

# CROSSROADS CORPORATE CENTER

## XIV

20300 WATER TOWER BLVD.  
BROOKFIELD, WI



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**TRANSWESTERN**

REAL ESTATE  
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## GENERAL INFORMATION

Introducing 20300 Water Tower Blvd, a spacious 41,553 square foot building that offers an unbeatable location with easy access to the freeway. This building boasts a striking façade with available signage that provides high visibility to the traffic on I-94. With ample parking, this property is perfect for any business looking to establish a strong presence in the area. Don't miss out on this fantastic opportunity to lease in one of the most desirable locations around.

BUILDING SIZE	41,553 SF
NUMBER OF FLOORS	2
AVAILABLE SPACE	<u>FIRST FLOOR</u> Suite 175 - 5,035 RSF ( <a href="#">click here for virtual tour</a> )  <u>SECOND FLOOR</u> Suite 200 - 5,202 RSF ( <a href="#">click here for virtual tour</a> ) Suite 201 - 2,455 RSF
LEASE RATE	\$22.00 per SF Gross
BUILDING CLASS	A
PARKING SPACES/RATIO	214 Spaces / 5 per thousand SF of rental space
SIGNAGE	Building Facade Signage



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### Building Attributes



Prime Location with  
Freeway Accessibility



Prominent Signage  
Opportunity



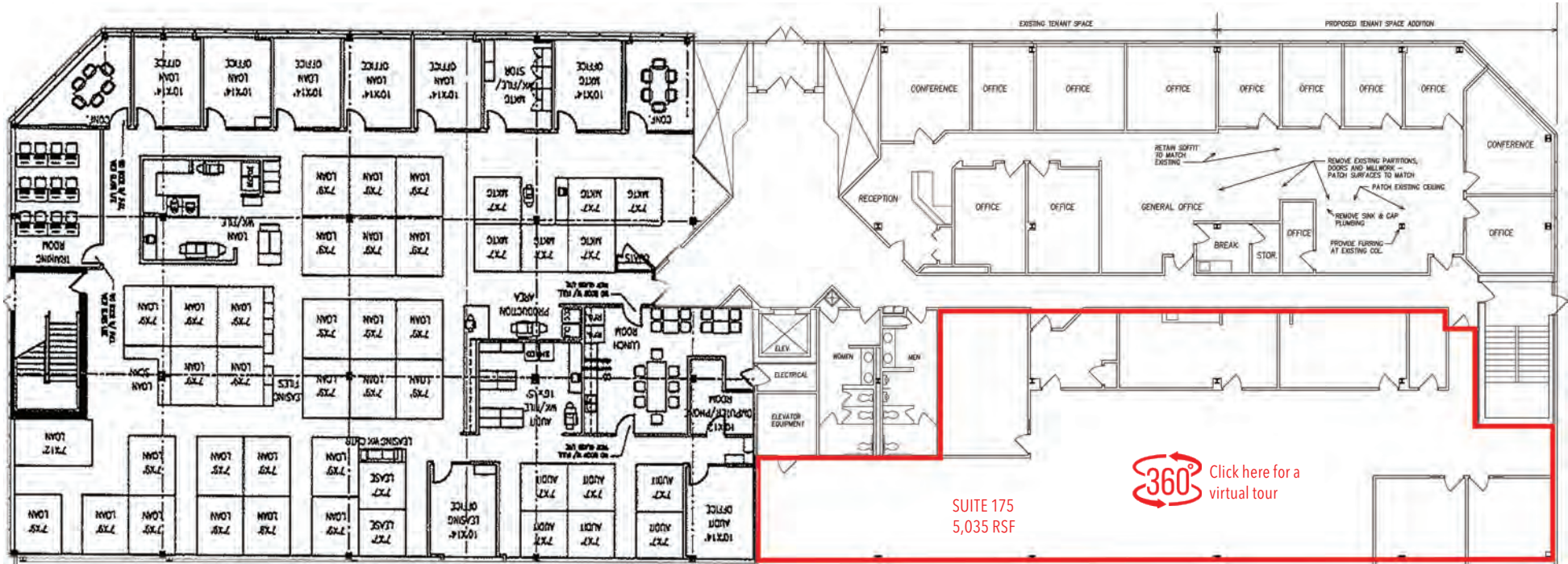
Excellent  
Demographics

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### FIRST FLOOR PLAN

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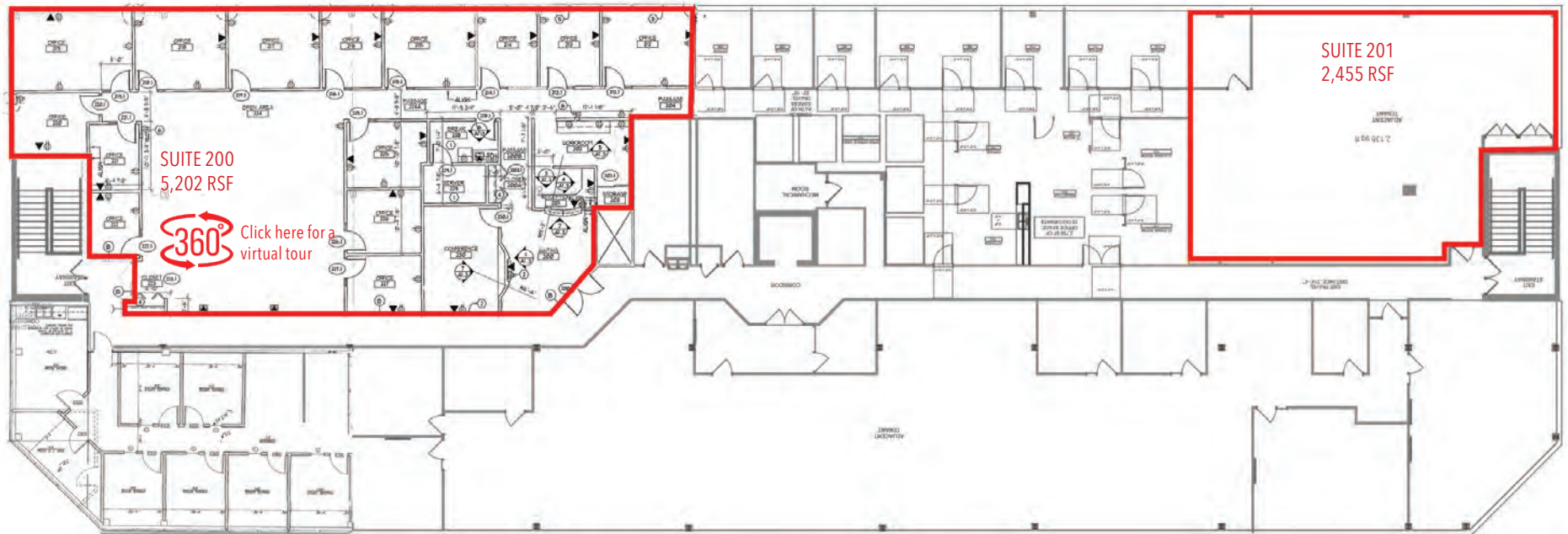
SUITE 175  
5,035 RSF

[360° Click here for a virtual tour](#)

# CROSSROADS CORPORATE CENTER

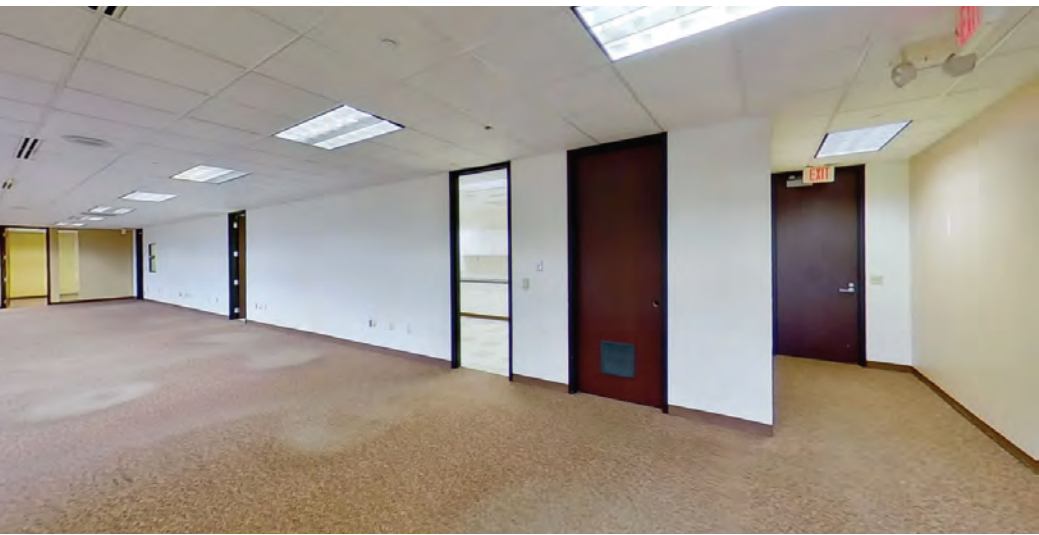
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## SECOND FLOOR PLAN



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DEMOGRAPHICS - 1 MILE



5,666

Population

52.0

Median Age



633

Total Businesses



10,064

Total Employees



1.93

Avg Household  
Size



\$105,761

Median Household  
Income



\$74,878

Per Capita  
Income



\$285,522

Median  
Net Worth

Source: U.S. Census Bureau and Esri forecasts

20300 WATER TOWER BLVD.  
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DEMOGRAPHICS - 3 MILES



40,528

Population

44.6

Median Age



2,968

Total Businesses



48,950

Total Employees



2.33

Avg Household  
Size



\$108,279

Median Household  
Income



\$64,534

Per Capita  
Income



\$296,398

Median  
Net Worth

Source: U.S. Census Bureau and Esri forecasts

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DEMOGRAPHICS - 5 MILES



121,999

Population

43.6

Median Age



7,400

Total Businesses



120,608

Total Employees



2.33

Avg Household  
Size



\$101,802

Median Household  
Income



\$58,165

Per Capita  
Income



\$261,295

Median  
Net Worth

Source: U.S. Census Bureau and Esri forecasts

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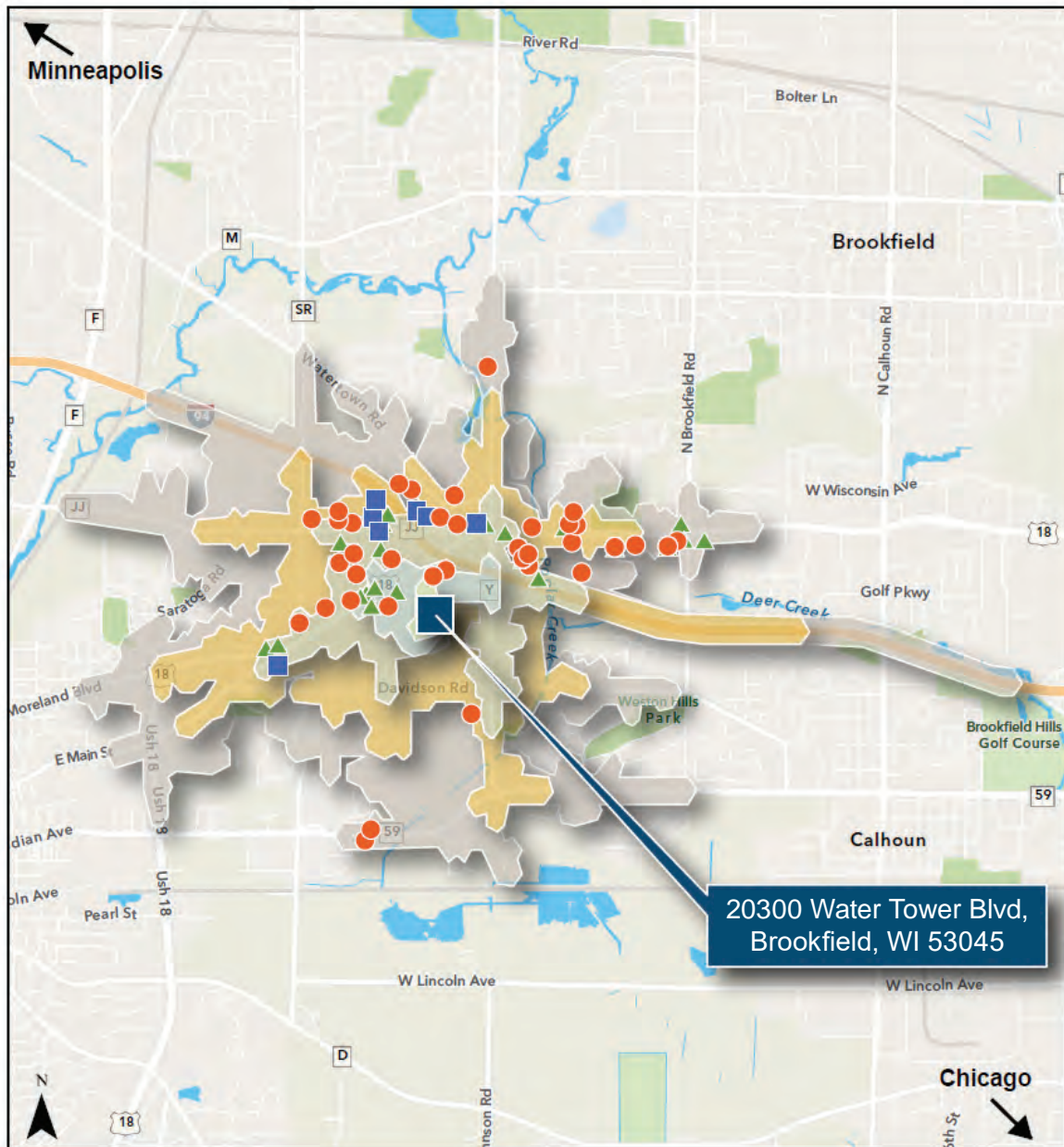




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### Drive Time

- ≤ 1 Minute
- ≤ 2 Minutes
- ≤ 3 Minutes
- ≤ 4 Minutes
- ≤ 5 Minutes

### Area Amenities

*(Within Driving Distances)*

- ▲ Restaurants & Bars (34)
- Lodging (5)
- Retail Shops (48)



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