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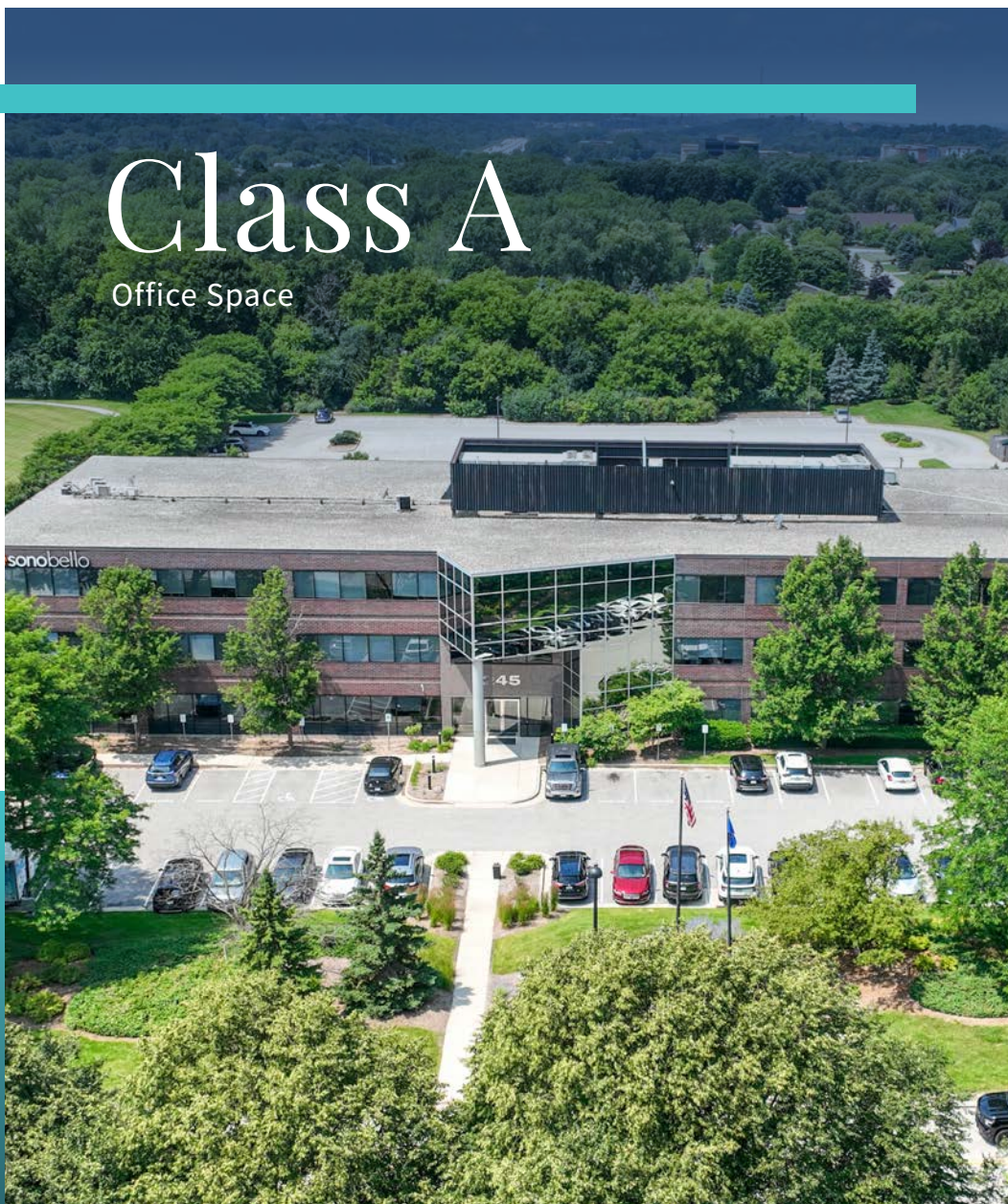


S. Executive Drive Brookfield WI

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

Class A

Office Space



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Building Specifications & Features

245 Plaza is a beautifully landscaped, three-story office building located in the heart of Brookfield's Executive Drive office submarket.



Building size:
75,064 RSF



Building Class:
A



Year Built /
Renovated:
1984 /2023



Parking:
6 / 1,000 SF



Lease Rate:
\$12.50 / RSF Net

Spec Suite
Lease Rate:
\$13.25 / RSF Net



Estimated
2026 op.ex:
\$9.55 / RSF

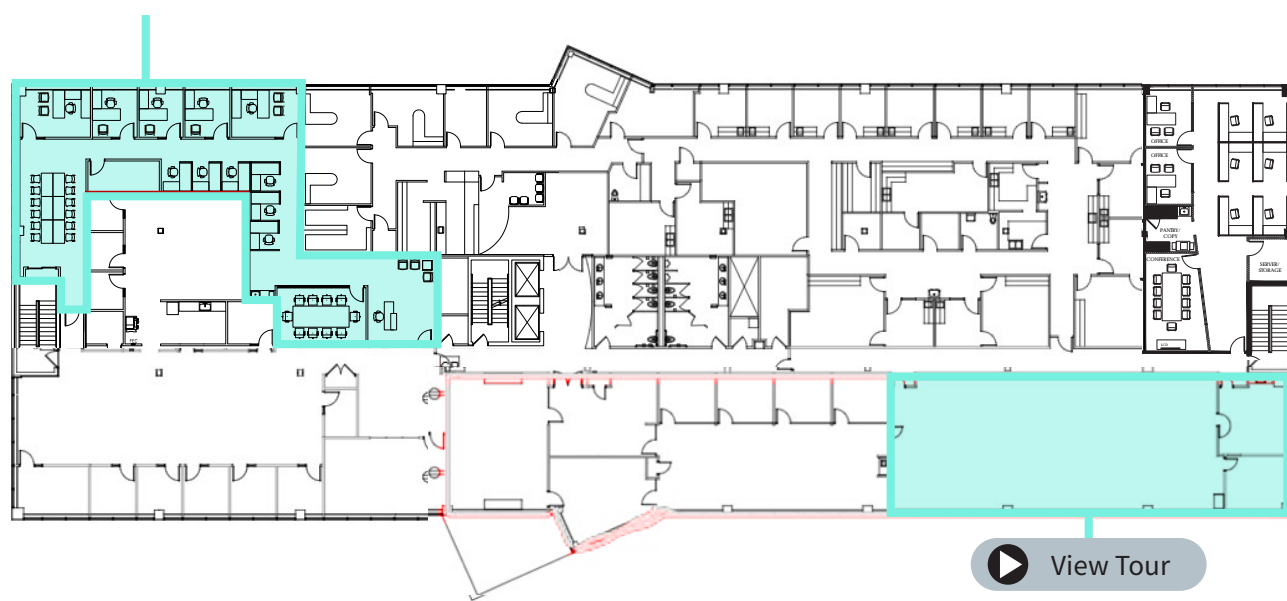
Features

- Lobby upgrades completed in 2023
- Monument signage available
- Building conference room
- Located across the street from public transportation
- LEED Silver Certified by the USGBC
- Numerous nearby amenities including lodging, dining and national retailers
- Within walking distance of Brookfield Square Mall
- Adjacent to outdoor walking paths
- Excellent freeway accessibility

Availability

Second Floor

SUITE 210
2,938 RSF
Test Fit



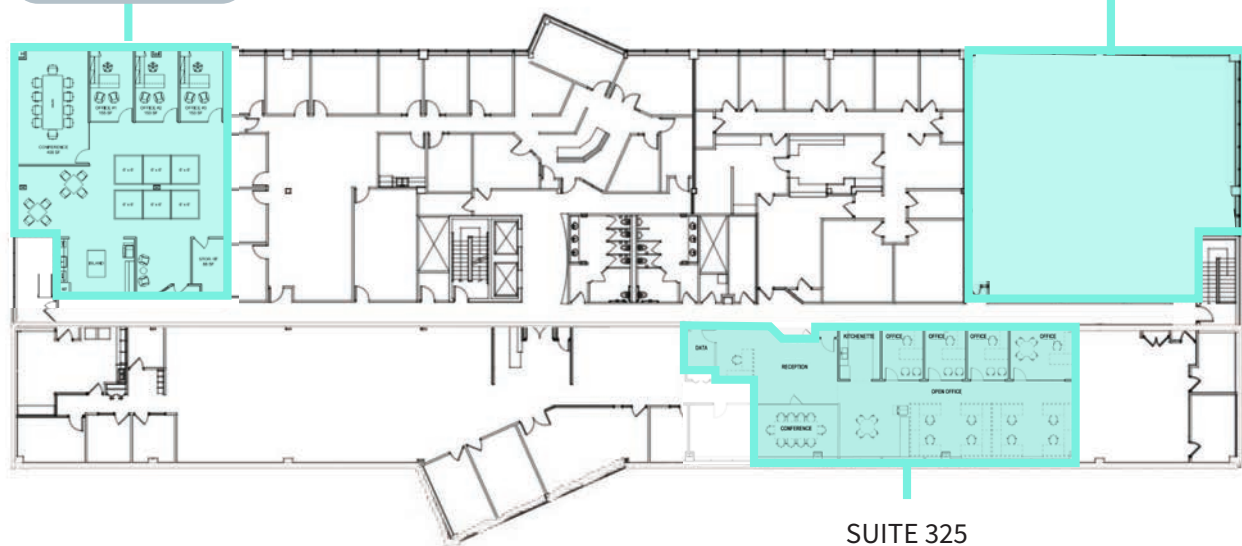
[View Tour](#)

SUITE 270
3,004 RSF

Third Floor

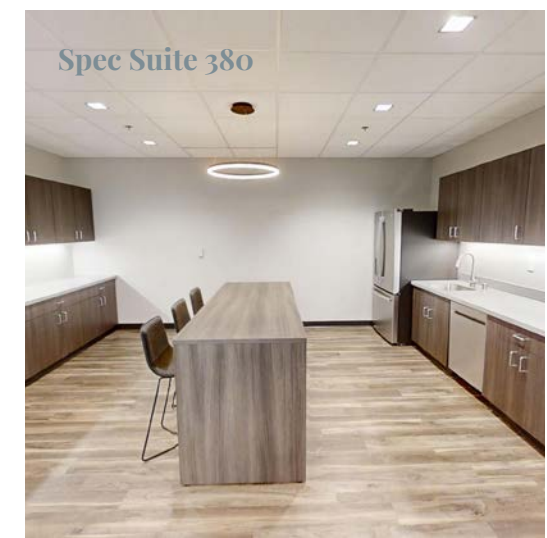
SUITE 380
2,791 RSF
Spec Suite

[View Tour](#)

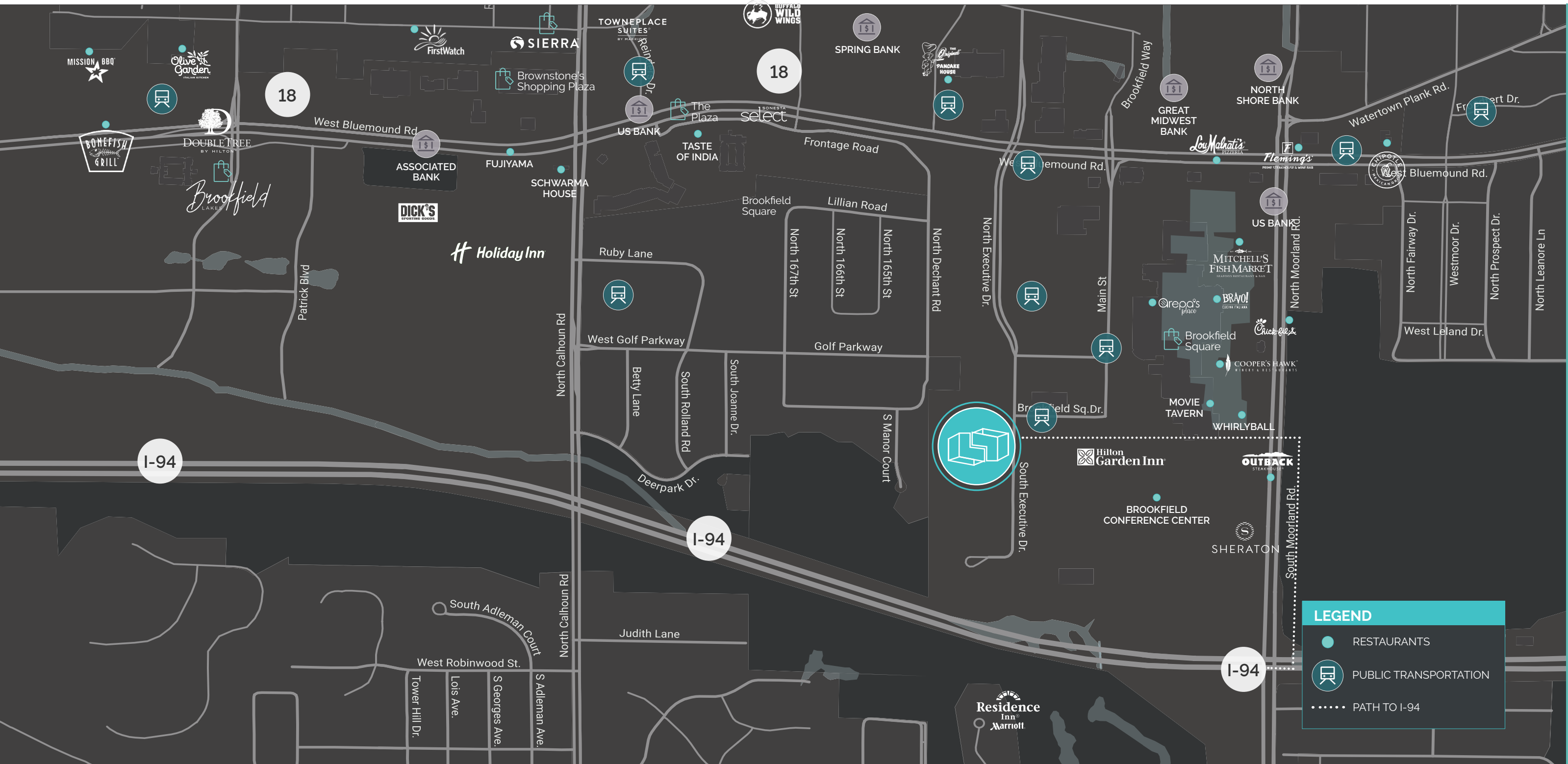


SUITE 325
2,891 RSF

SUITE 340
3,752 RSF



Amenities



17 RESTAURANTS 7 HOTELS 6 SHOPPING CENTERS 0.4 MILES TO I-94



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