

One PARK



For Lease

11270 West Park Place, Milwaukee, Wisconsin

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

onePARK

Highlights

Available	3,294 – 3,330 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

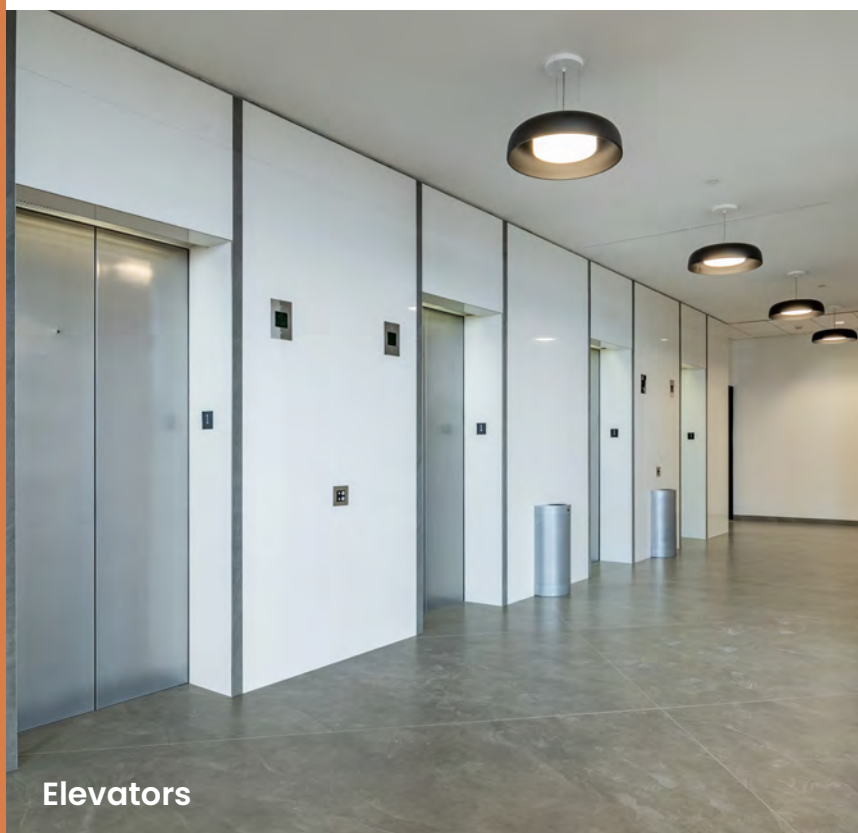
- New fitness center with lockers and shower room
- New common area training/conference facility
- New tenant lounge, includes billiards table, shuffleboard and foosball
- Year-round golf simulator and putting green
- Full service on-site deli
- Five electric vehicle charging stations in garage
- Professional 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



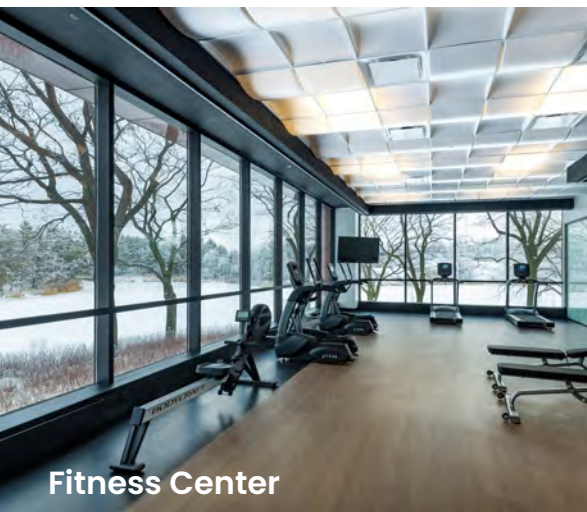
Elevators



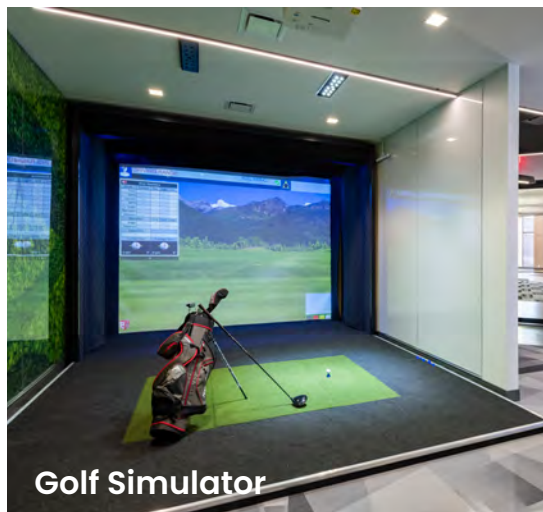
Amenities



Tenant Lounge



Fitness Center



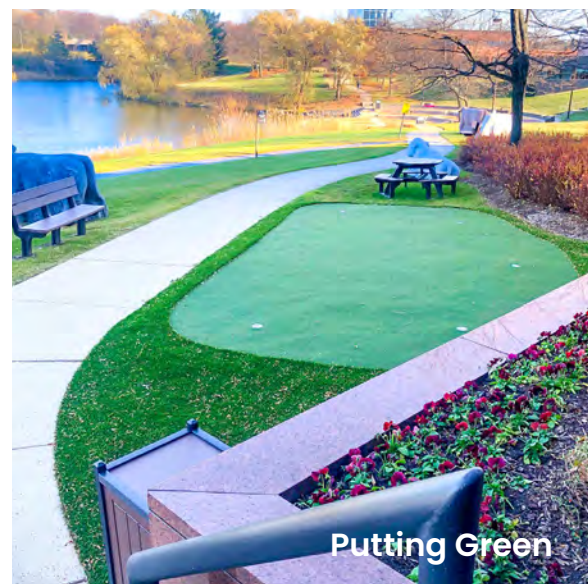
Golf Simulator



New Monument Signage

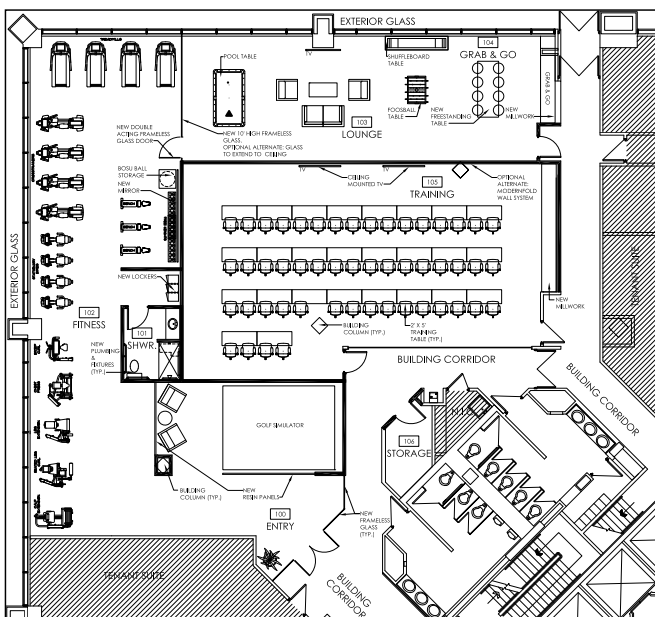


Full Service On-Site Deli

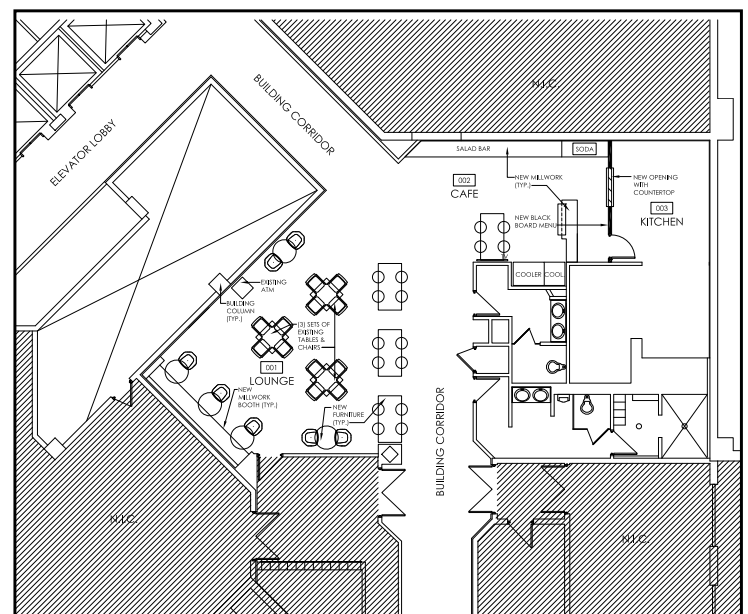


Putting Green

Amenities

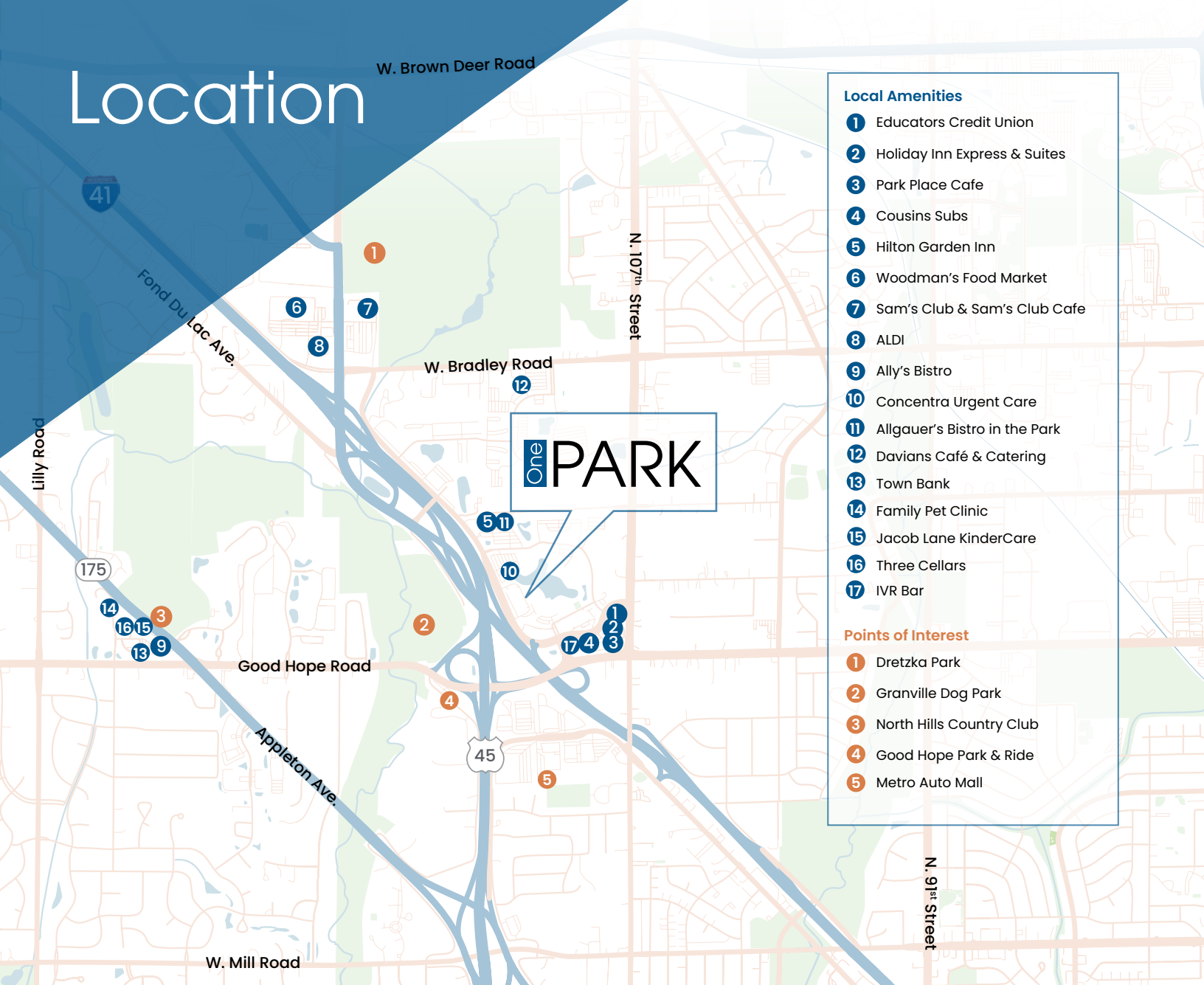


1st Floor – Fitness, Lounge, Conference



Lower Level – Lounge, Cafe, Kitchen

Location

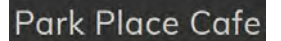


Local Amenities

- 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



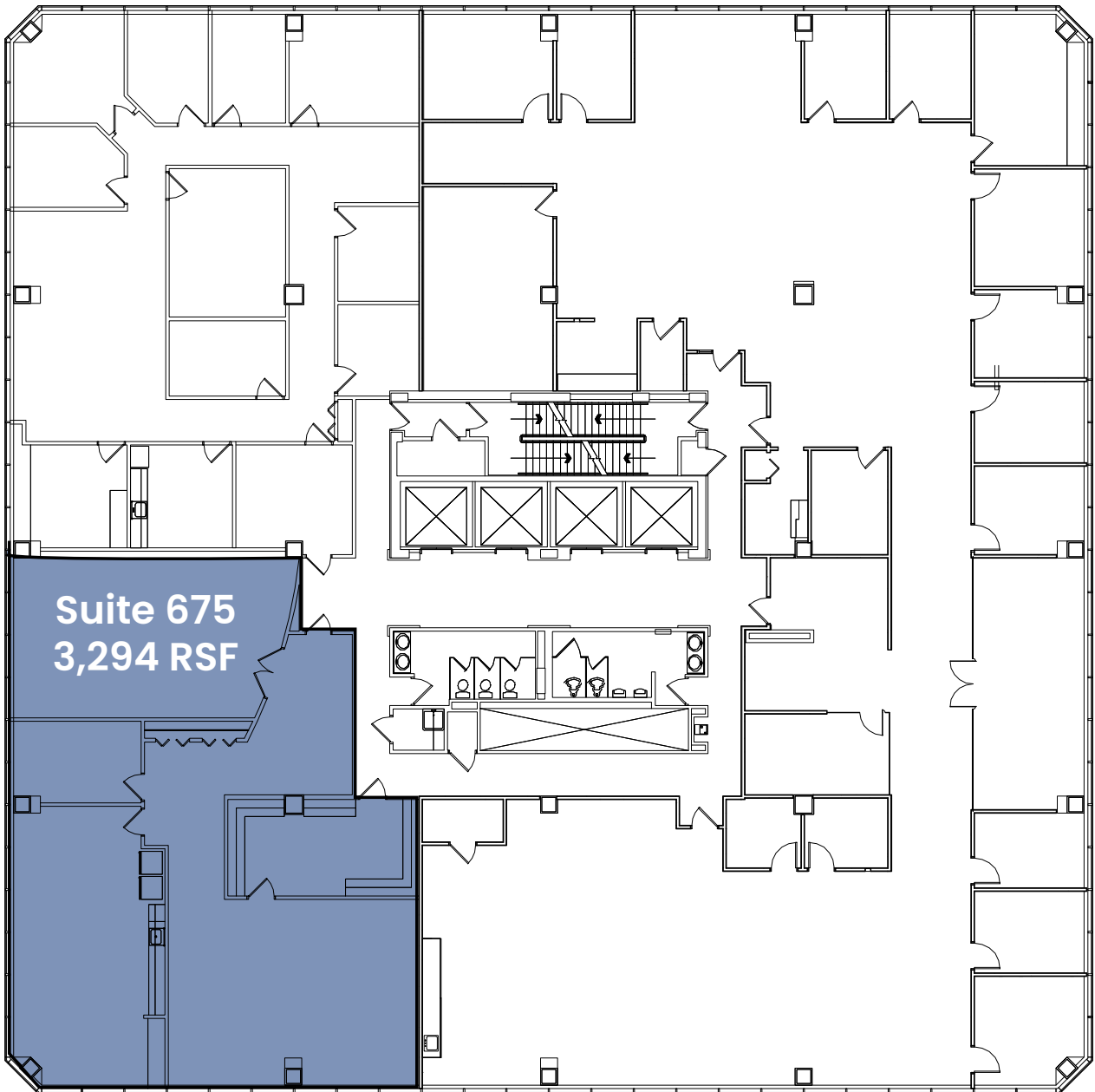
Close proximity to hotels



Located on a park like setting with walking trails

Availability

Sixth Floor



Availability

Seventh Floor



One PARK

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