

CROSSROADS CORPORATE CENTER

III

20875 CROSSROADS CIRCLE
WAUKESHA, WI



SHAUN DEMPSEY

direct 414.270.4104

cell 414.699.7674

shaun.dempsey@transwestern.com


TRANSWESTERN

REAL ESTATE
SERVICES

310 W. Wisconsin Ave., Ste. ME110
Milwaukee, WI 53203

CROSSROADS CORPORATE CENTER

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GENERAL INFORMATION

Nestled within the Crossroads Business Park, 20875 Crossroads Circle presents a spacious 49,835 square-foot single-story office building. Distinguished by its exceptionally convenient freeway access in Waukesha County, this location ensures seamless connectivity. The property offers ample parking, versatile floor plans, and an array of nearby amenities, including the esteemed Corners of Brookfield shopping and entertainment district. This combination renders the building ideally suited for a diverse range of office tenants.

BUILDING SIZE	49,835 SF
NUMBER OF FLOORS	1
AVAILABLE SPACE	Suite 150 - 7,464 SF (click here for virtual tour) Suite 200 - 2,064 SF Suite 275 - 5,936 SF (click here for virtual tour)
LEASE RATE	\$13.00 per SF NNN
2023 BUDGETED OPERATING EXPENSE	CAM: \$1.67 RE TAX: \$1.24 Ins: <u>\$0.25</u> \$3.16/SF
BUILDING CLASS	B
PARKING SPACES/RATIO	4:1,000 rentable SF



Building Attributes



Prime Location with
Freeway Accessibility



Prominent Signage
Opportunity



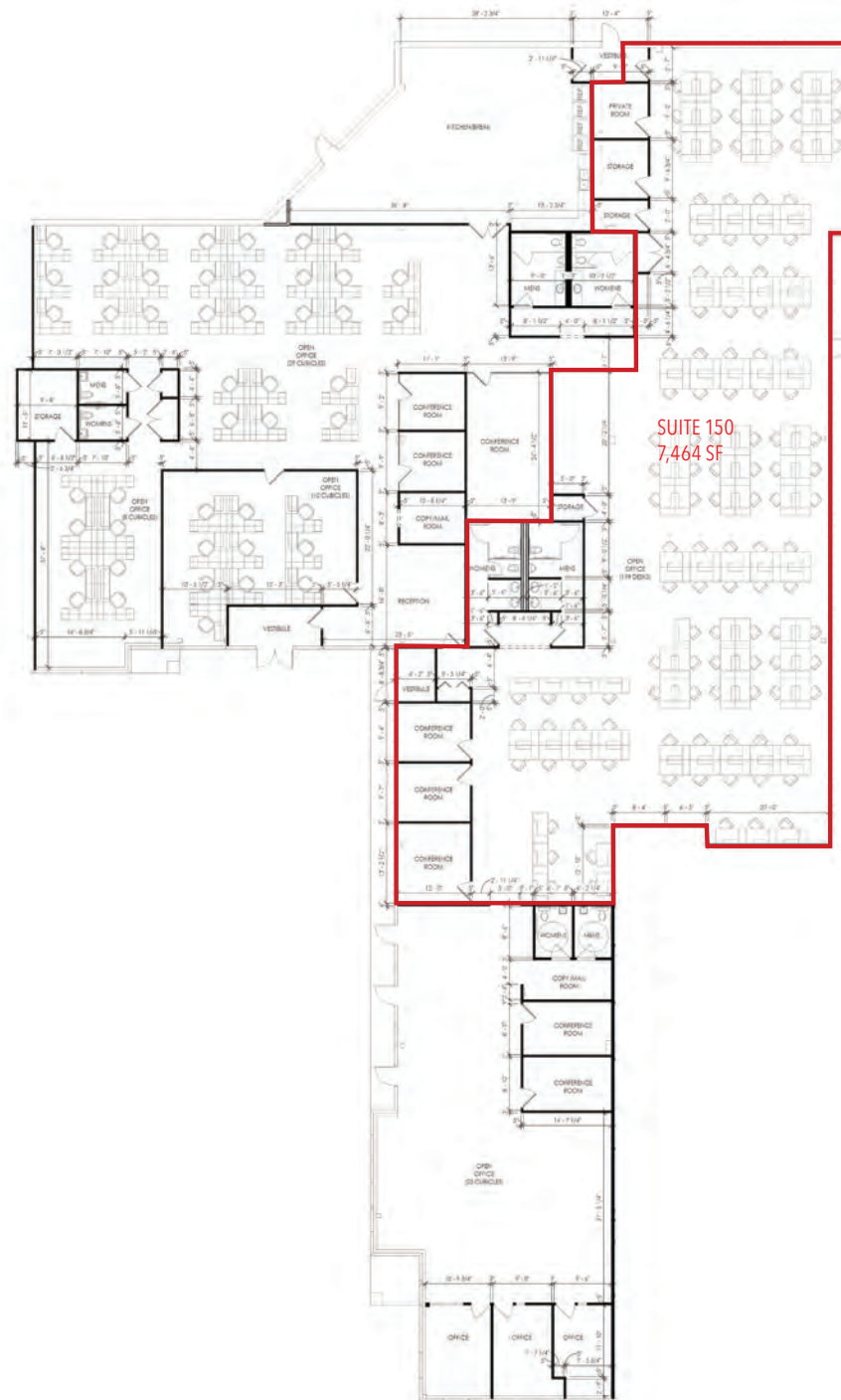
Excellent
Demographics

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FLOOR PLAN - SUITE 150



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

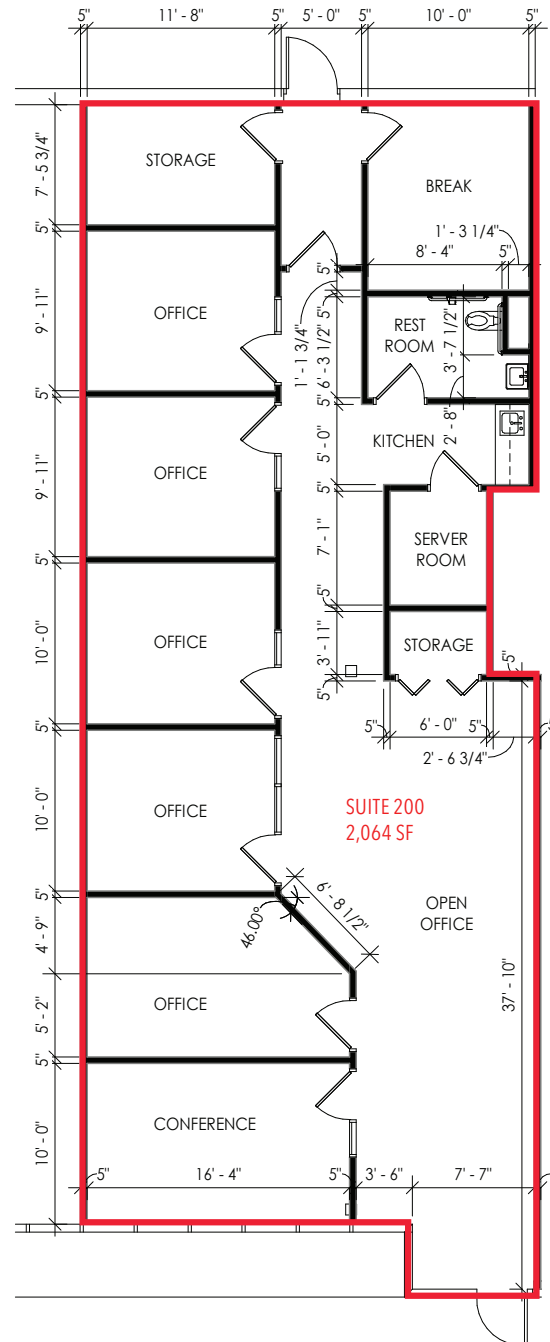
KEYPLAN



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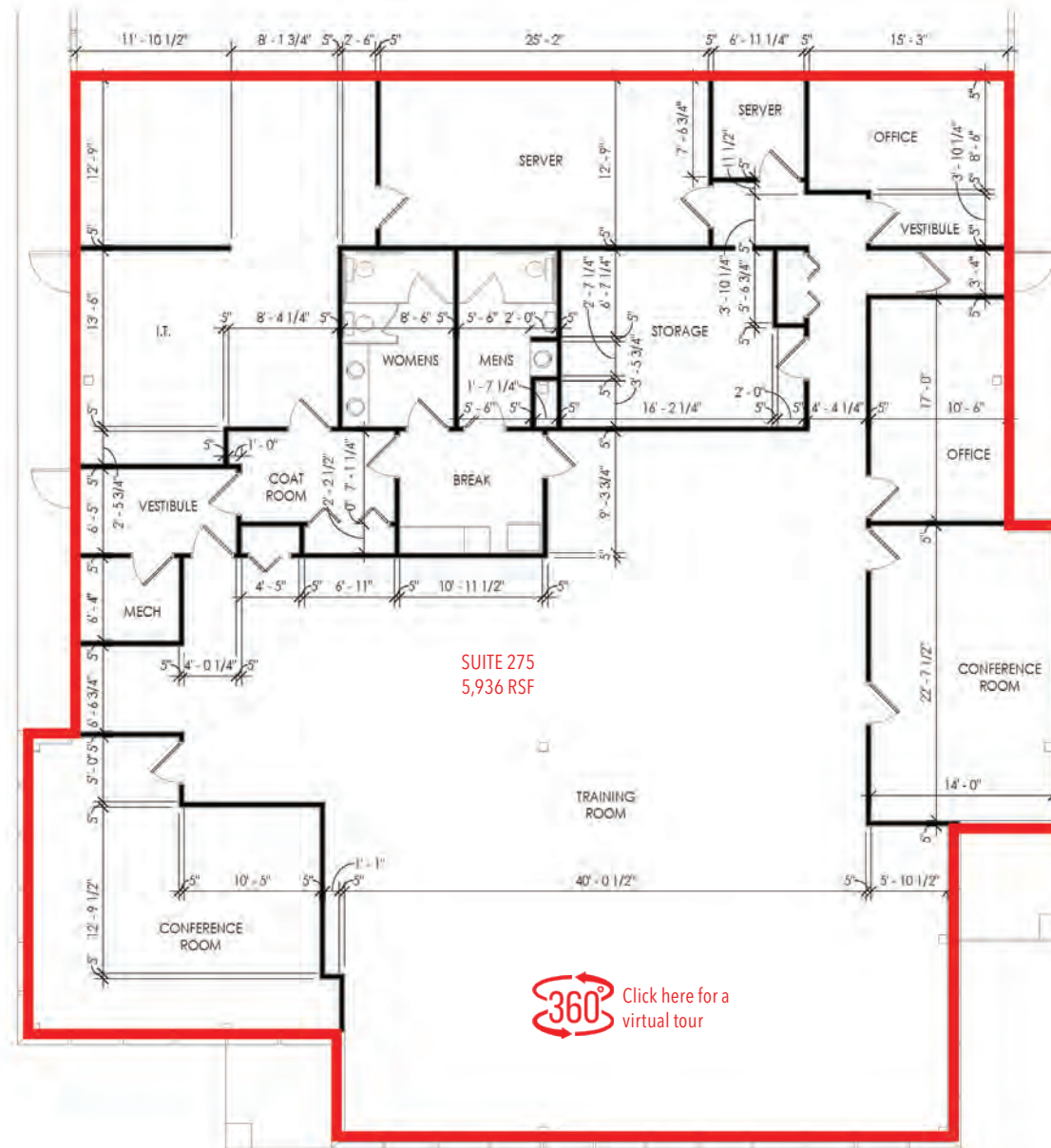
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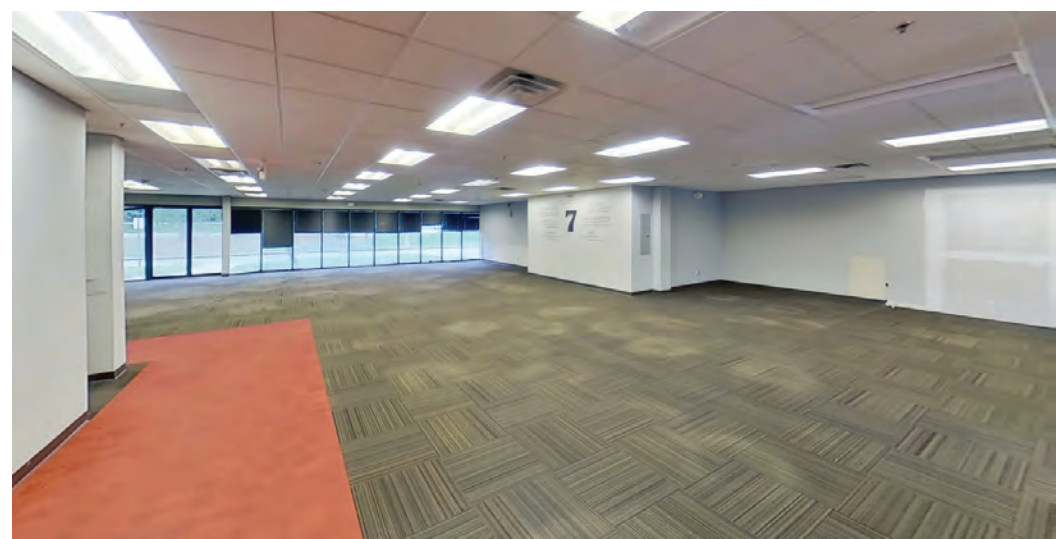
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FLOOR PLAN - SUITE 275



KEYPLAN





CROSSROADS CORPORATE CENTER

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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

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DEMOGRAPHICS - 3 MILES

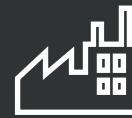


40,528

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

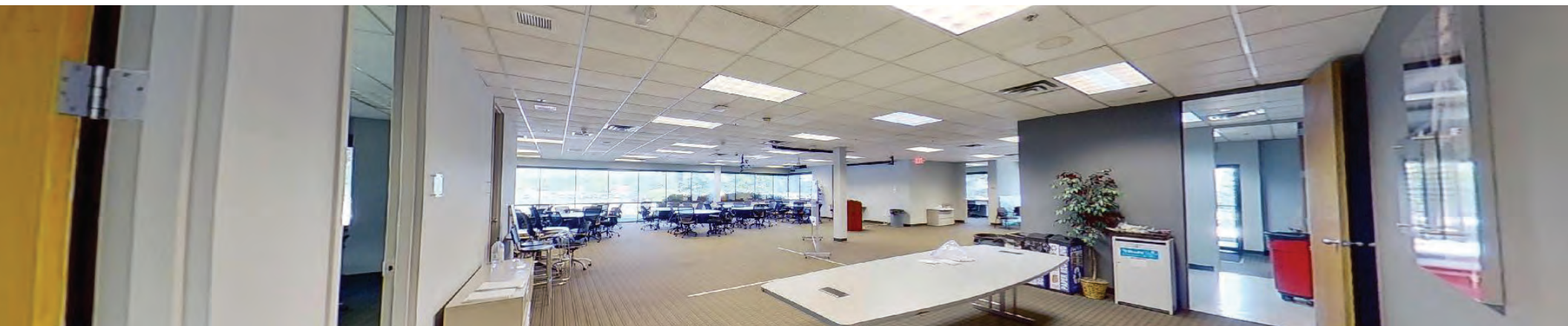


\$261,295

Median
Net Worth

Source: U.S. Census Bureau and Esri forecasts

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III

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 ≤ 1 Minute

■ ≤ 2 Minutes

■ ≤ 3 Minutes

■ ≤ 4 Minutes

■ ≤ 5 Minutes

(Within Driving Distances)

▲ Restaurants & Bars (34)

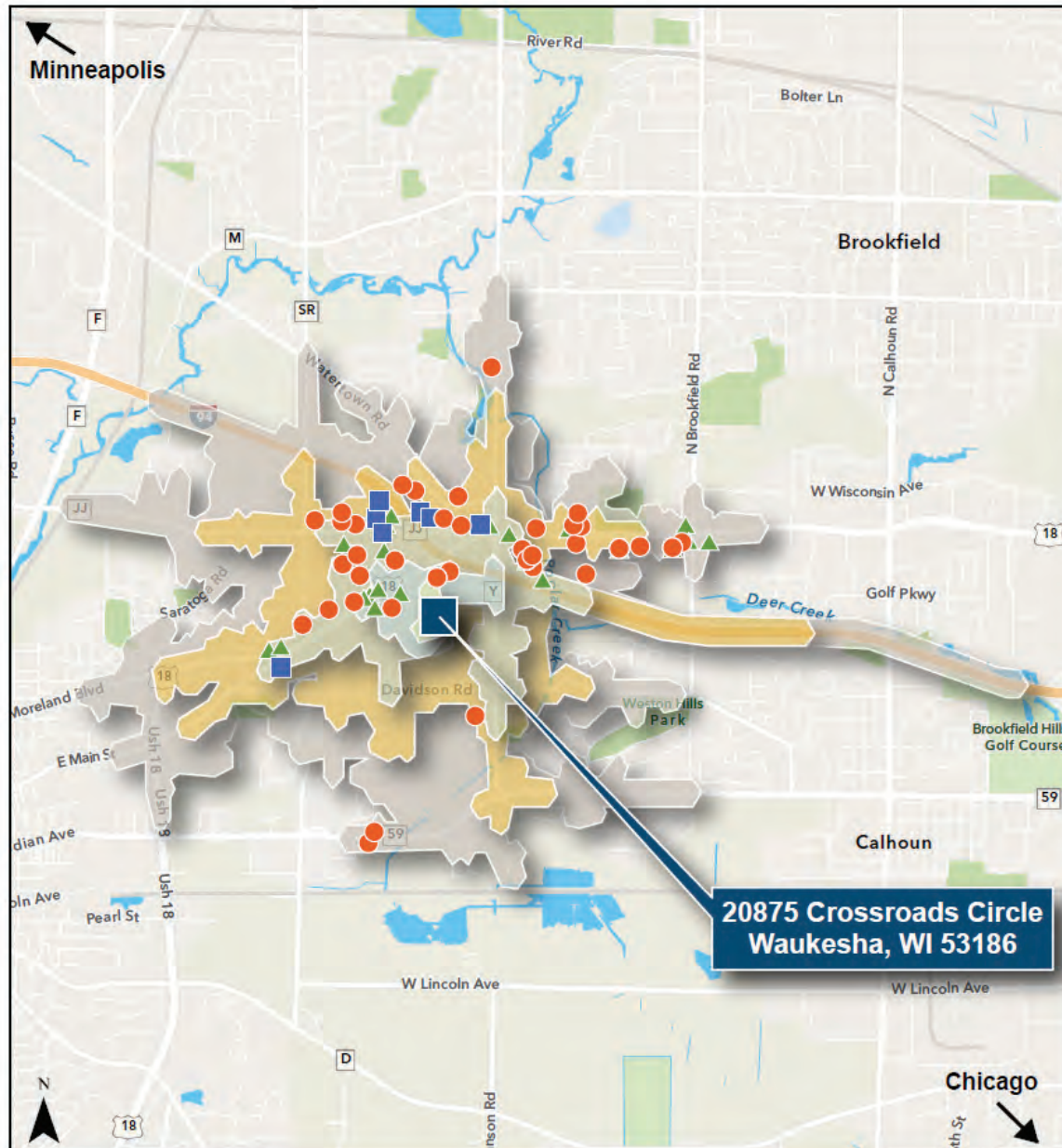
- Lodging (5)

- Retail Shops (48)



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