



FOR LEASE

*Brookfield Lakes Corporate Center XVI*

**17975 W Sarah Lane**  
BROOKFIELD, WI

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# BUILDING OVERVIEW

<b>Address:</b>	17975 W Sarah Lane Brookfield, WI
<b>Building Size:</b>	32,198 Sq. Ft.
<b>Availability:</b>	Total available: 14,059 RSF
<b>Base Rental Rate:</b>	\$13.25 PSF NNN
<b>OpEx/Taxes:</b>	\$7.95 PSF (2017 estimate)
<b>Parking:</b>	128 surface parking stalls (approx. 4/1,000 SF)

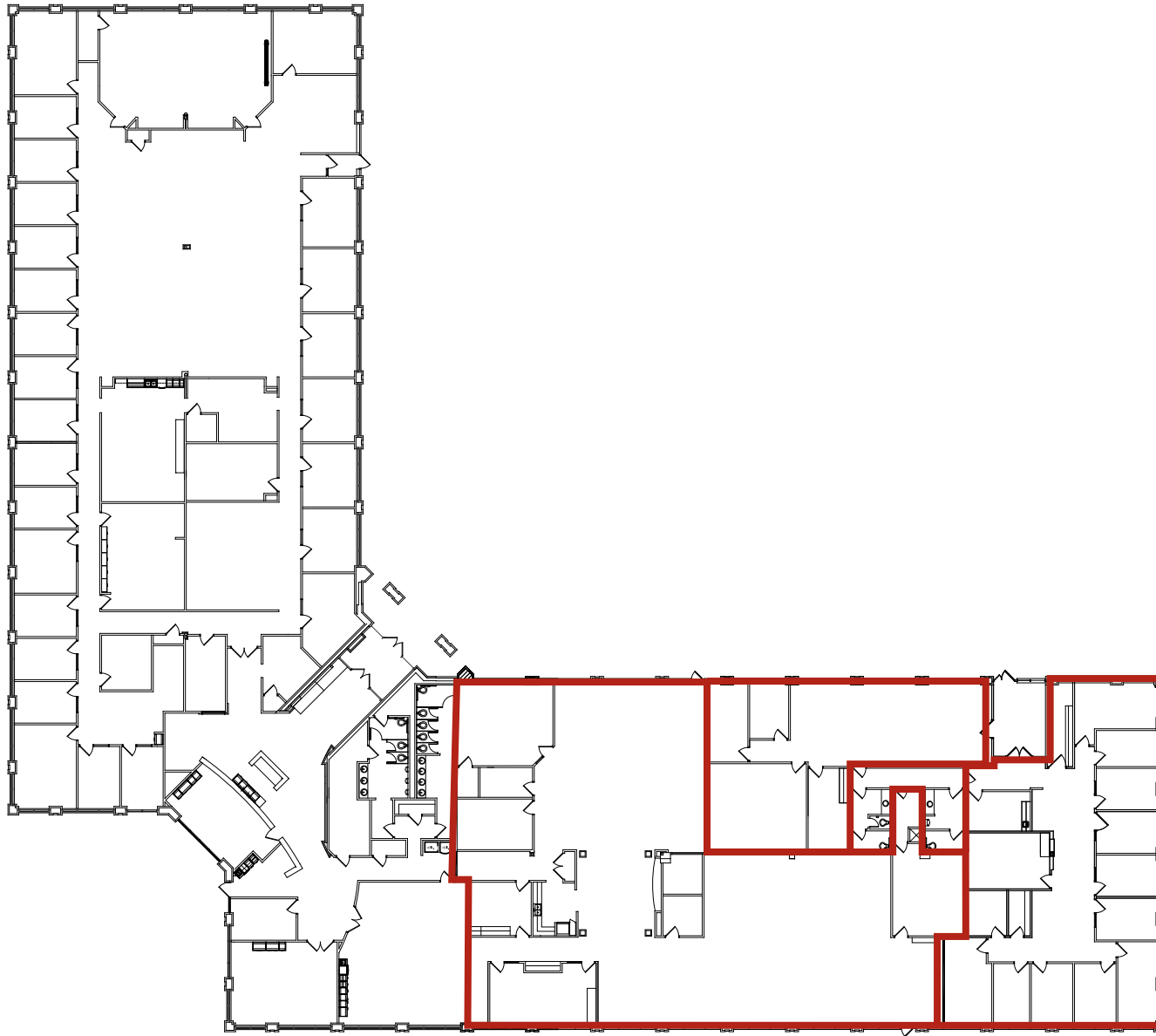
## Property Highlights

- › Single story, Class “A” Office Building
- › Garden style 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

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### First Floor:

Suite 150 - 7,800 RSF

Suite 160 - 2,326 RSF

Suite 170 - 3,933 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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