



Crossroads Corporate Center XII

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



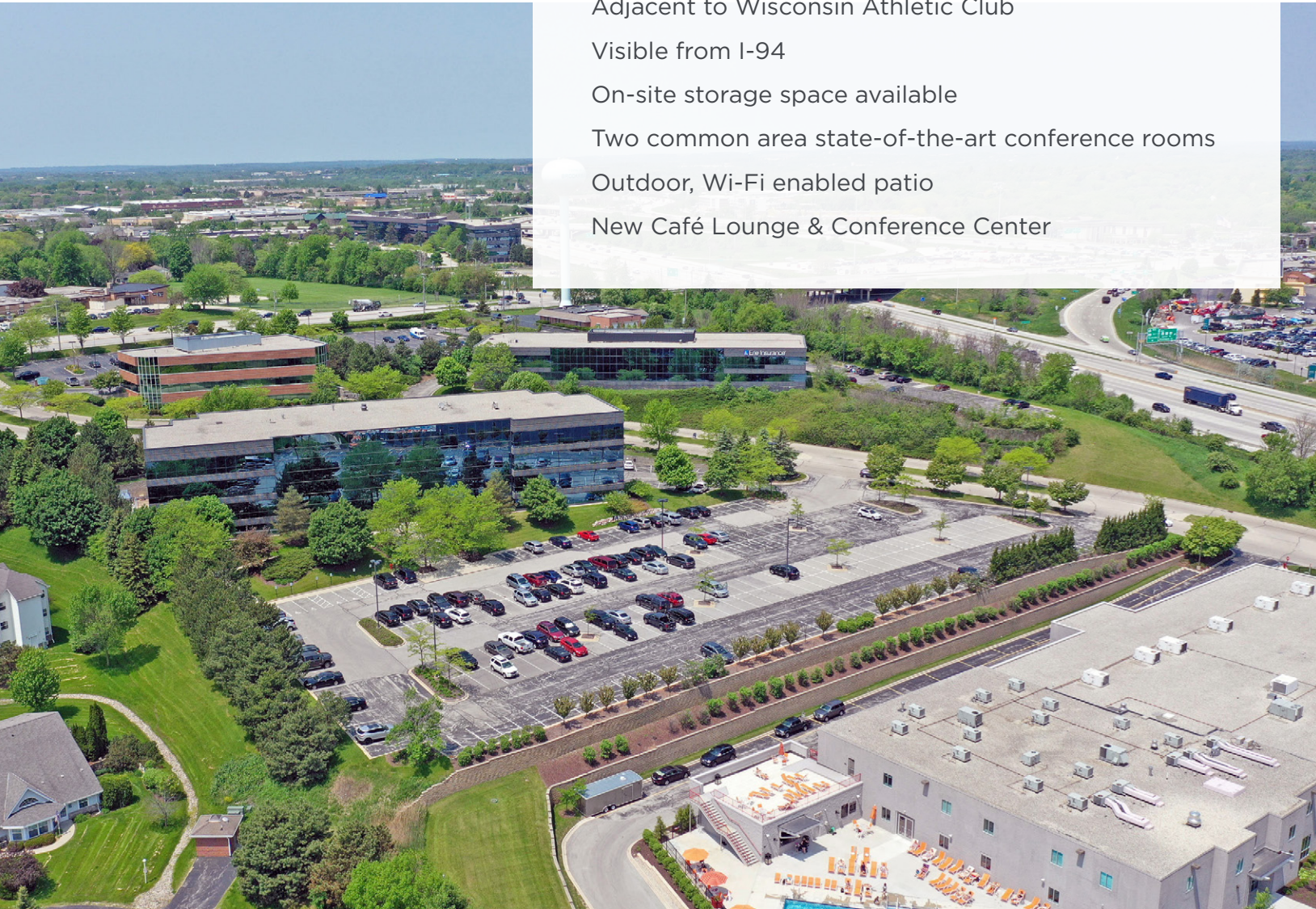
Office Space for Lease in an
AMENITY RICH LOCATION

THE RIGHT FIT

Crossroads Corporate Center XII is a four-story, Class A, beautifully landscaped multi-tenant office building located on the Goerkes Corners I-94 interchange, just minutes from The Corners of Brookfield.

FEATURES

- Heated executive parking
- Two-story atrium
- Building card key access
- Adjacent to Wisconsin Athletic Club
- Visible from I-94
- On-site storage space available
- Two common area state-of-the-art conference rooms
- Outdoor, Wi-Fi enabled patio
- New Café Lounge & Conference Center



75,901 RSF
Building Size



5,033 RSF
Total Available



A
Building Class



2,368 to 2,665 RSF
Minimum Maximum



1998/2024
Built/
Remodeled



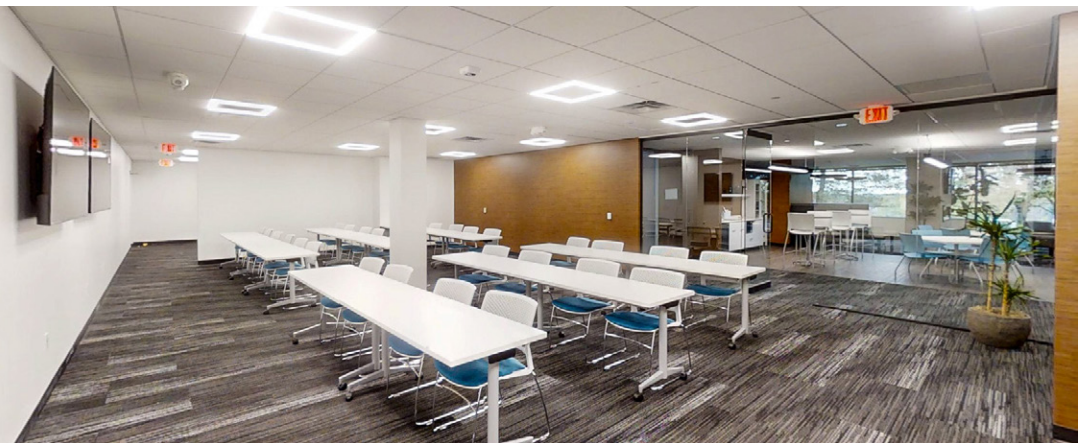
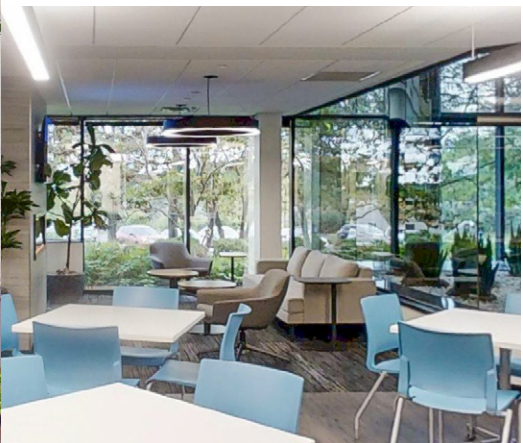
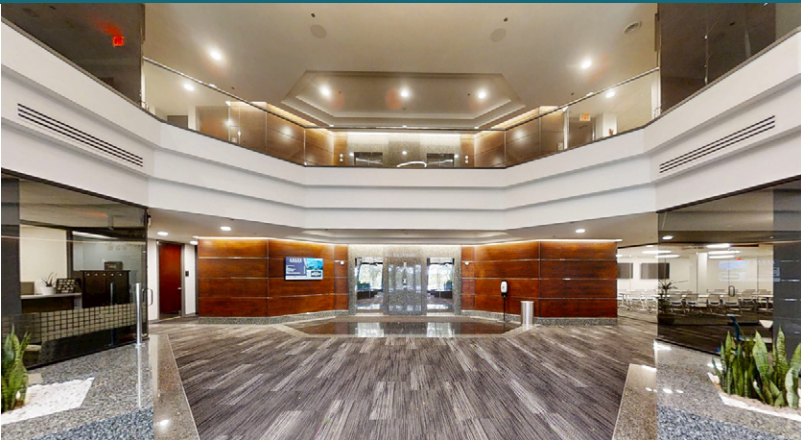
3.93/1,000
Parking
Ratio



\$15.25
RSF Net
Lease Rate

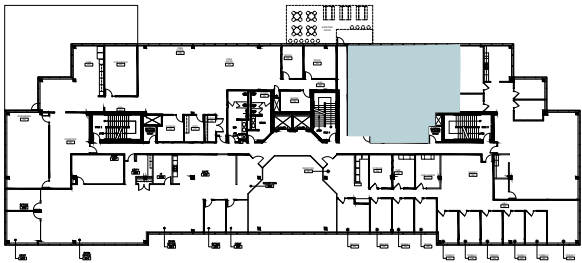
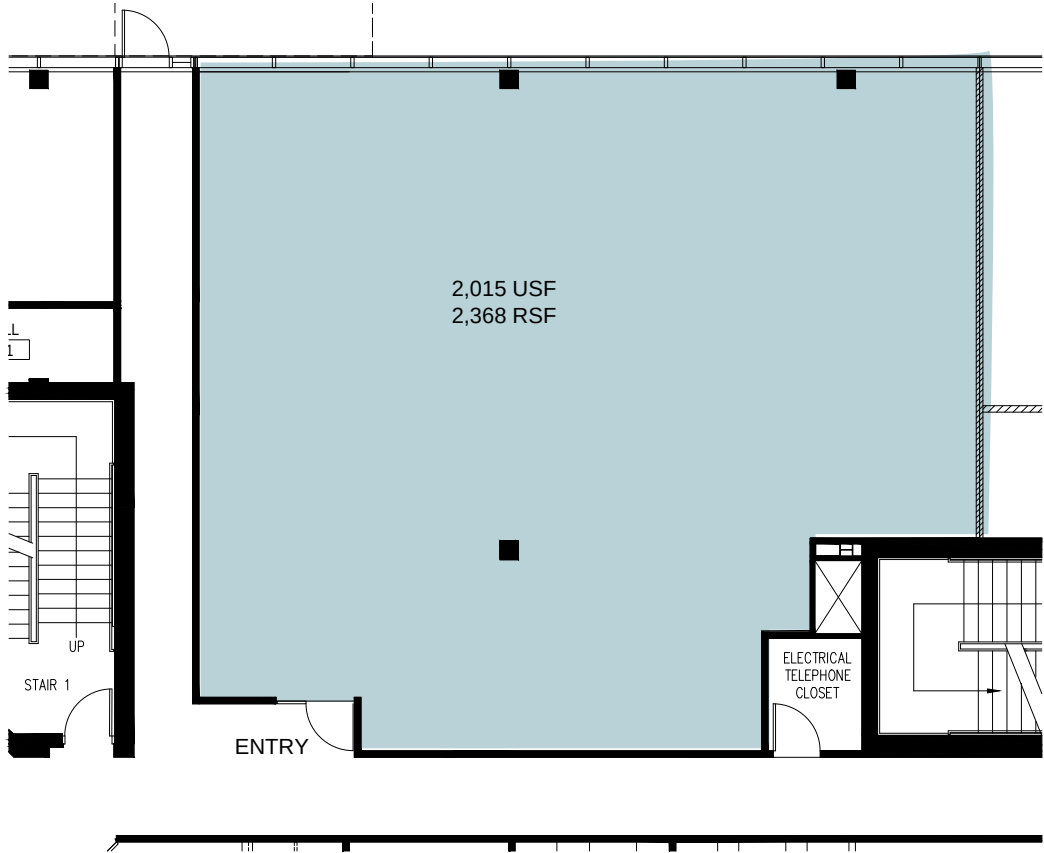


\$7.39 RSF
Estimated
2026 Op.Ex

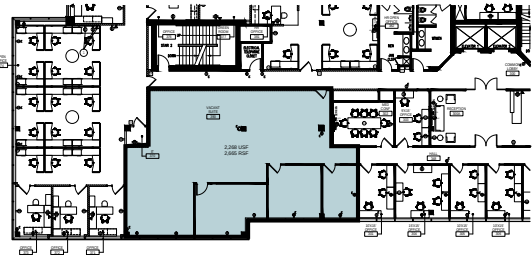
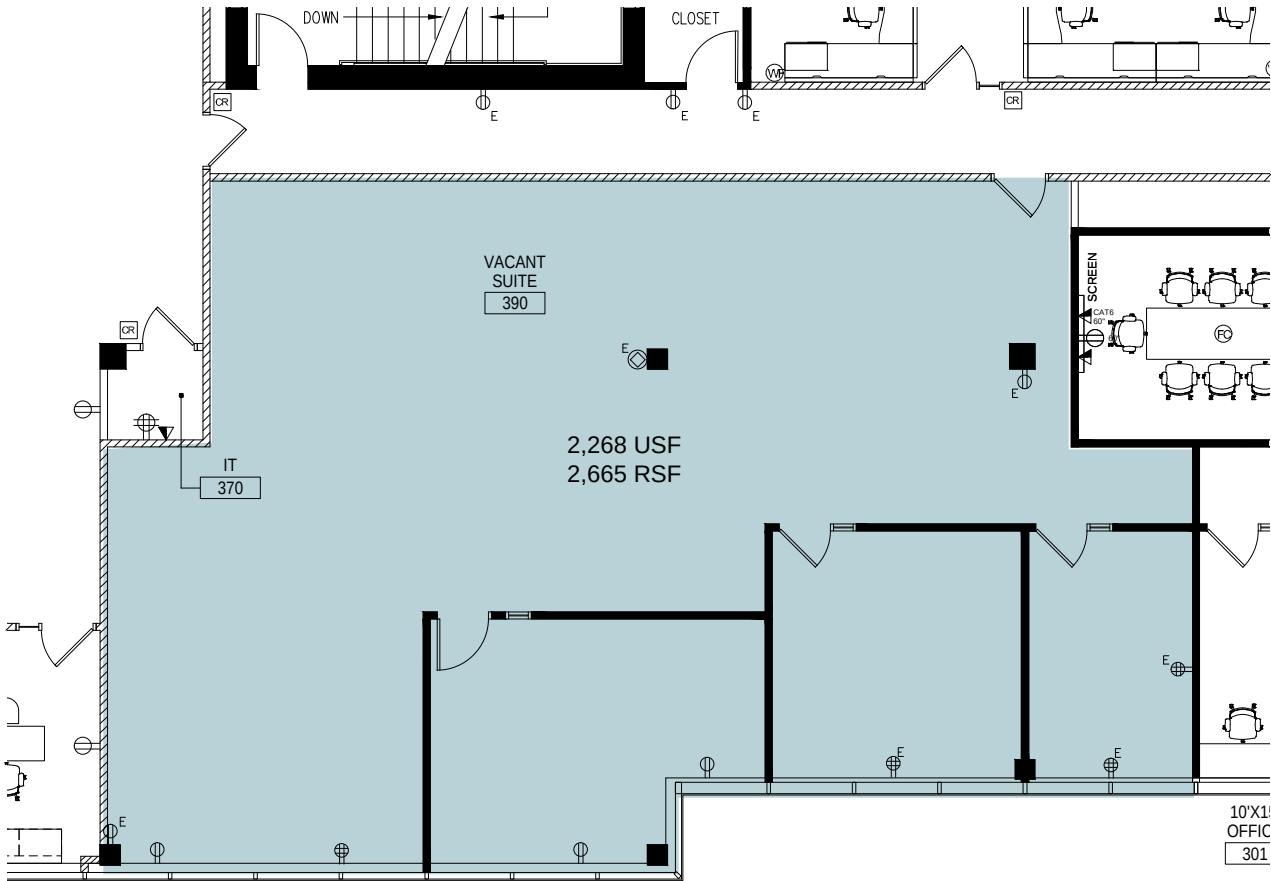


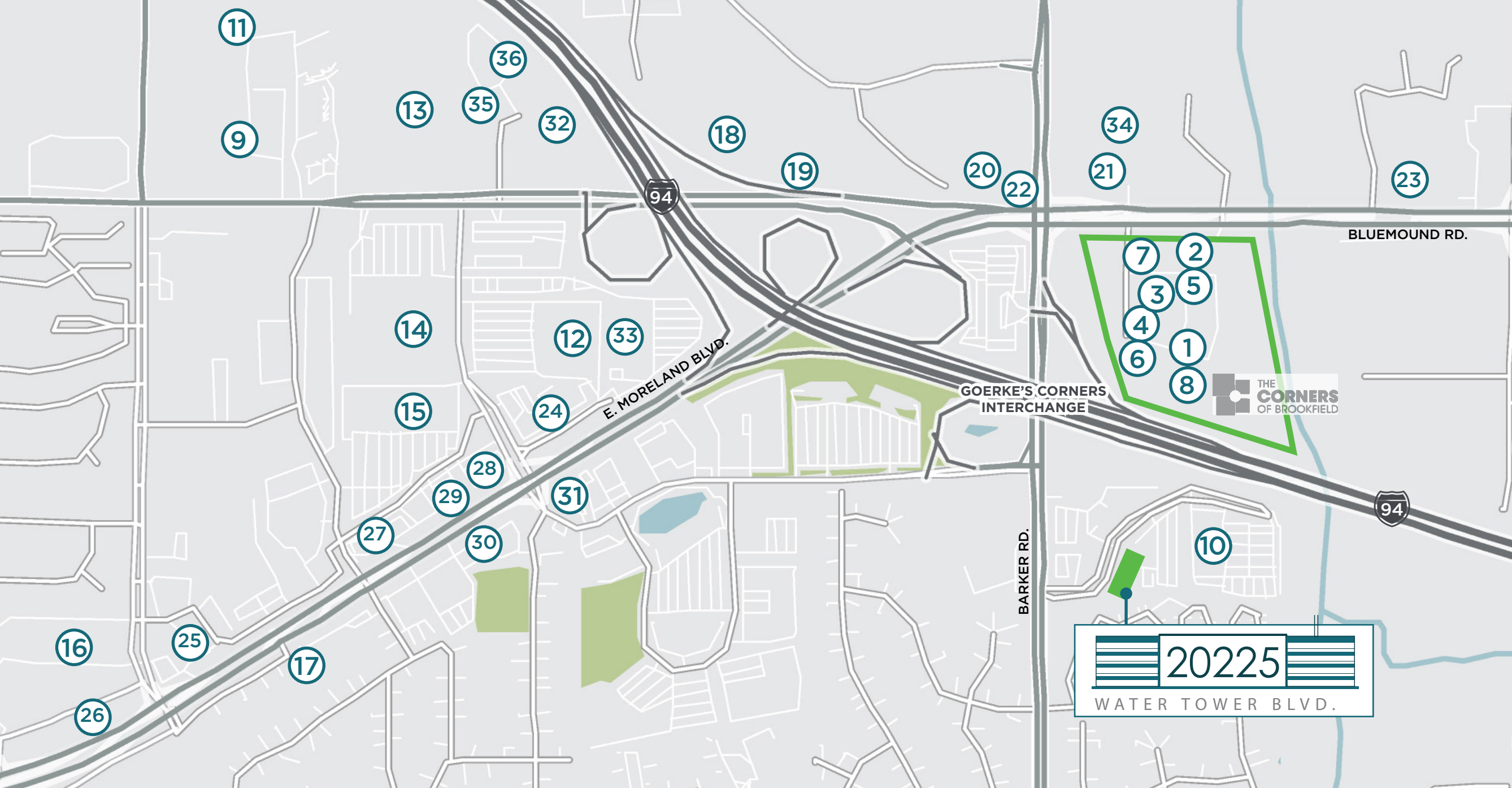
AVAILABILITY

2ND FLOOR 2,368 RSF
BUILD-TO-SUIT OPPORTUNITY



3RD FLOOR 2,665 RSF





LOCAL AMENITIES

- | | | |
|-----------------------------|-----------------------------|------------------------------|
| 1. BelAir Cantina | 14. Menards | 27. Kwik Trip |
| 2. Café Hollander | 15. Blain's Farm & Fleet | 28. McDonald's |
| 3. Sweetgreen | 16. Kohl's | 29. Arby's |
| 4. FreshFin Poke | 17. Starbucks | 30. Topper's |
| 5. Goddess & The Baker | 18. Home 2 Suites by Hilton | 31. UW Credit Union |
| 6. Grimaldi's | 19. Tru by Hilton | 32. Texas Roadhouse |
| 7. Sendik's Food Market | 20. Hampton Inn | 33. Urban Air Adventure Park |
| 8. Von Maur | 21. Residence Inn | 34. Courtyard by Marriott |
| 9. Sam's Club | 22. Shake Shack | 35. Comfort Inn Waukesha |
| 10. Wisconsin Athletic Club | 23. Melting Pot | 36. Extended Stay America |
| 11. Marcus Majestic Cinema | 24. Chase Bank | |
| 12. Target | 25. Summit Credit Union | |
| 13. The Home Depot | 26. PNC Bank | |



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