

# Crossroads Corporate Center V

21075 Swenson Drive, Waukesha, WI 53186



## Available for Lease

Available Suites	Leasable Sq.Ft.	Net Lease Rate per Sq.Ft.
Suite 100	6,300	\$12.00
Suite 400	1,157	\$12.00
Suite 600	2,759	\$11.00

**Parking:** Abundant surface parking. Approximately 4.8 stalls per 1,000 S.F.

**HVAC:** Gas fired forced air rooftop units.

**Project Description:** 20,000 square foot office/retail and professional service building offers excellent exposure to all tenants with large exterior signage. Great location at the front door of the Crossroads Corporate Center office park, directly south of Equitable Bank.

**Utilities:** Municipal sewer, water, storm sewer. Each suite is separately metered for tenant convenience. Gas and electric paid by Tenant.

**Roof:** New in 2004.

**Location:** Crossroads Corporate Center V is located 4 blocks west of Barker Road on Swenson Drive, just east of the lighted intersection of Hwy. 18 and Kossow Road in the Town of Brookfield.

**Real Estate Taxes:** Estimated at \$1.49/Sq.Ft. for 2009.

**CAM Expenses:** Estimated at \$4.48/Sq.Ft. for 2009.

**I-94 Freeway Access:** Within blocks of the State Hwy. 18/I-94 cloverleaf interchange.

**Zoning:** B-2 Limited General Business District. (retail permitted)

**Tenant Improvements:** High quality improvements turnkeyed by Landlord.

**Year Built:** 1989

For Leasing Info Please Contact:

Kevin Coakley 262.797.4101 kcoakley@toldwi.com  
 Brian Adamson 262.797.4104 badamson@toldwi.com



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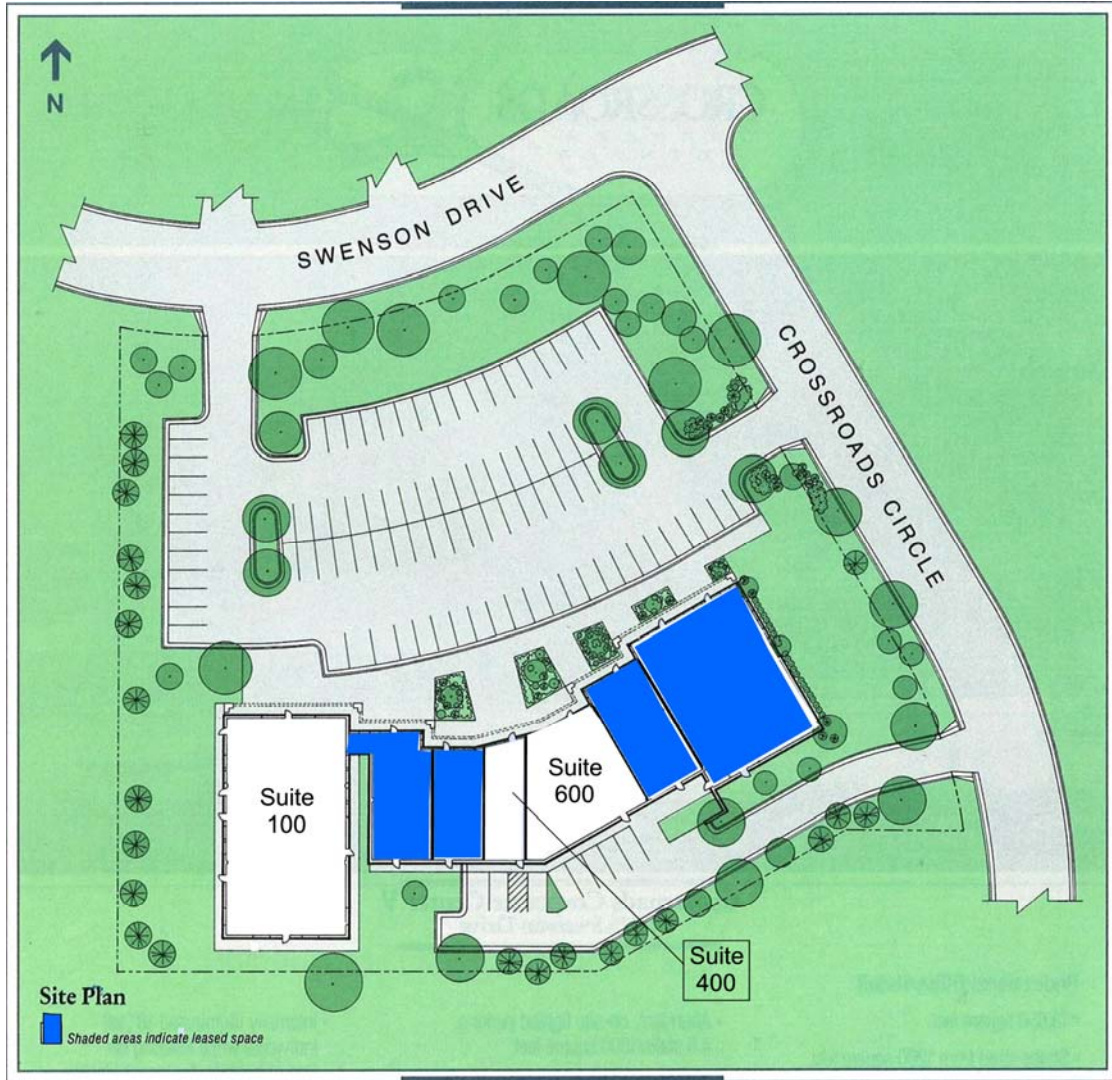
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