

Class A Office Space

Crossroads Corporate Center IV

20825 Swenson Dr., Waukesha, WI 53186

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



20825 Swenson Dr., Waukesha, WI 53186



Updated common areas



4.0 / 1,000 SF parking ratio



Excellent window line



Quick access to I-94 & Bluemound Rd.



Near ample retail, dining, & lodging



Outdoor patio with putting green



Signage opportunities



Free espresso machine in building lobby



Built in 1990



41,305 RSF building size



Private entrance



Available immediately

Total available

15,952
RSF

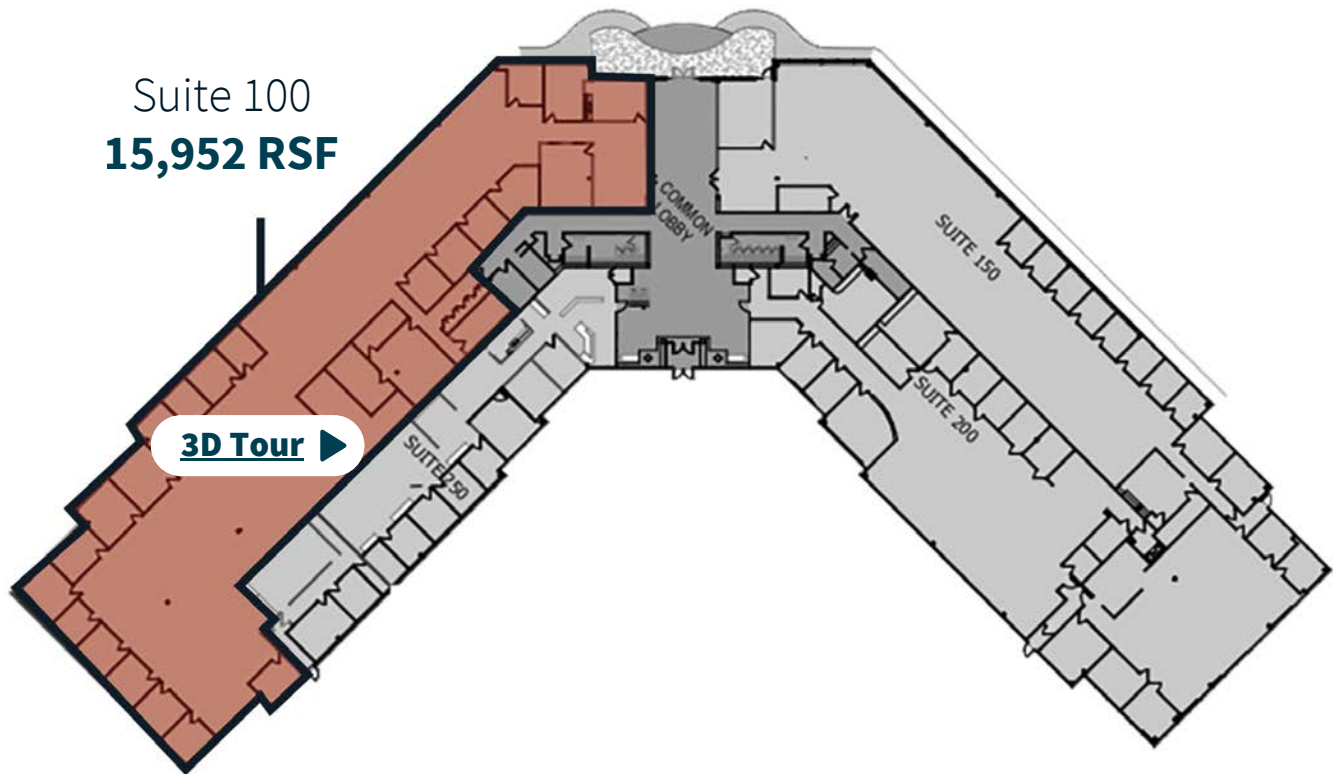
Lease rate PSF

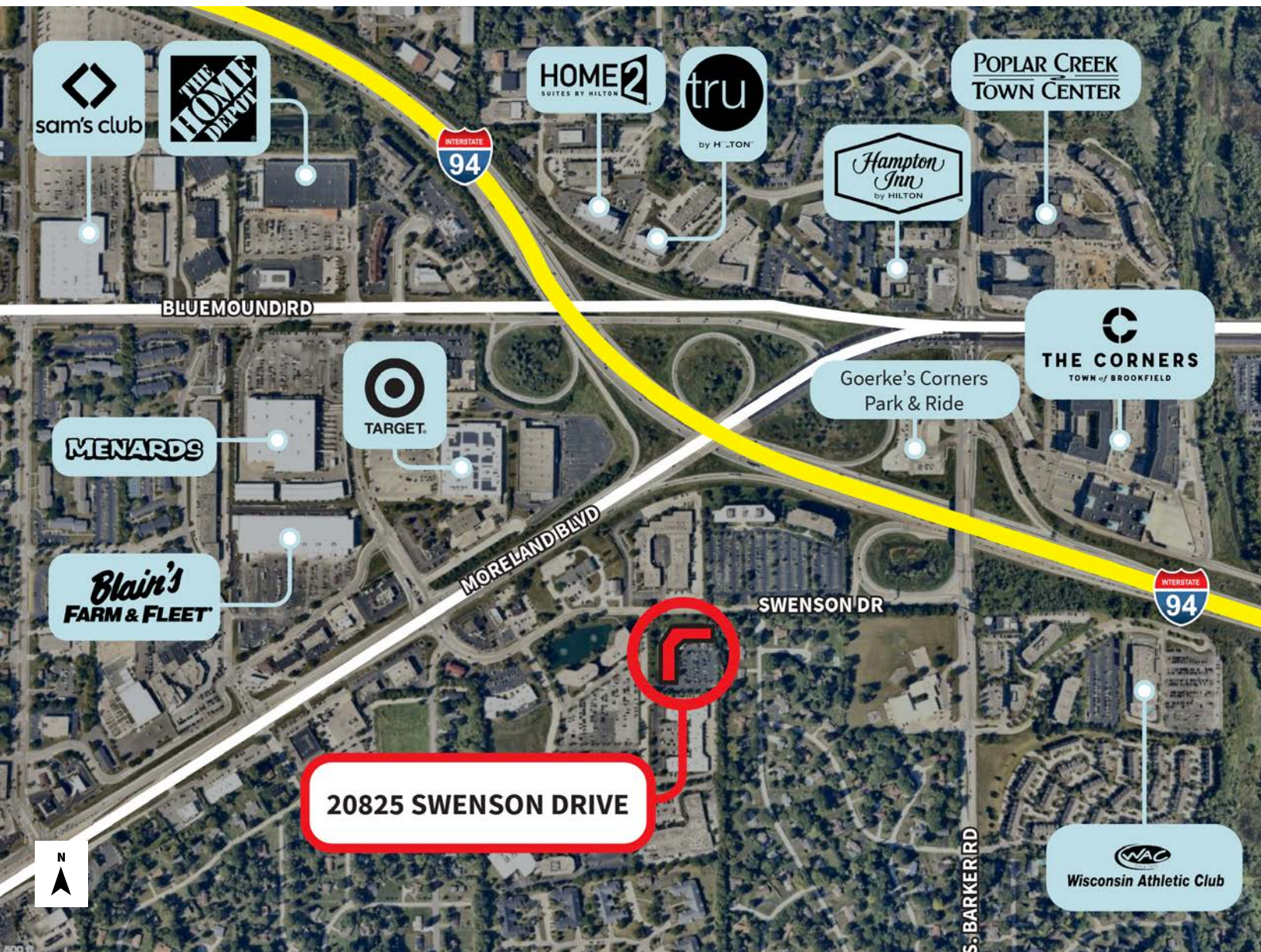
\$13.00
NNN

Est OPEX (2025)

\$9.43
PSF







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

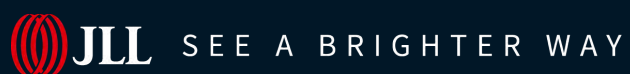
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