

# Class A Office Space

## Crossroads Corporate Center VIIA

20975 Swenson Dr., Waukesha, WI 53186

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





## 20975 Swenson Dr.

Crossroads Corporate Center VIIA is a premier Class A office building located in the heart of Crossroads Corporate Center. Built in 1990 and renovated in 2020, this 72,289 RSF building boasts updated common areas and a robust, modern amenity package. Situated at Goerkes Corners, the building is surrounded by an abundance of retail, dining, and lodging options along Bluemound Rd, Baker Rd, and Mooreland Blvd. Downtown Milwaukee is just 18 minutes away, combining suburban comfort with urban proximity.



Move-in ready suites available



Outdoor deck overlooking pond



Updated conference center  
& tenant lounge



Quick access to I-94 & Bluemound Rd.



Executive underground parking available at  
\$90/ month. 4 / 1,000 SF overall parking ratio



35+ capacity training center

Max. Contiguous

**4,387**

**RSF**

Lease rate PSF

**\$15.00**

**NNN**

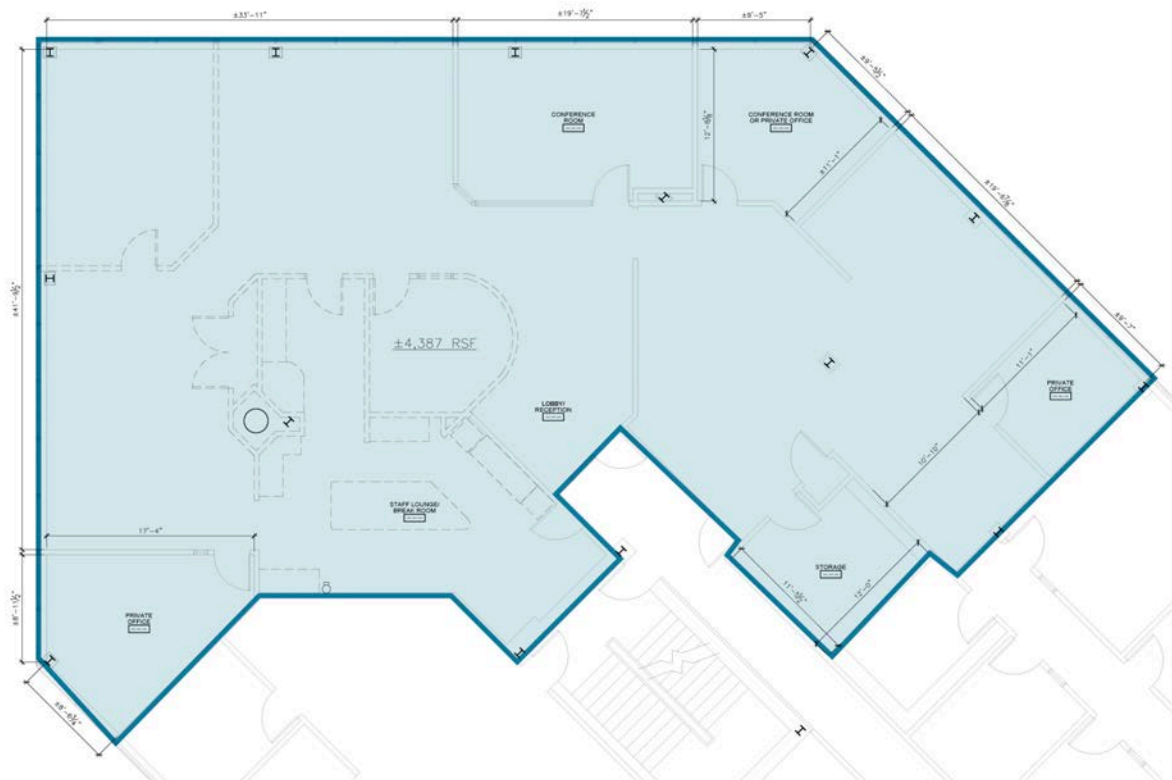
Est OPEX (2026)

**\$11.64**

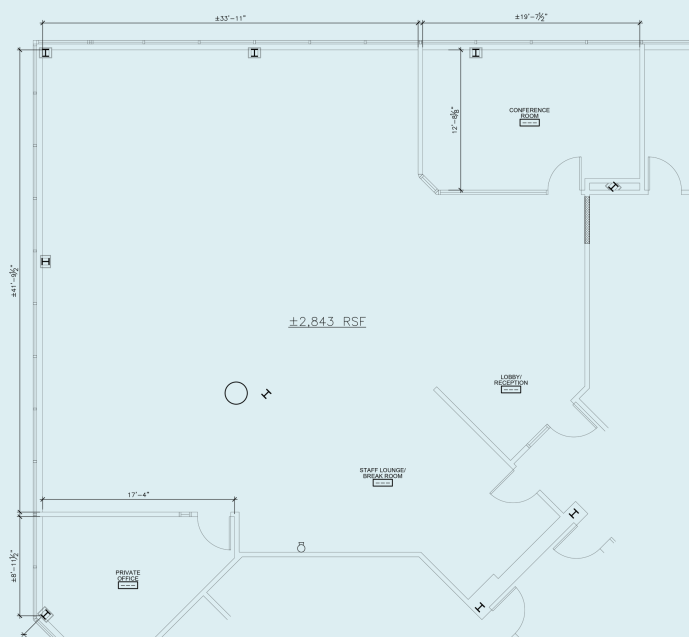
**PSF**



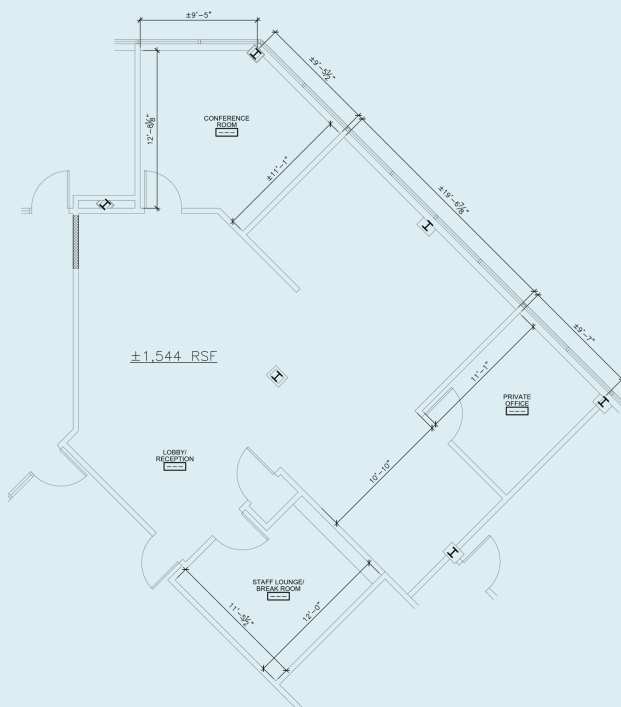
## Suite 430: **Up to 4,387 RSF**



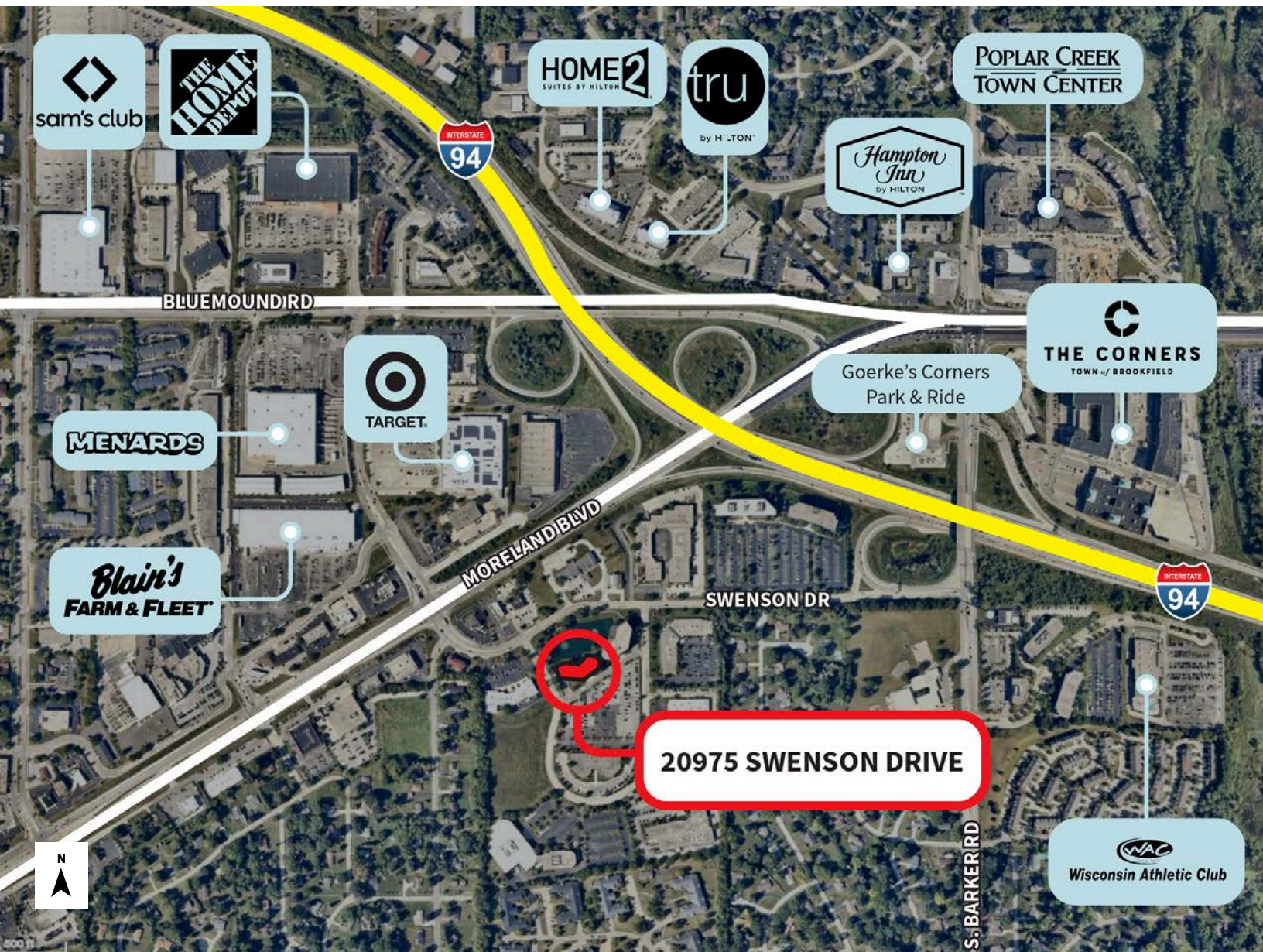
### Left Side Suite Option **2,843 RSF**



### Right Side Suite Option **1,544 RSF**







#### 2024 Demographics | 2 miles

- Population: 19,521
- Median age: 43.8
- Avg household income: \$106,529

#### 2024 Demographics | 5 miles

- Population: 130,817
- Median age: 41.5
- Avg household income: \$105,661

**1 MIN**

to Interstate 94

**18 MIN**

to Downtown MKE

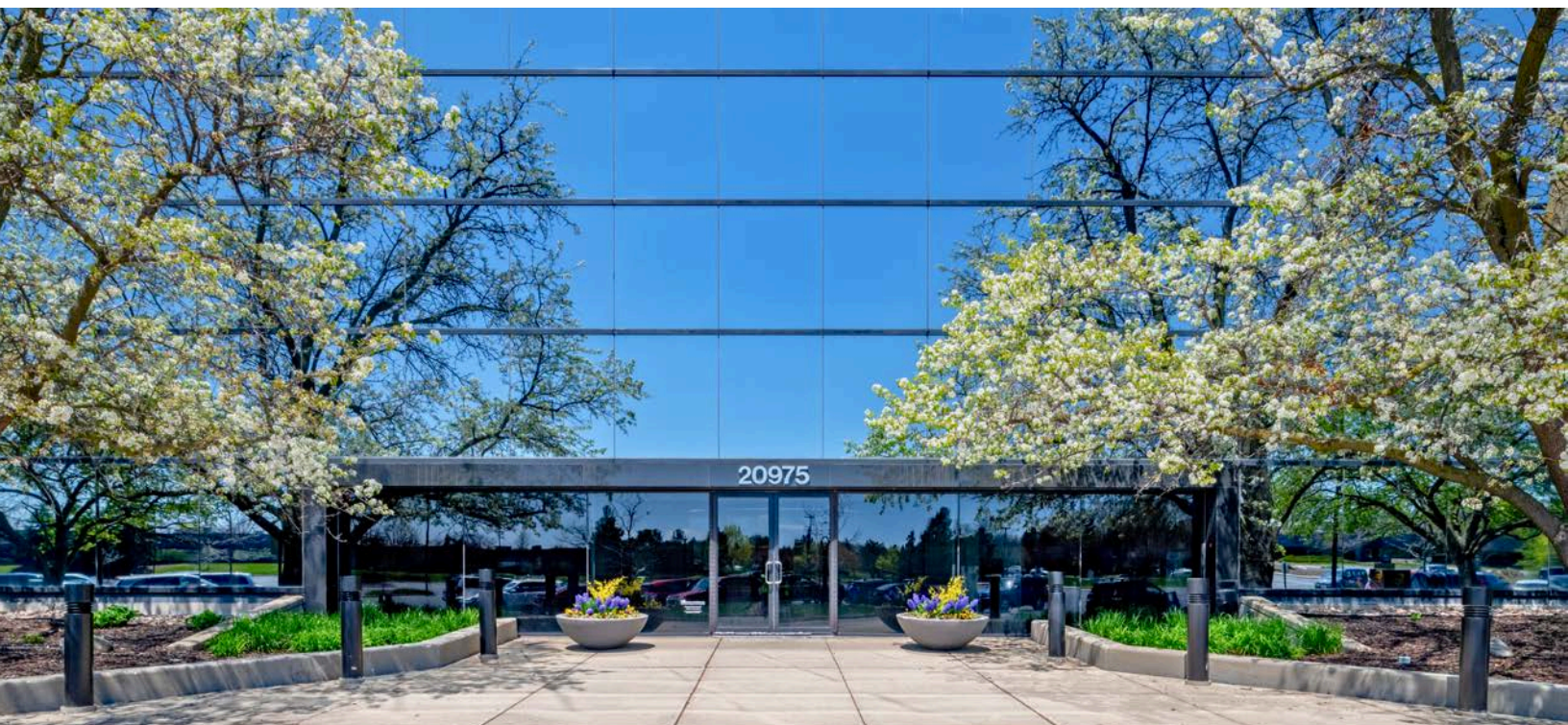
**10 MIN**

to Downtown  
Waukesha

**25 MIN**

to Mitchell  
International Airport





For leasing, contact:

**Dan Jessup**  
414 254 1572  
[dan.jessup@jll.com](mailto:dan.jessup@jll.com)

**Julia Howe**  
319 512 9535  
[julia.howe@jll.com](mailto:julia.howe@jll.com)

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2026 Jones Lang LaSalle IP, Inc. All rights reserved.