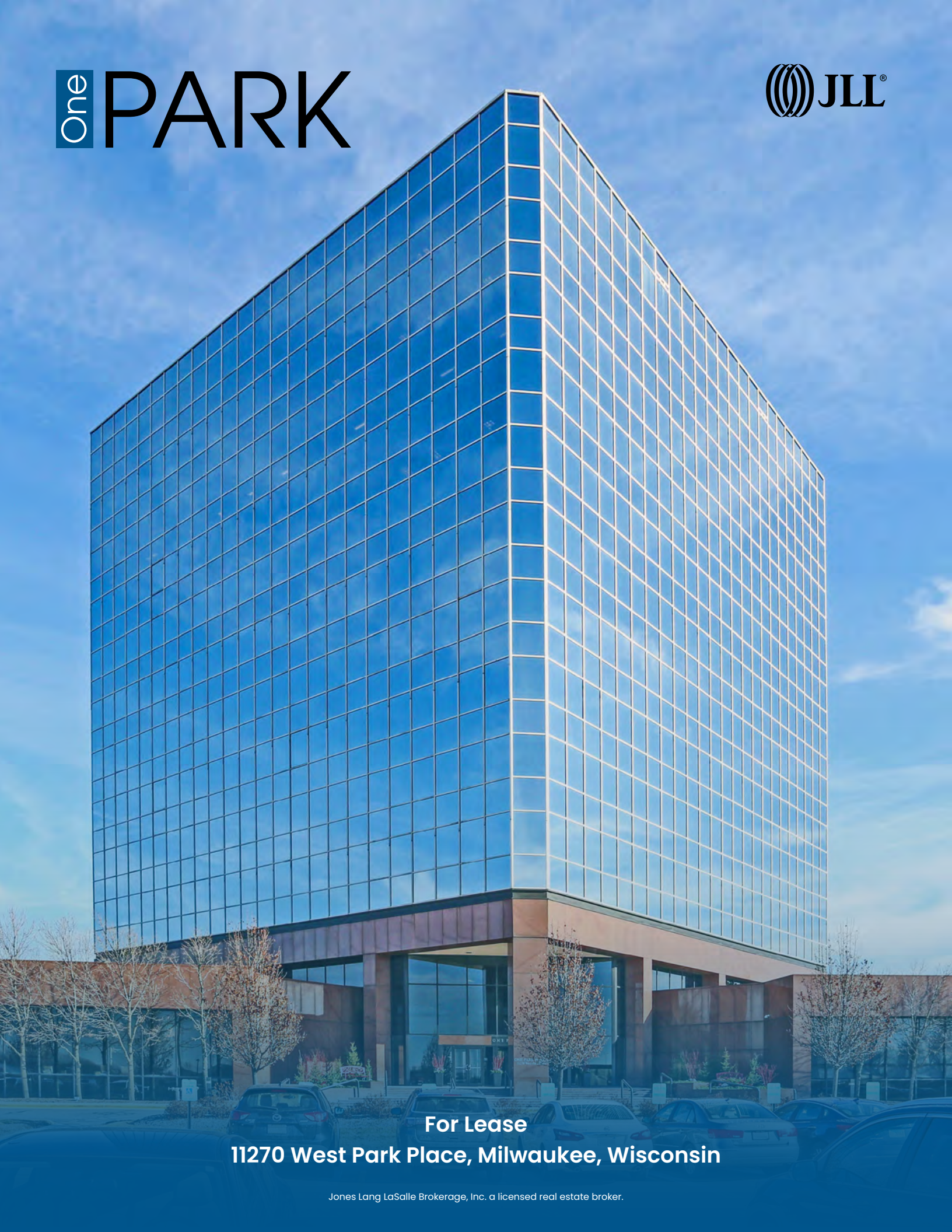


One PARK



For Lease

11270 West Park Place, Milwaukee, Wisconsin

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

One PARK

Highlights

| | |
|---------------|----------------------------------|
| Available | 750 - 3,381 RSF |
| Lease Rate | \$13.00 - \$14.00/SF NNN |
| Op.Ex. | \$11.08/SF (2026 estimated) |
| Building Size | 199,326 SF |
| Floor Plate | 17,938 SF |
| Floors | Twelve |
| Parking | Ample (surface lot & covered) |
| Built | 1984/Renovated 2020 |
| Class | A |

- New fitness center with lockers and shower room
- New common area training/ conference facility
- New tenant lounge, includes billiards table, shuffleboard and foosball
- Year-round golf simulator and putting green
- Full service on-site deli
- Five electric vehicle charging stations in garage
- Professional on-site management and engineering staff
- Public transportation drop-off and pick-up at front door
- Covered parking options
- Laundry service
- 2010 BOMA 360 designation
- Energy Star labeled



Lobby



Training/Conference Facility



Elevators



Amenities



Tenant Lounge



Fitness Center



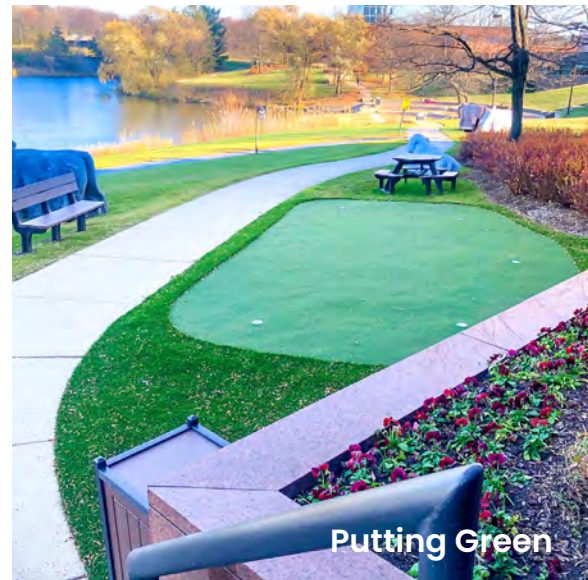
Golf Simulator



New Monument Signage

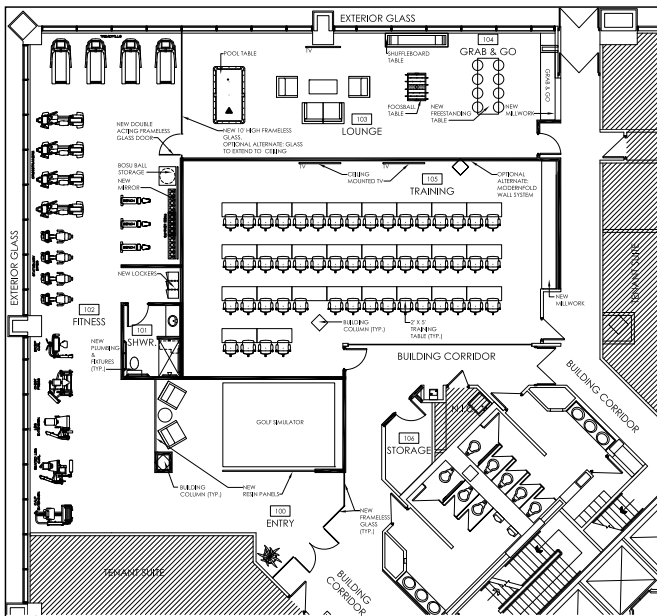


Full Service On-Site Deli

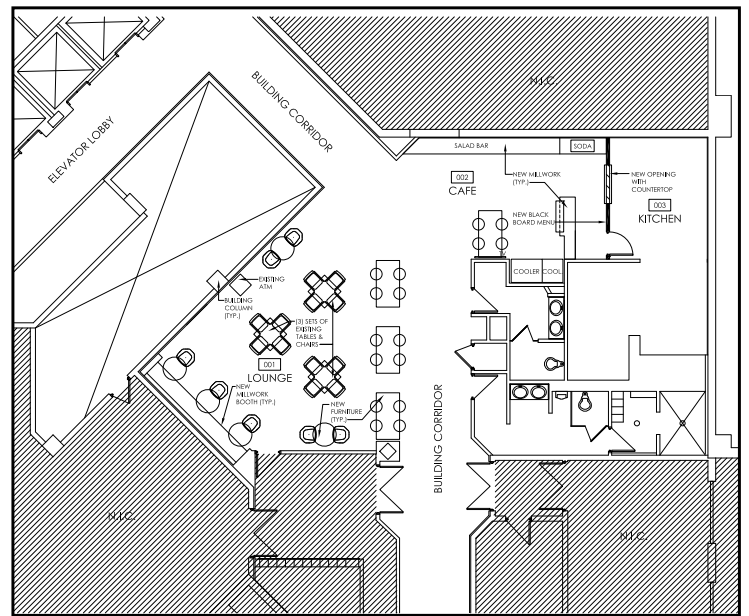


Putting Green

Amenities

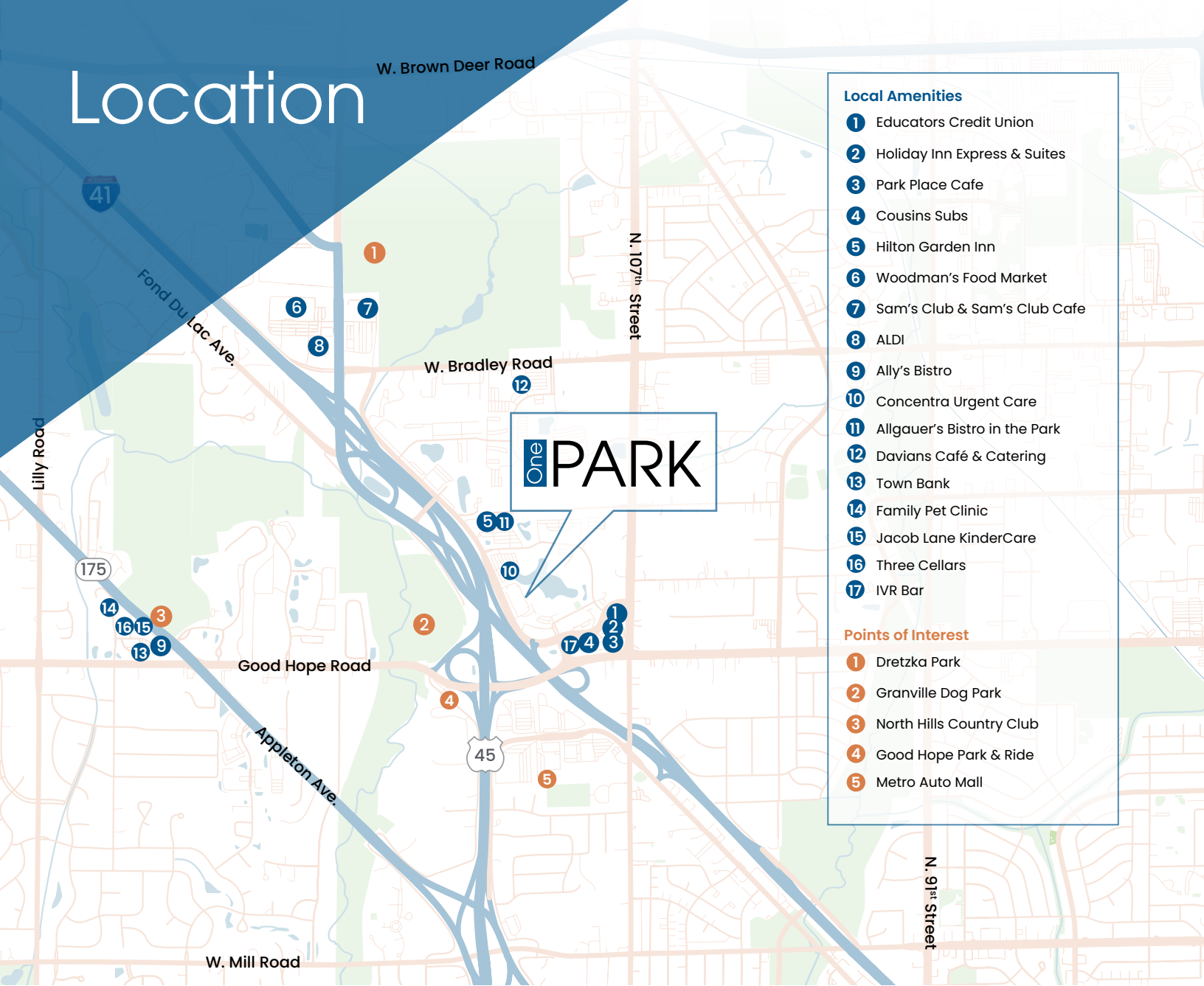


1st Floor – Fitness, Lounge, Conference



Lower Level – Lounge, Cafe, Kitchen

Location

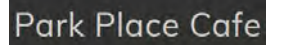


Local Amenities

- 1 Educators Credit Union
- 2 Holiday Inn Express & Suites
- 3 Park Place Cafe
- 4 Cousins Subs
- 5 Hilton Garden Inn
- 6 Woodman's Food Market
- 7 Sam's Club & Sam's Club Cafe
- 8 ALDI
- 9 Ally's Bistro
- 10 Concentra Urgent Care
- 11 Allgauer's Bistro in the Park
- 12 Davians Café & Catering
- 13 Town Bank
- 14 Family Pet Clinic
- 15 Jacob Lane KinderCare
- 16 Three Cellars
- 17 IVR Bar

Points of Interest

- 1 Dretzka Park
- 2 Granville Dog Park
- 3 North Hills Country Club
- 4 Good Hope Park & Ride
- 5 Metro Auto Mall



Close proximity to restaurants



Convenient access to highway 45 & Interstate 41



Less than 25 miles from General Mitchell International Airport



Immediate access to public transportation



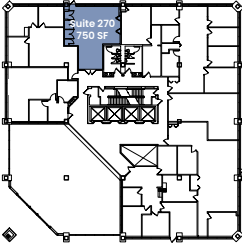
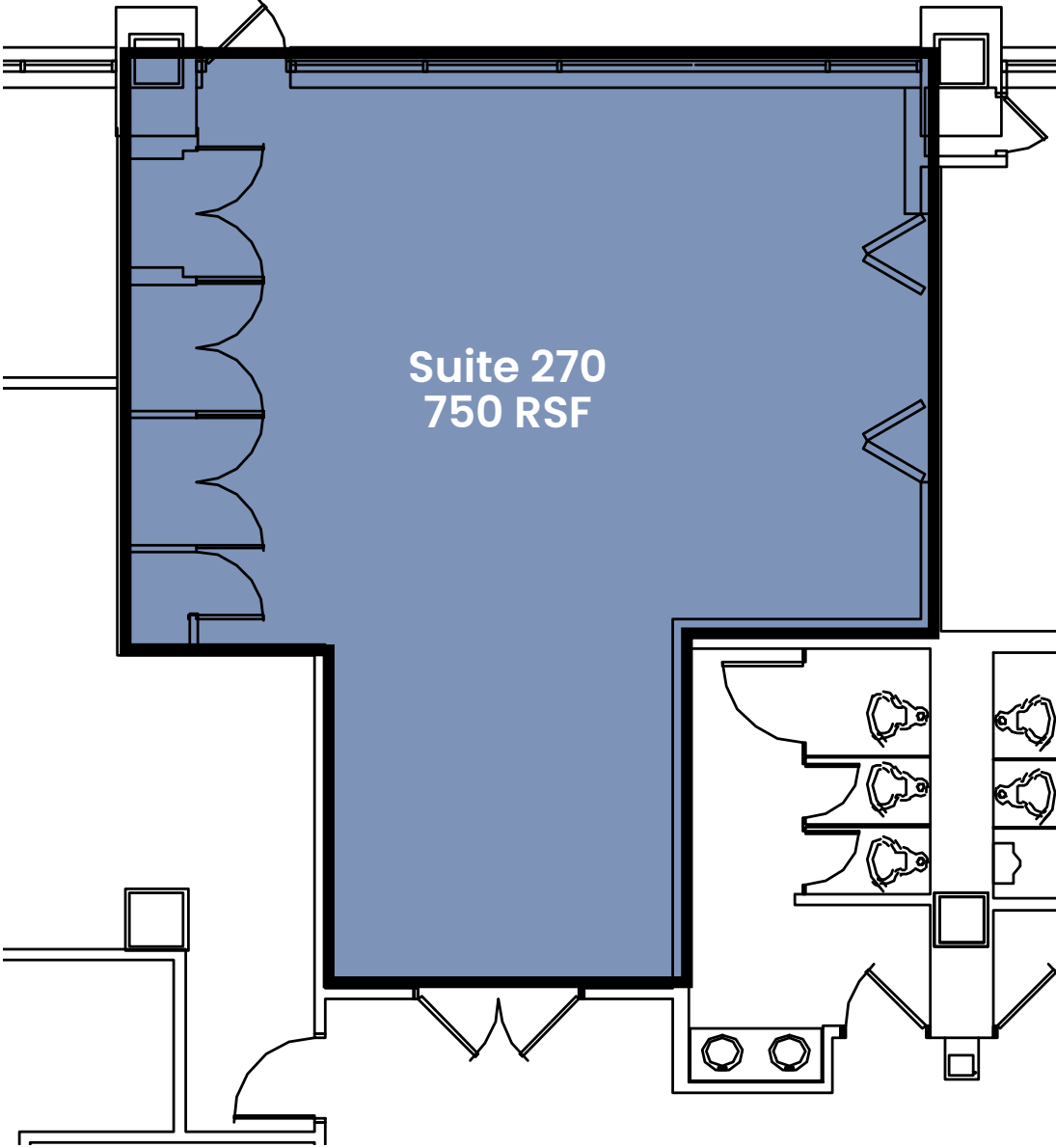
Close proximity to hotels



Located on a park like setting with walking trails

Availability

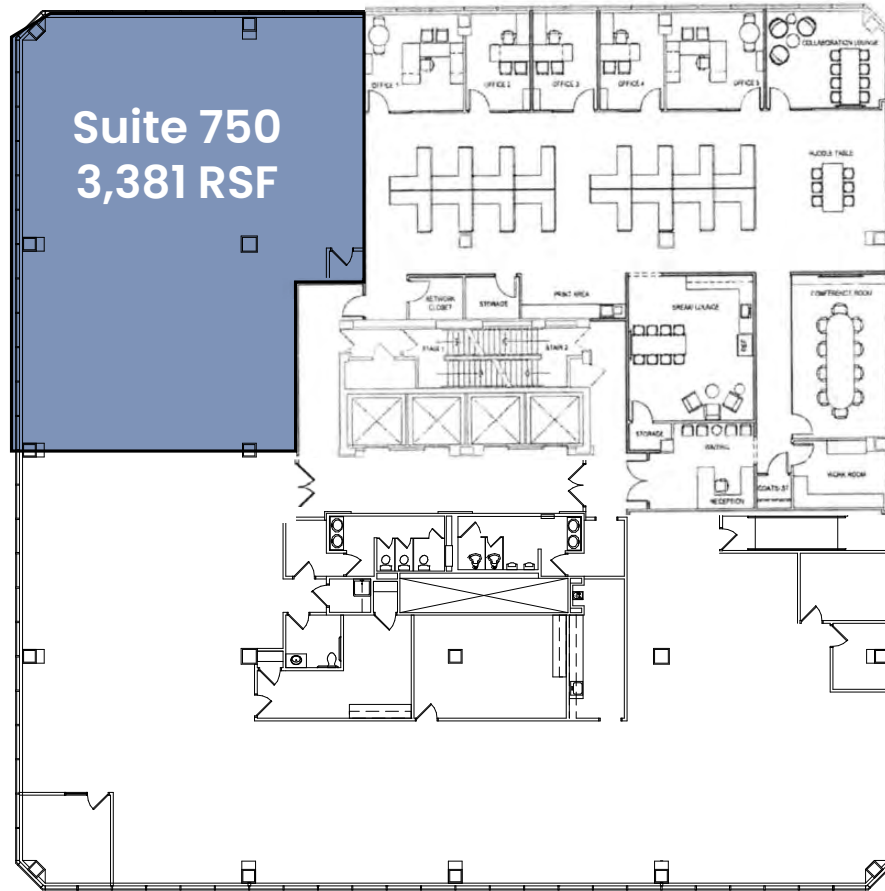
Second Floor



*Suite sizes are subject to new BOMA remeasurements.

Availability

Seventh Floor



*Suite sizes are subject to new BOMA remeasurements.



One PARK

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