

200 two
hundred
south
executive

Class A Office Space

Thoughtfully Transformed

Common Area Renovations — Completing October 2026



200 S Executive Drive
Brookfield, WI 53005

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

Revitalized. Restored. Ready for a New Generation.

Under new ownership, this iconic 1974 landmark designed by the Office of Mies van der Rohe will undergo a thoughtful transformation.

With a significant investment honoring Mies’ original vision, the building will be reimagined to fit what the legendary architect may have created if designing today.

This isn’t just renovation, it’s restoration of intent. Every detail reflects Mies’ timeless international style, enhanced with the amenities and technology of 2025. From the carefully selected furniture designed by Mies himself, to the seamless integration of modern systems, this space elevates the tenant experience while preserving architectural heritage.



Welcome.

A timeless vision.
Perfected for today.



Available
Q2 2026



4-story, Class A,
126,714 RSF building



100,000 RSF
Available for lease



Ample
parking



\$16.50 Net
Lease Rate / RSF

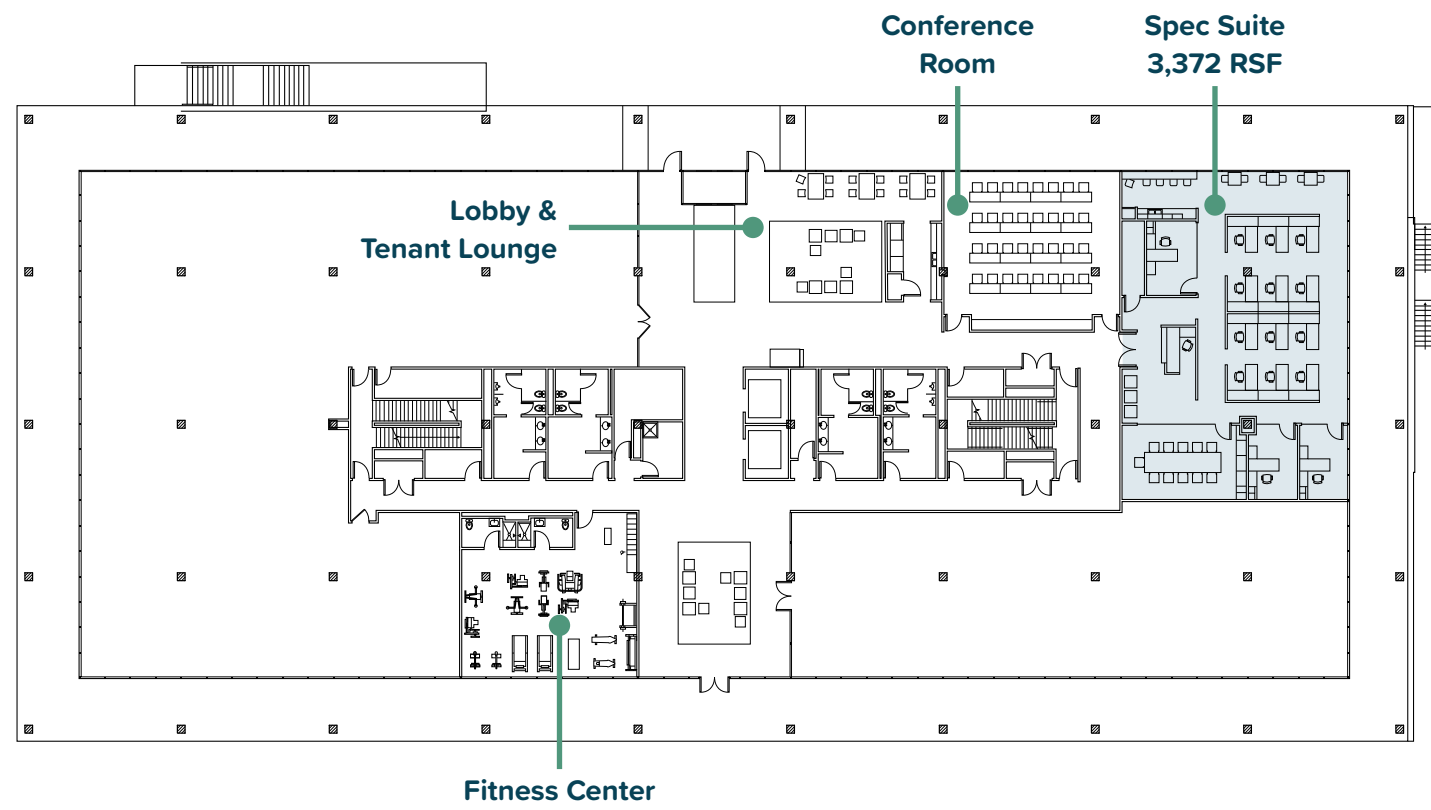


\$10.95 Est. 2026
Op.Ex. / RSF

Premium features & amenities

-  Tenant Lounge
-  Fitness Center
-  Conference Center
-  Floor-to-ceiling glass
-  Class A common area finishes
-  Outdoor Patio
-  Building Storage

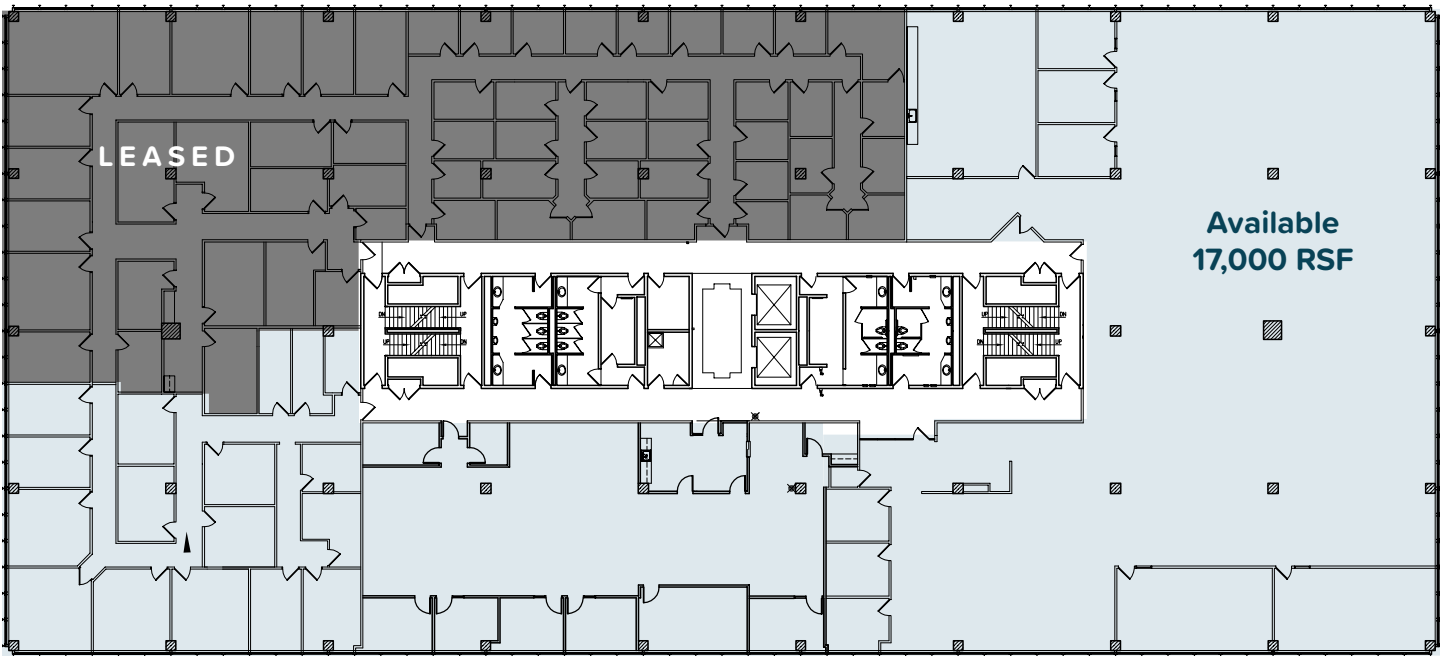




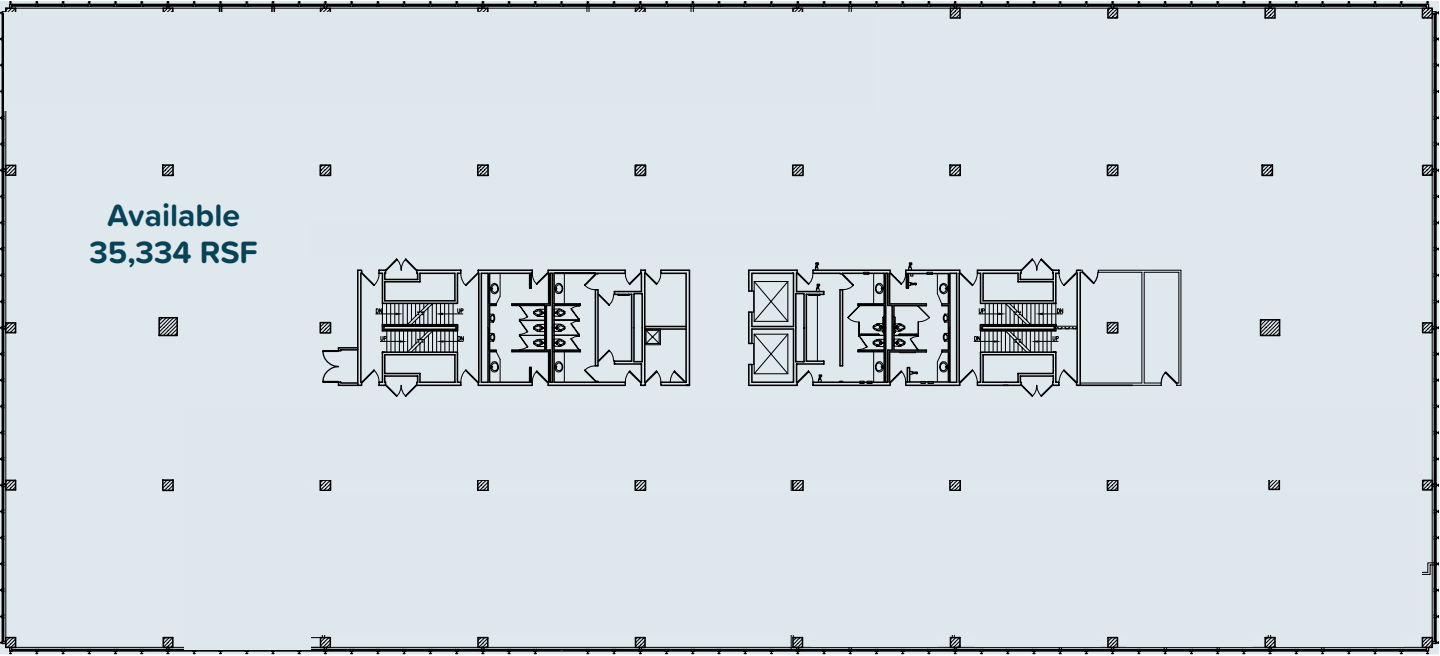
First Floor Spec Suite | 3,372 RSF



Second Floor

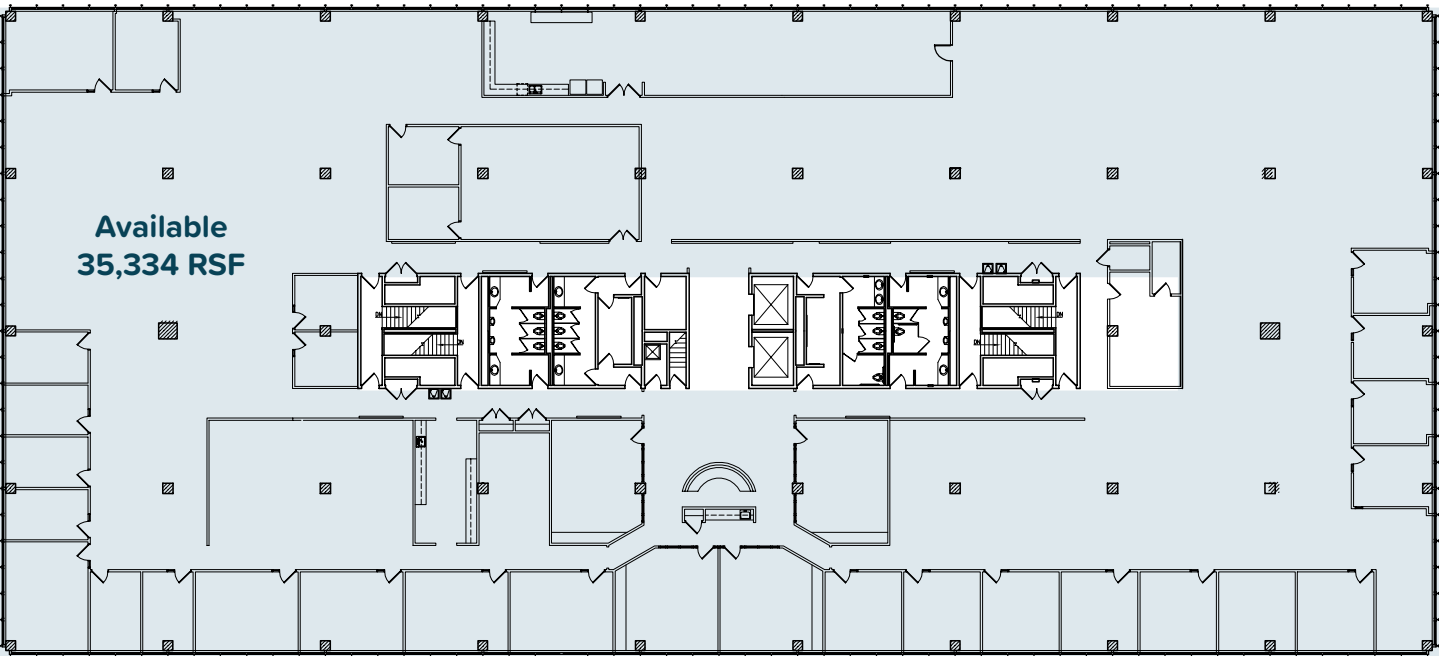


Third Floor



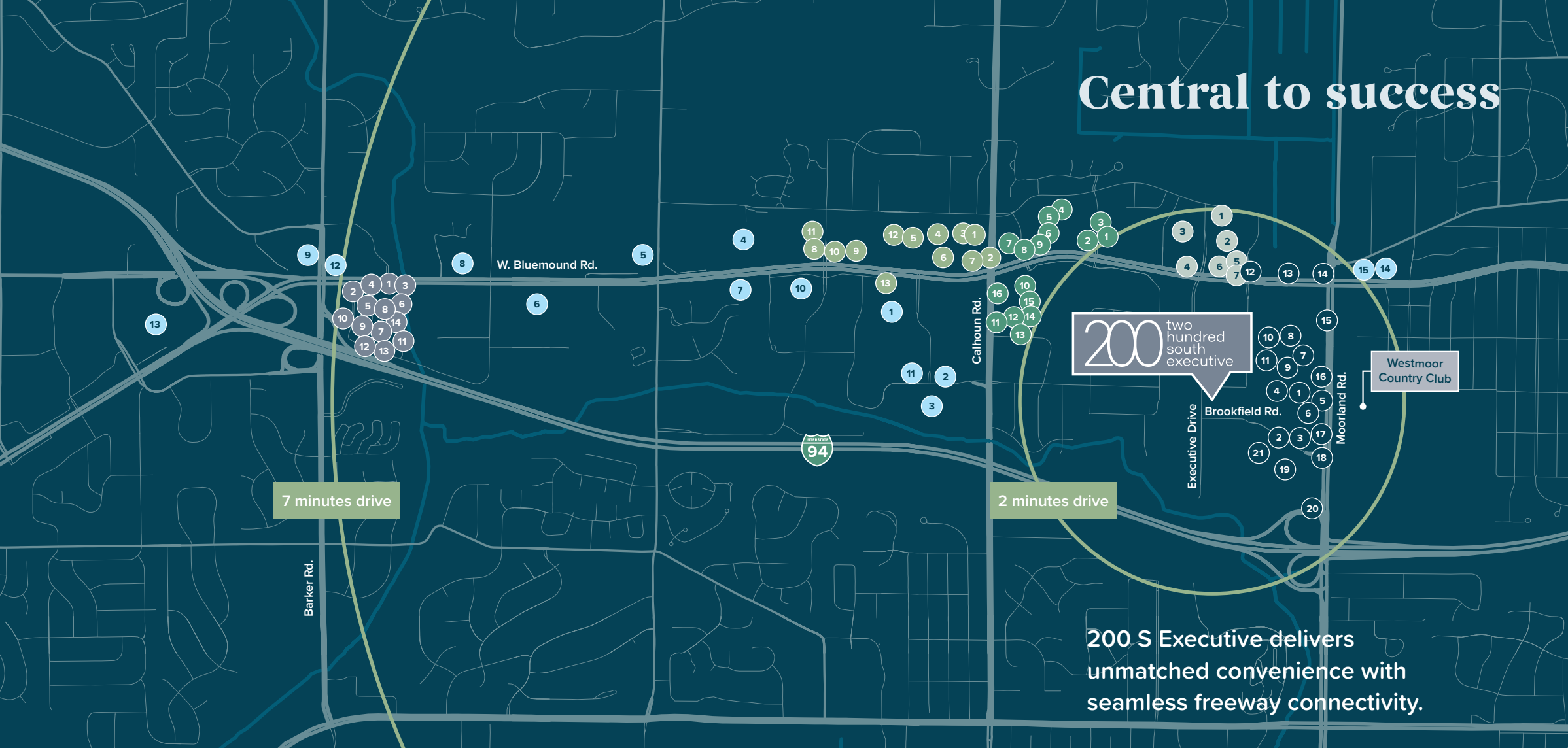
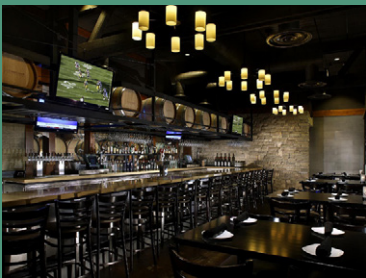
Fourth Floor

[View 3D Tour](#)



Tailored to your vision

100,000 RSF
Built-to-suite
Opportunity



5 MINUTE WALK

● Brookfield Square

- | | |
|--------------------------------------|---|
| 1. Cooper's Hawk Winery & Restaurant | 12. Herzing University |
| 2. Movie Tavern Brookfield Square | 13. Lou Malnati's Pizzeria |
| 3. Club Champion | 14. Fleming's Prime Steakhouse & Wine Bar |
| 4. WhirlyBall | 15. U.S. Bank Branch |
| 5. Bar Louie | 16. Chick-fil-A |
| 6. Naf Naf Grill | 17. Uncle Julio's Brookfield |
| 7. Barnes & Noble | 18. Outback Steakhouse |
| 8. Bath & Body Works | 19. Brookfield Conference Center |
| 9. LOFT | 20. Sheraton Hotel |
| 10. H&M | 21. Hilton Garden Inn |
| 11. Express | |

,1 MINUTE WALK

● Fountain Square

- | | |
|------------------------------|-------------------|
| 1. Michaels | 5. PetSmart |
| 2. World Market | 6. Golf Galaxy |
| 3. Floor & Decor | 7. Jared Jewelers |
| 4. Penny Mustard Furnishings | |

1 MILE

● Brookfield Fashion Center & The Plaza

- | | |
|--------------------------|------------------------|
| 1. Buffalo Wild Wings | 9. Noodles and Company |
| 2. Plato's Closet | 10. Cafe Zupas |
| 3. Sally Beauty | 11. CVS |
| 4. David's Bridal | 12. The UPS Store |
| 5. Ross Dress for Less | 13. Half Price Books |
| 6. Ulta Beauty | 14. Guitar Center |
| 7. Einstein Bros. Bagels | 15. GOLFTEC |
| 8. Jamba | 16. U.S. Bank Branch |

● Other Local Amenities

- | | |
|--|--|
| 1. DICK'S Sporting Goods | 9. Shake Shack |
| 2. Holiday Inn Express & Suites by IHG | 10. DoubleTree by Hilton |
| 3. Life Time | 11. Fairfield by Marriott Inn & Suites |
| 4. PGA TOUR Superstor | 12. Residence Inn by Marriott |
| 5. Kopp's Frozen Custard | 13. Target |
| 6. Best Buy | 14. Culver's |
| 7. Bonefish Grill | 15. UW Credit Union |
| 8. Melting Pot | |

1.4 MILES

● Brownstones Shopping Center

- | | |
|--------------------------------|---------------------------|
| 1. Total Wine & More | 7. Men's Wearhouse |
| 2. Kesslers Diamonds | 8. Starbucks |
| 3. DSW Designer Shoe Warehouse | 9. Potbelly |
| 4. T.J. Maxx | 10. Casablanca |
| 5. First Watch | 11. Enterprise Rent-A-Car |
| 6. BJ's Restaurant & Brewhouse | 12. Metro Market |
| | 13. Portillo's |

3 MILES

● The Corners of Brookfield

- | | |
|--------------------------|-------------------------|
| 1. Café Hollander | 8. Anthropologie |
| 2. Sendik's Food Marke | 9. Kendra Scott |
| 3. Milwaukee Improv | 10. FreshFin |
| 4. L.L.Bean | 11. Free People |
| 5. lululemon | 12. Grimaldi's Pizzeria |
| 6. Goddess and the Baker | 13. Von Maur |
| 7. BelAir Cantina | 14. ALO |



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