



FOR LEASE

Brookfield Lakes Corporate Center III

18000 W Sarah Lane
BROOKFIELD, WI

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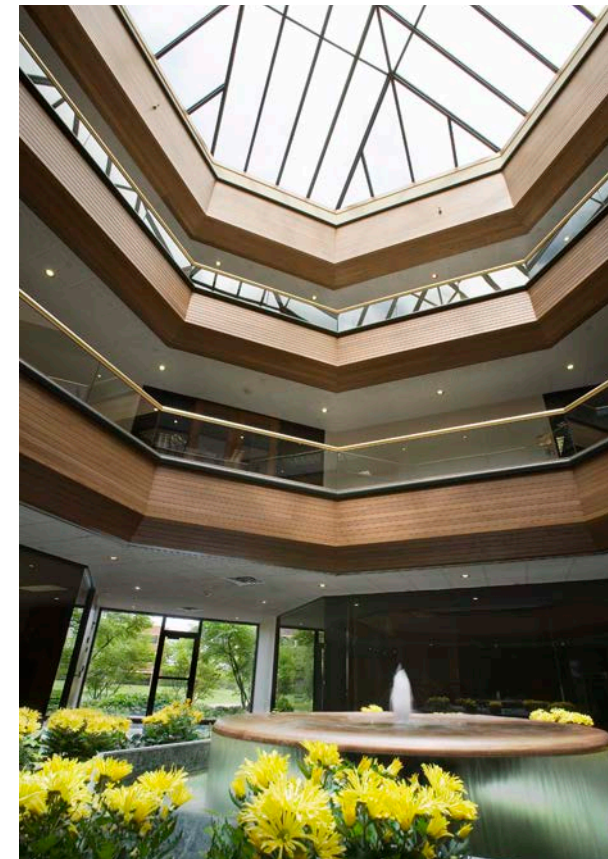


BUILDING OVERVIEW

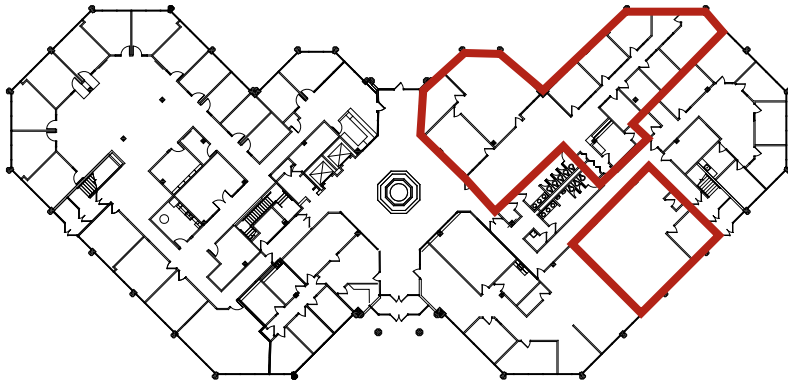
Address:	18000 W Sarah Lane Brookfield, WI
Building Size:	70,560 Sq. Ft.
Availability:	Total available: 25,753 RSF
Base Rental Rate:	\$13.75 PSF NNN
OpEx/Taxes:	\$8.75 PSF (2017 estimate)
Parking:	240 surface parking stalls (approx. 3.40/1,000 SF)

Property Highlights

- › Three-story Class “A” Office building
- › Features a fountain and skylight in marble-tiled atrium
- › Adjacent to I-94 and Bluemound Road
- › Vast amount of surrounding retail and hospitality amenities
- › Idyllic park setting with beautiful pond views
- › On-site, first-class property management & maintenance staff
- › Double Tree Hotel with restaurant, meeting rooms and fitness center with lap pool and locker room, available with tenant discount



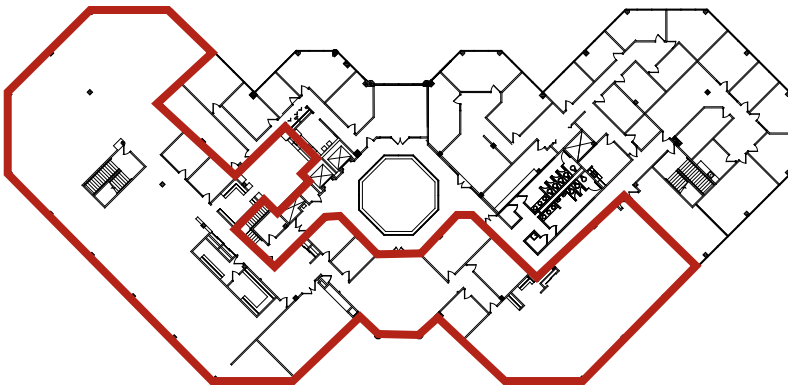
Availability



First Floor:

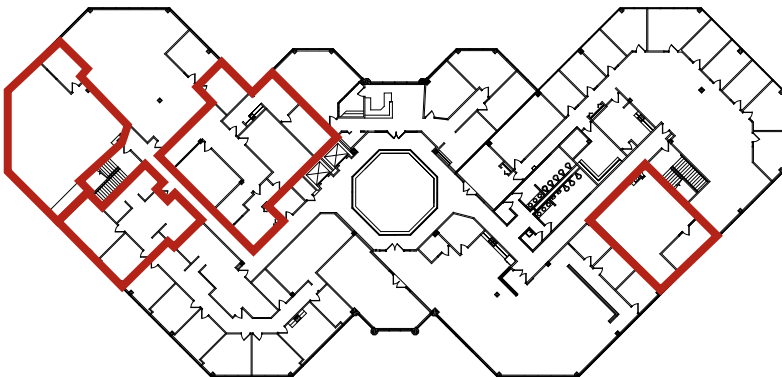
Suite 100 - 4,219 RSF

Suite 160 - 1,498 RSF



Second Floor:

Suite 250 - 14,616 RSF*Available 12/1/2017



Third Floor:

Suite 320 - 1,078 RSF

Suite 340 - 2,444 RSF

Suite 360 - 3,075 RSF *Divisible to 1,177 RSF

LOCATION & AMENITIES

THE CORNERS OF BROOKFIELD

FOOD

- Belair Cantina
- Cafe Hollander
- Grimaldi's
- Sendik's
- Oragne Leaf

SHOPPING

- Von Maur
- Lululemon
- Anthropologie
- Arhaus
- L.L. Bean

Brookfield Lakes

Barker Road Exit

125,000 VPD



ADDITIONAL NEARBY AMENITIES

FOOD (FAST CASUAL)

- Portillo's
- Starbucks
- Blaze Pizza
- Qdoba
- Chipotle
- Potbelly
- Jersey Mike's
- Jimmy John's
- Subway
- Noodles & Co
- Einstein's
- Stir Crazy
- Kopp's

FOOD (DINE-IN)

- Fleming's
- Buffalo Wild Wings
- TGI Fridays
- Louise's
- Original Pancake House
- Cici's Pizza
- Fujiyama
- Chili's
- Olive Garden
- Carrabba's
- Bonefish Grill
- Mama Mia's
- The Melting Pot

SHOPPING

- Metro market
- Aldi
- Fresh Thyme
- The Fresh Market
- Target
- Lowe's
- TJ Maxx
- Bed Bath & Beyond
- World Market
- Michael's
- Office Depot
- Best Buy
- Dick's Sporting Goods

SERVICES

- CVS Pharmacy
- Walgreens
- TCF Bank
- US Bank
- BMO Harris Bank
- Charles Schwab
- UPS
- Good Year
- Hot Yoga
- ATI
- 9 Round
- KinderCare
- Massage Envy

HOSPITALITY

- Double Tree
- Courtyard Marriott
- Towne Place Suites by Marriott
- Sheraton
- Embassy Suites
- Best Western
- Country Inn & Suites
- Home2 Suites by Hilton
- Hampton Inn
- Extended Stay America Hotel



Moorland Road Exit

BROOKFIELD SQUARE MALL

FOOD

- Bravo!
- Cooper's Hawk
- Red Robin
- Five Guys
- Mitchell's Fish Market
- Jason's Deli

SHOPPING

- Sears
- Boston Store
- JC Penney
- Barnes & Noble
- The Limited
- The North Face

BROOKFIELD LAKES CORPORATE CENTER

- DoubleTree Hotel with restaurant & meeting rooms
- KinderCare Day Care Center
- Chili's Restaurant
- FedEx Office - 24 hrs
- Walking Trails
- Adjacent to I-94 & Bluemound Road
- On-Site Property Management & Leasing Company



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