

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



WiFi enabled tenant lounge with free coffee/beverage station and micro-market vending, ideal for entertaining clients



Quick access to I-94 & Bluemound Rd.



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



Updated conference center & 35+ capacity training center

Max. Contiguous

4,387

RSF

Lease rate PSF

\$15-\$16

NNN

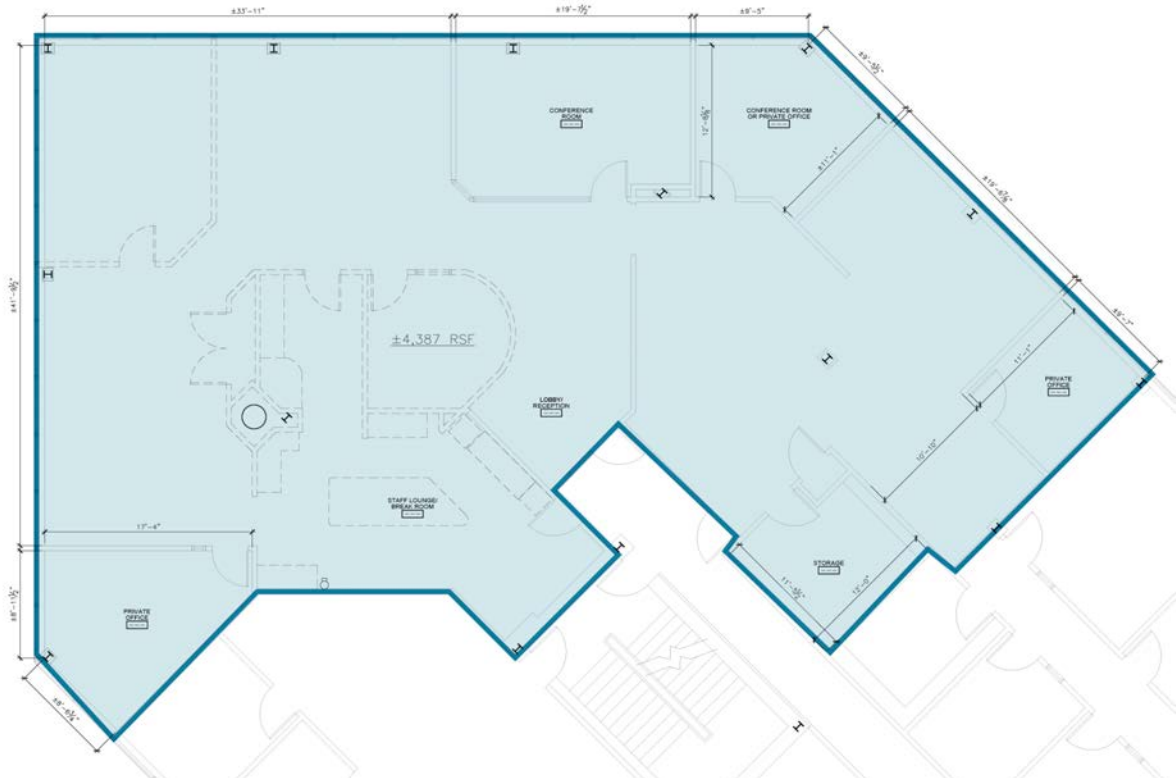
Est OPEX (2026)

\$11.64

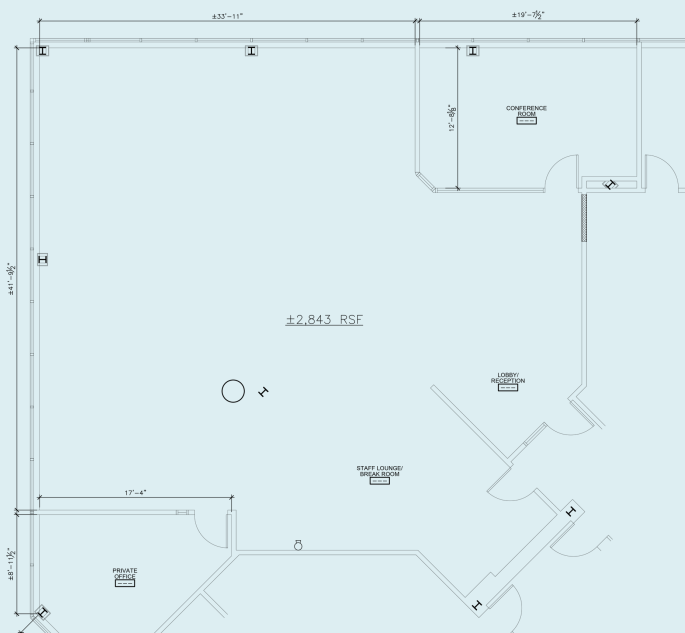
PSF



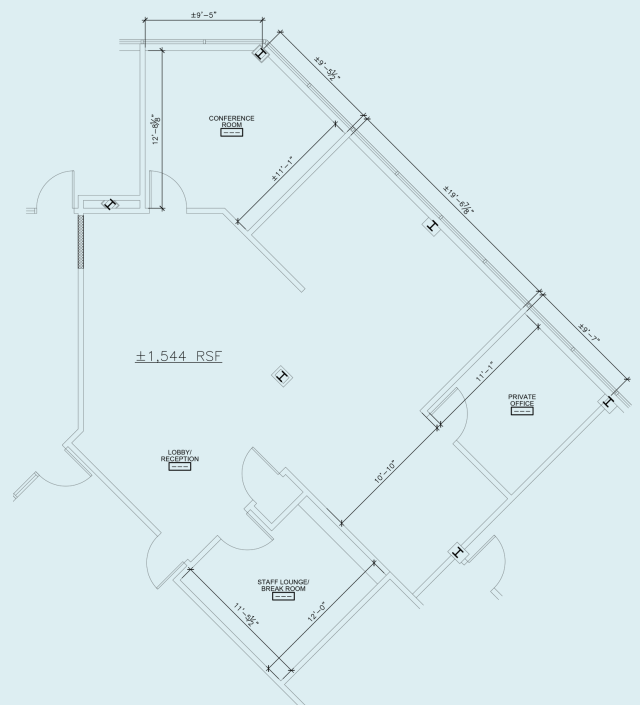
Suite 430: **Up to 4,387 RSF**

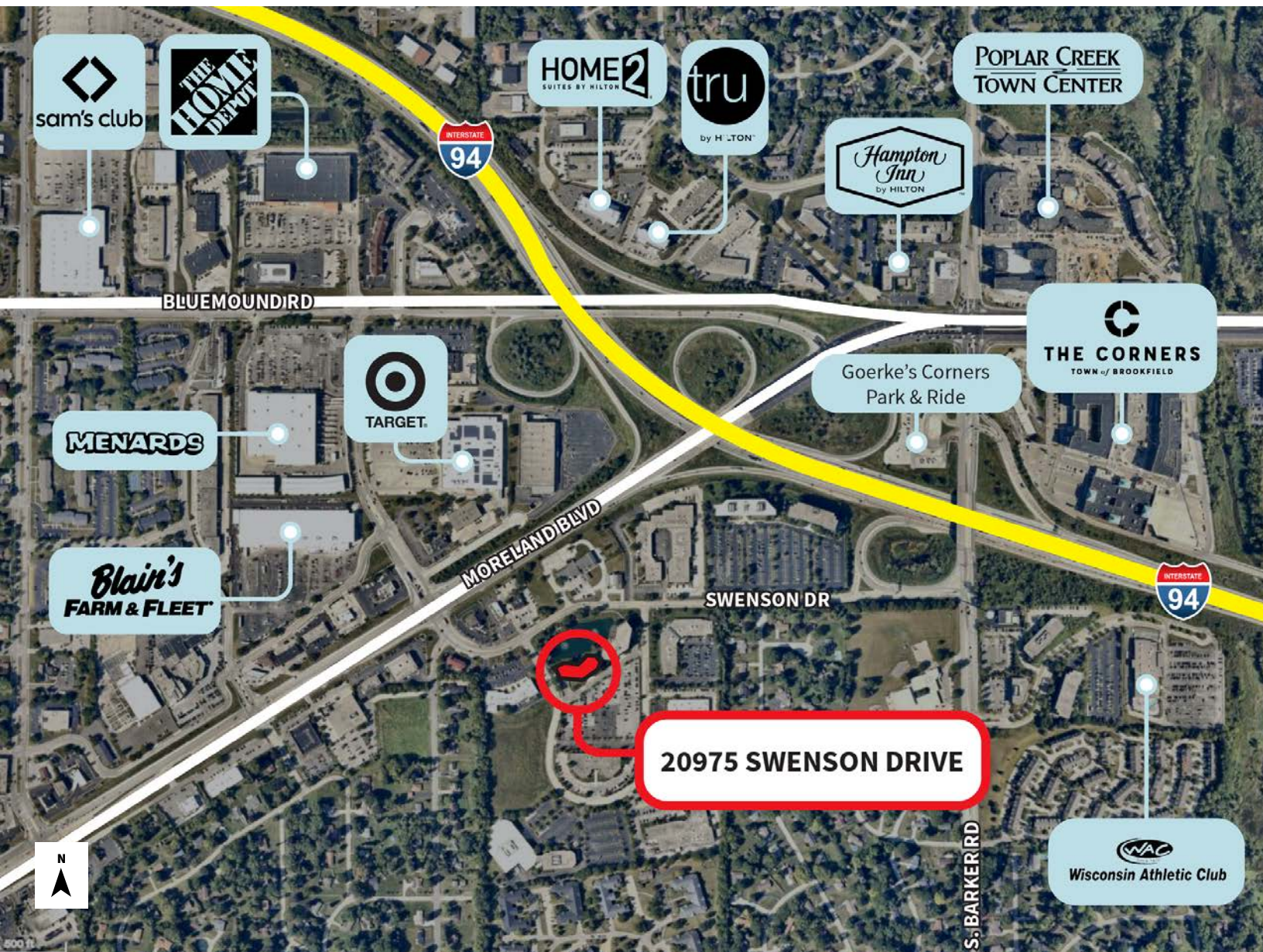


Left Side Suite Option
2,843 RSF



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

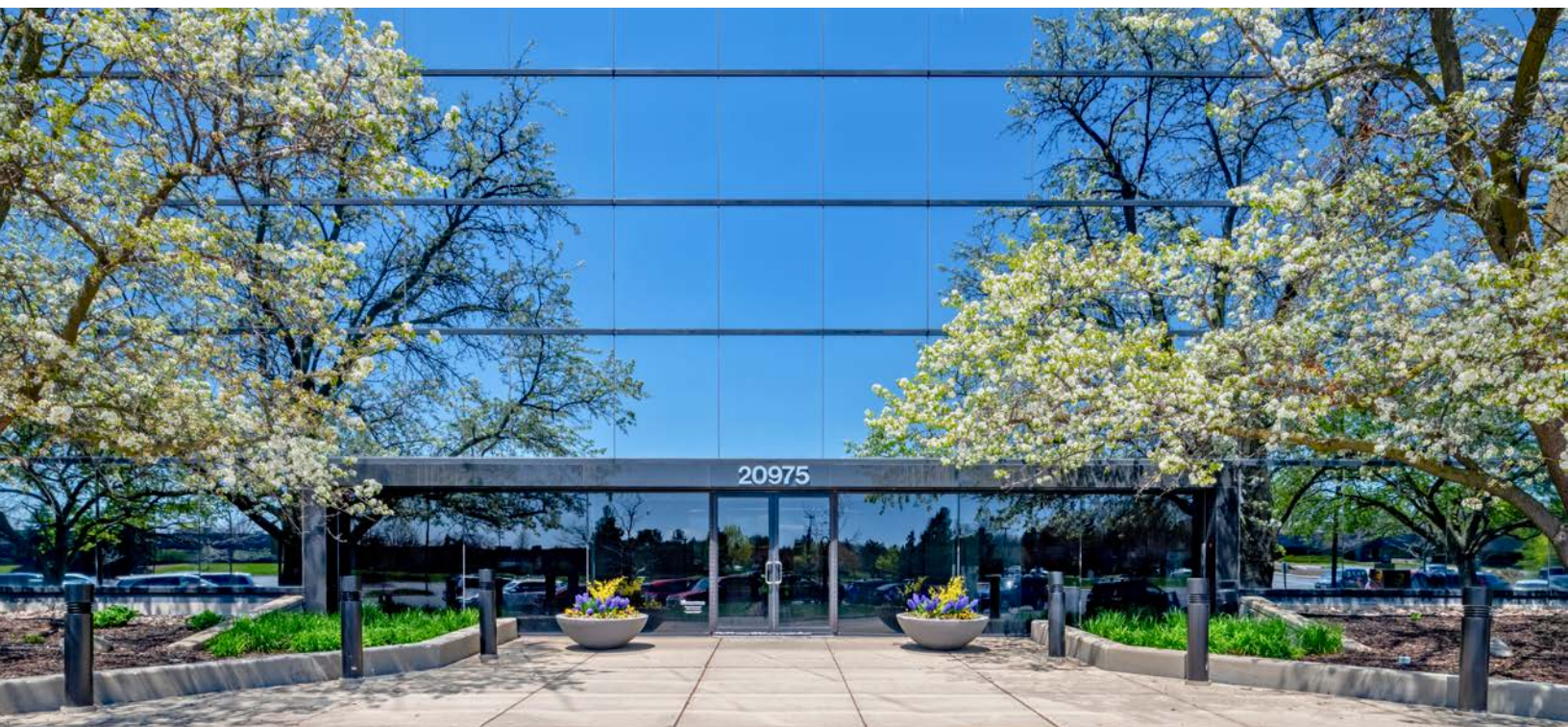
to Downtown MKE

10 MIN

to Downtown
Waukesha

25 MIN

to Mitchell
International Airport



For leasing, contact:

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