JLL SEE A BRIGHTER WAY

Class A Office Space

Crossroads Corporate Center VIIB

20935 Swenson Dr., Waukesha, WI 53186

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



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20935 Swenson Dr.

Crossroads Corporate Center VIIB is a premier Class A office building located in the heart of Crossroads Corporate Center. Built in 1990 and renovated in 2020, this 71,276 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
- Outdoor walking path
- 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 parking available at $90/ month. 4 / 1,000 SF overall parking ratio
- Updated conference center & 35+ capacity training center

Max. Contiguous	Lease rate PSF	Est OPEX (2026)
3,849	**$15-$16**	**$9.52**
RSF	**NNN**	**PSF**







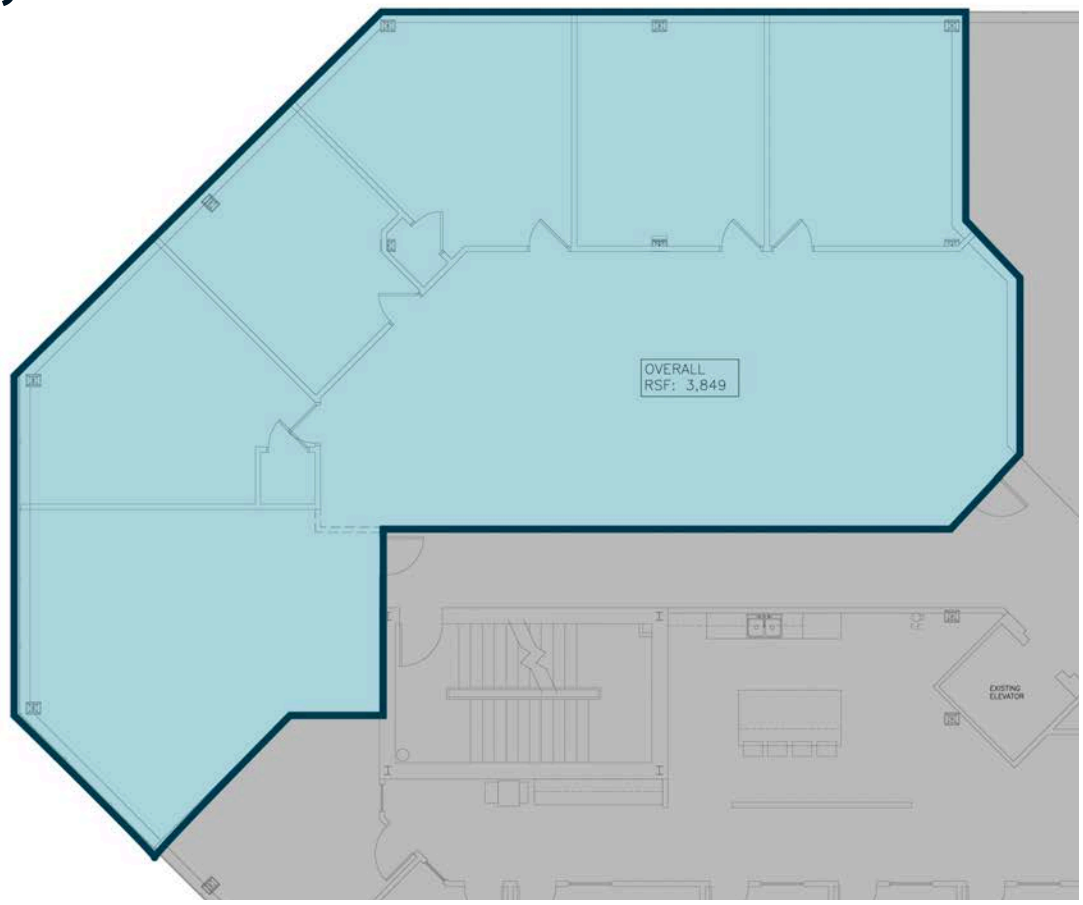
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Suite 205: **3,849 RSF**

3D Tour



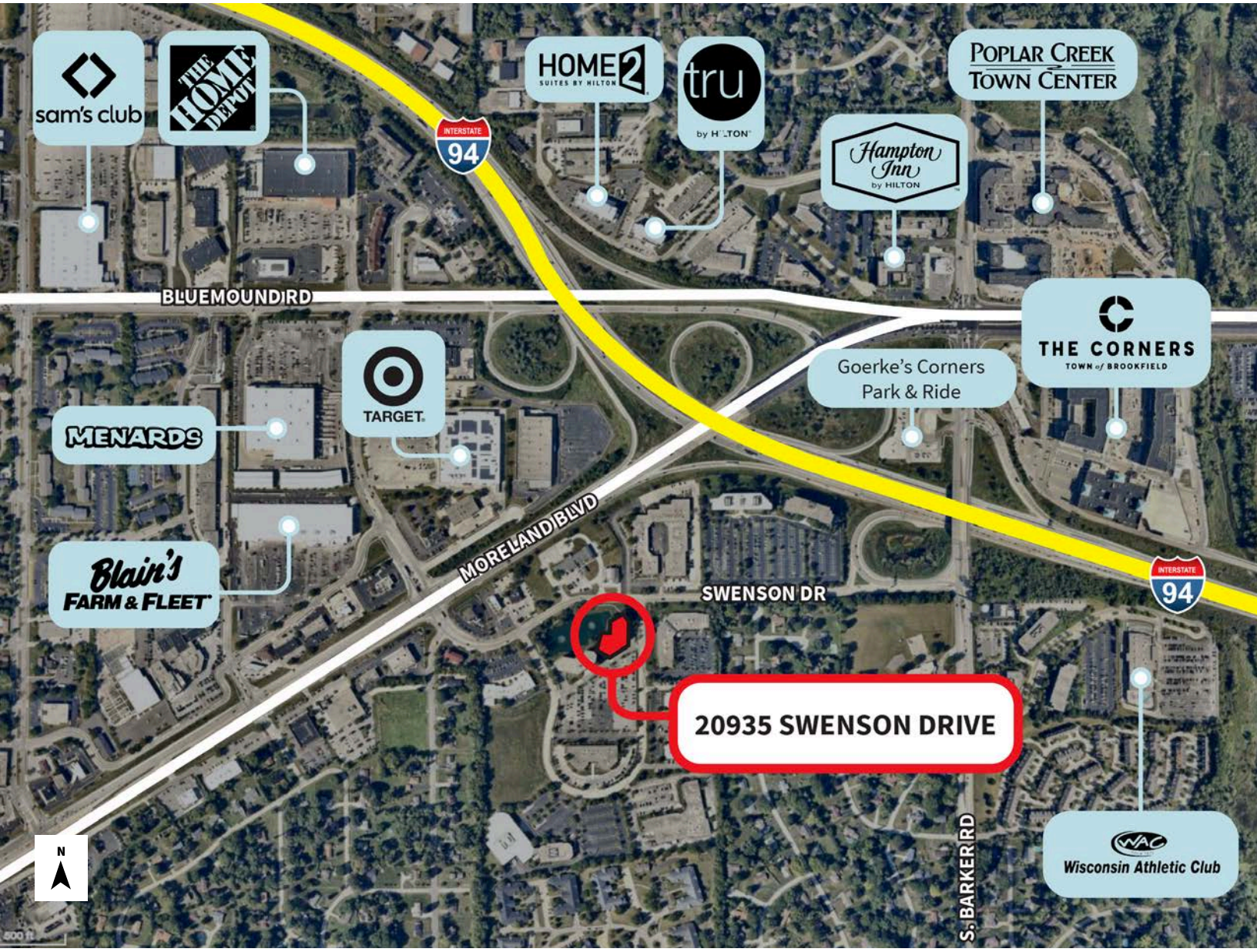




Suite 205

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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

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