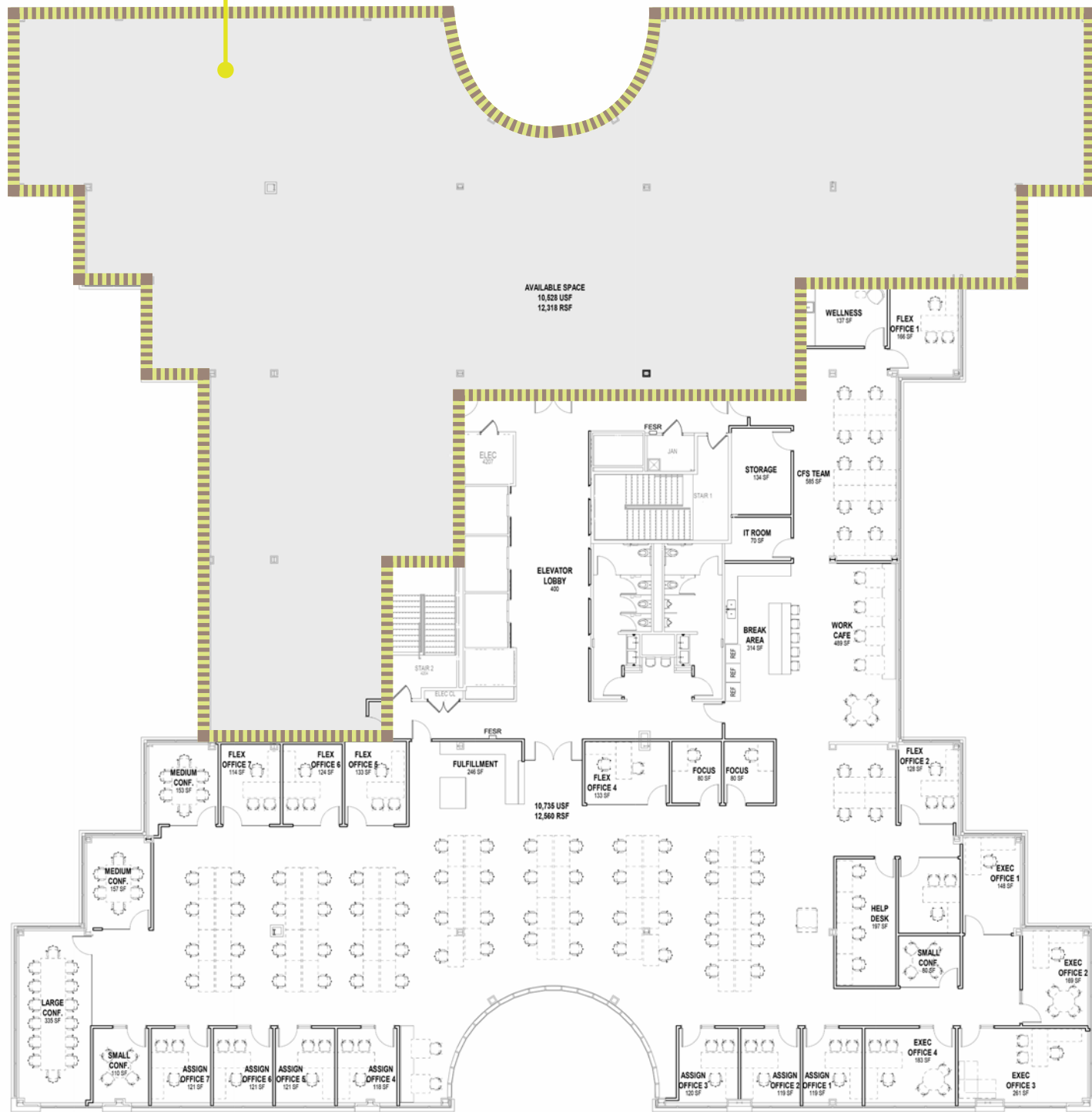
BLUEMOUND  
OFFICE  
PLAZA  
15800  
WEST BLUEMOUND ROAD

VIEW 3D TOUR



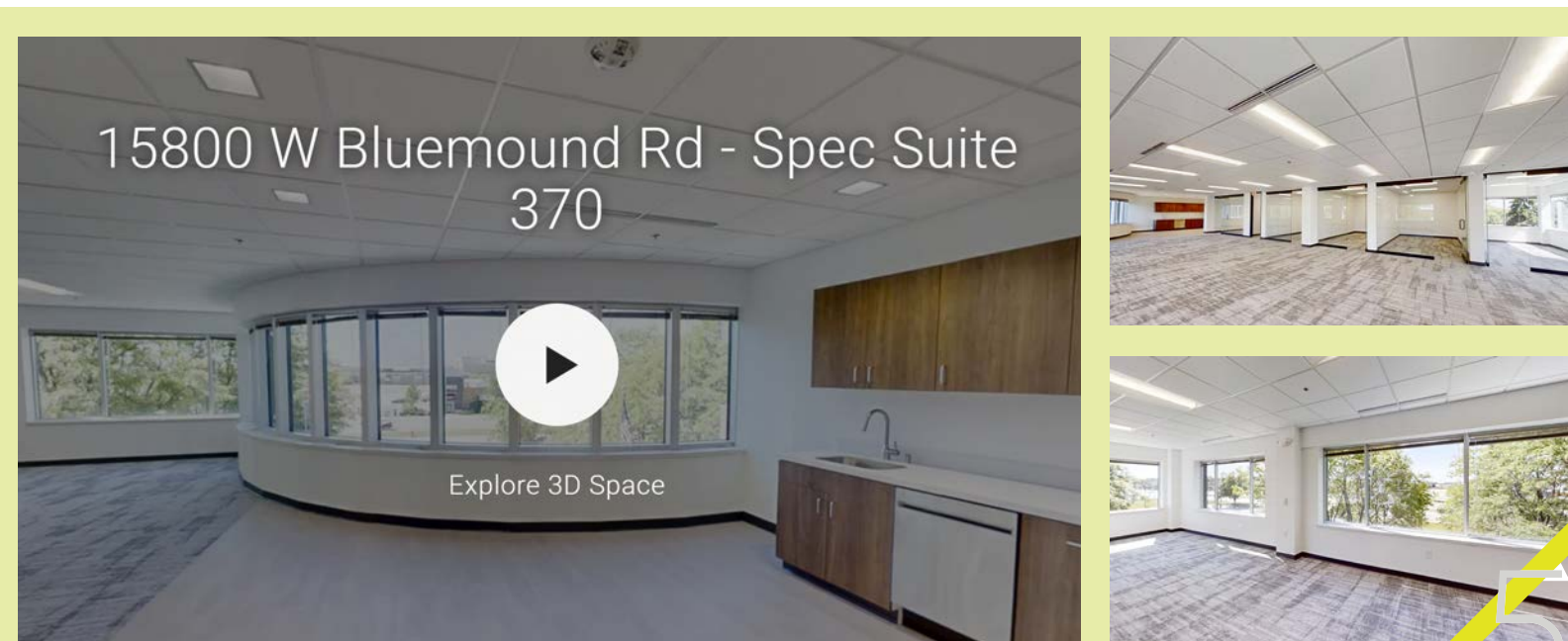
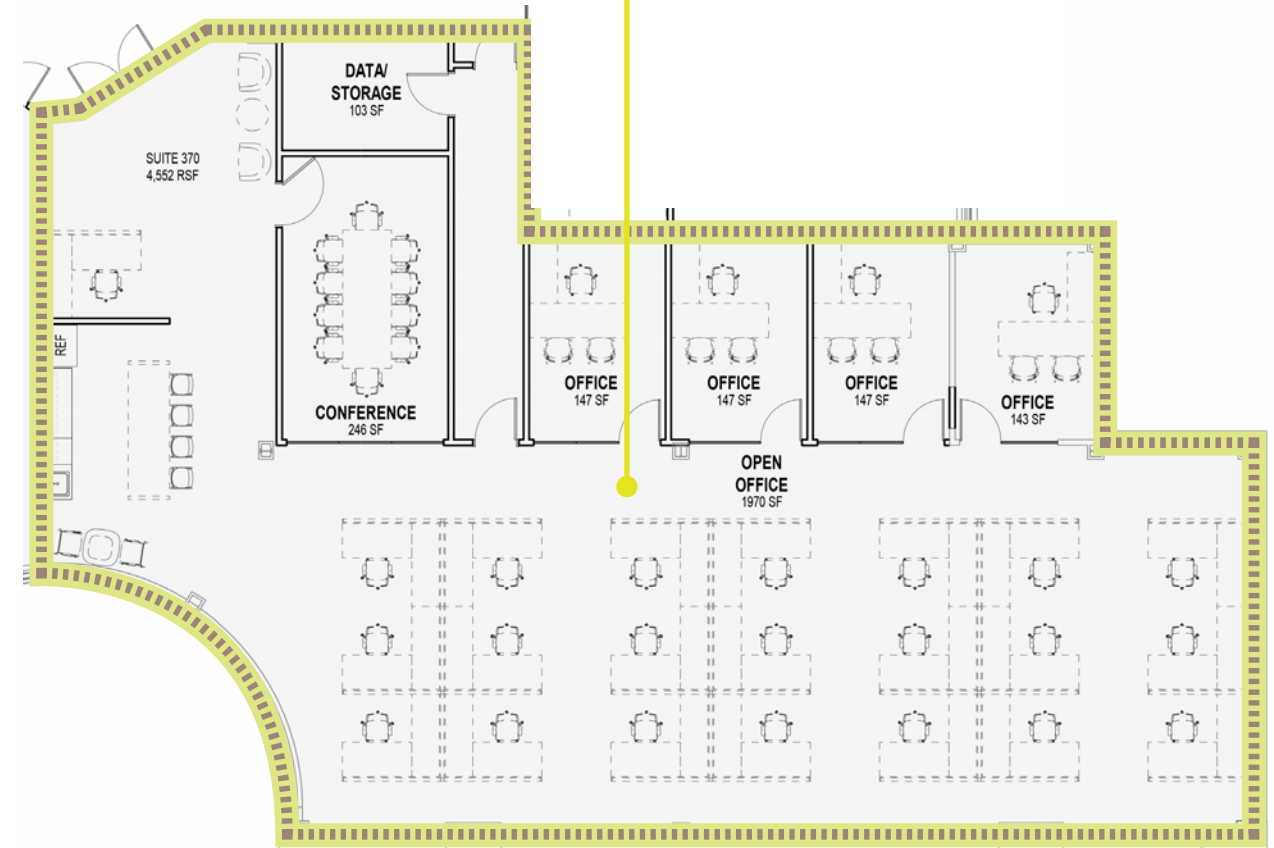
# AVAILABILITY

4TH FLOOR: 12,318 RSF



# AVAILABILITY

SPEC SUITE 370: 4,552 RSF



# AMENITIES








# AREA AMENITIES

17+  
RESTAURANTS

7  
HOTELS

6  
SHOPPING CENTERS

.4 MILES  
TO I-94

-  BANK
-  PUBLIC TRANSPORTATION
-  RESTAURANTS



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