

CROSSROADS CORPORATE CENTER

III

20875 CROSSROADS CIRCLE
WAUKESHA, WI



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TRANSWESTERN

REAL ESTATE
SERVICES

310 W. Wisconsin Ave., Ste. ME110
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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.

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| | |
|---------------------------------|--|
| BUILDING SIZE | 49,835 SF |
| NUMBER OF FLOORS | 1 |
| AVAILABLE SPACE | Suite 150 - 7,464 SF (click here for virtual tour) 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: \$0.25 \$3.16/SF |
| BUILDING CLASS | B |
| PARKING SPACES/RATIO | 4:1,000 rentable SF |



Building Attributes



Prime Location with
Freeway Accessibility



Prominent Signage
Opportunity

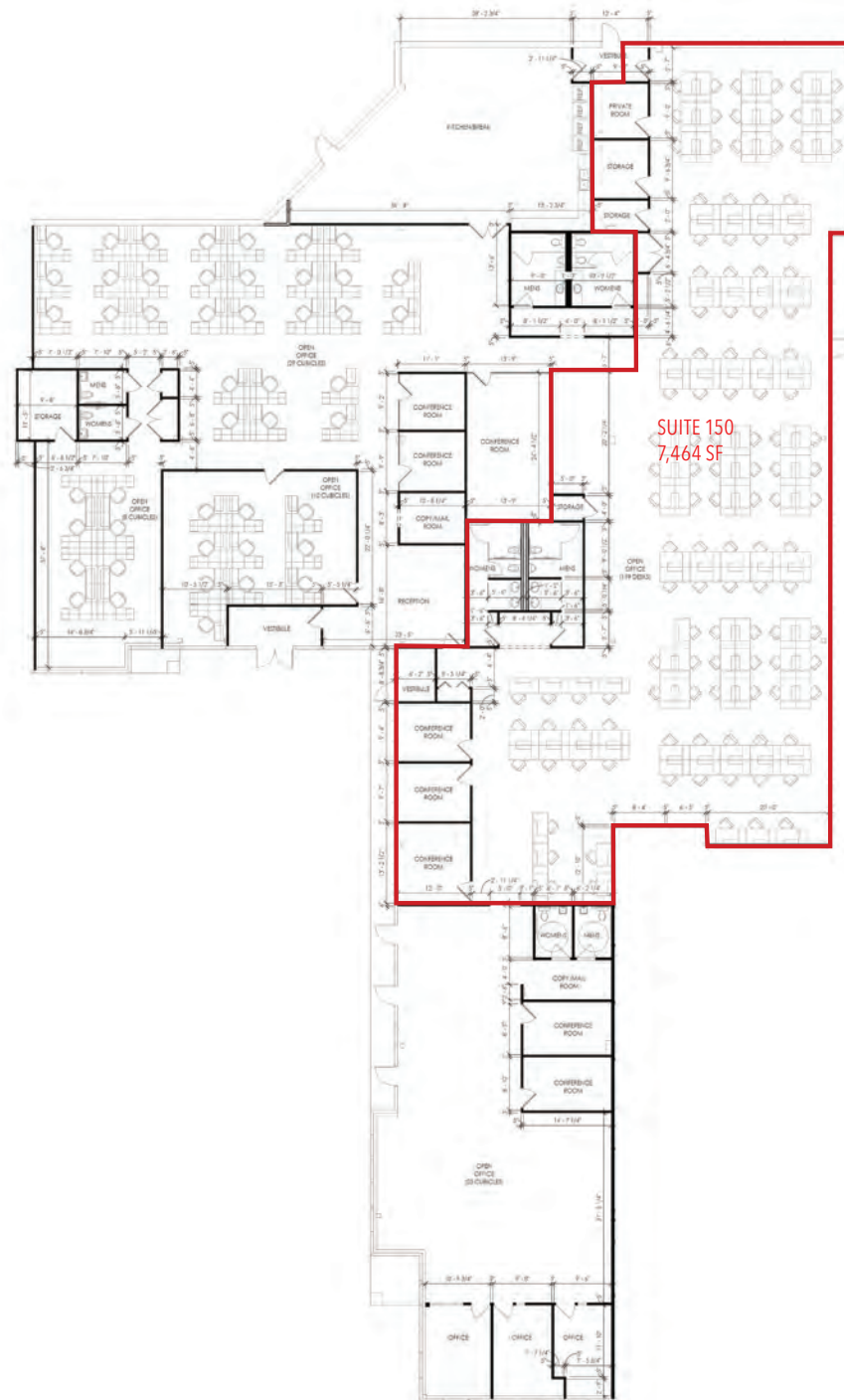


Excellent
Demographics

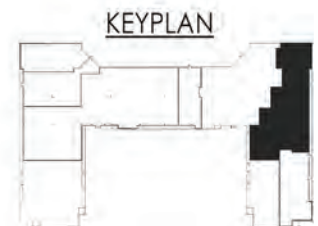
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FLOOR PLAN - SUITE 150



 Click here for a virtual tour

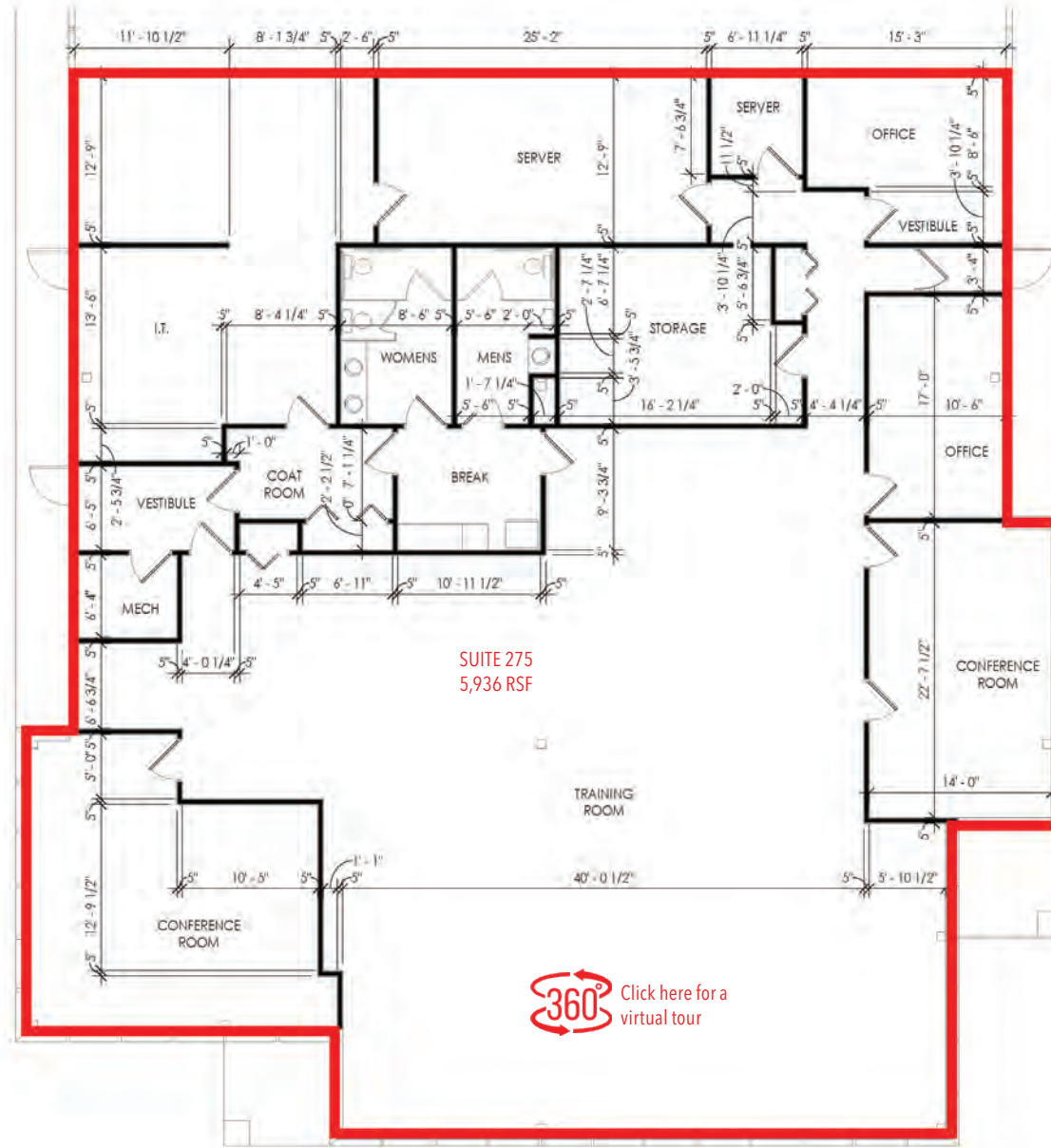


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FLOOR PLAN - SUITE 275

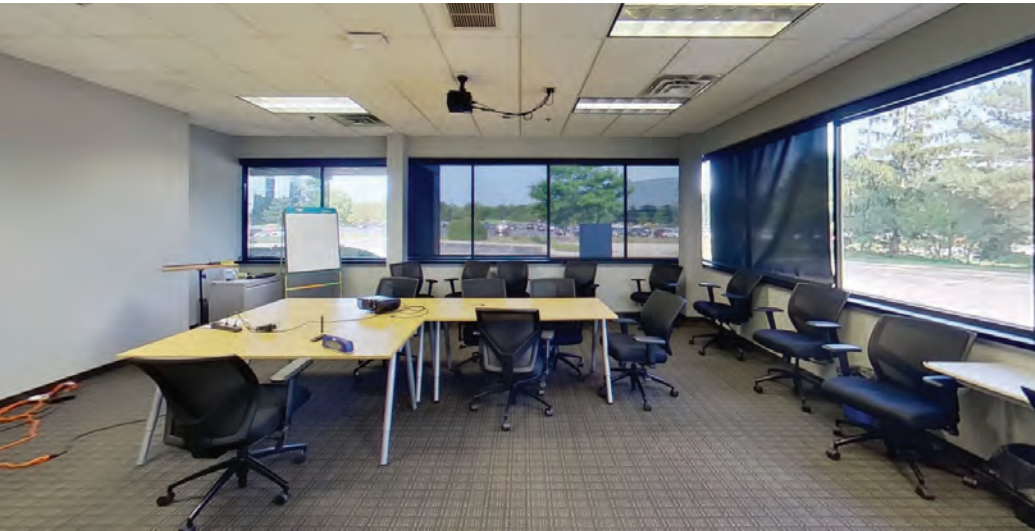
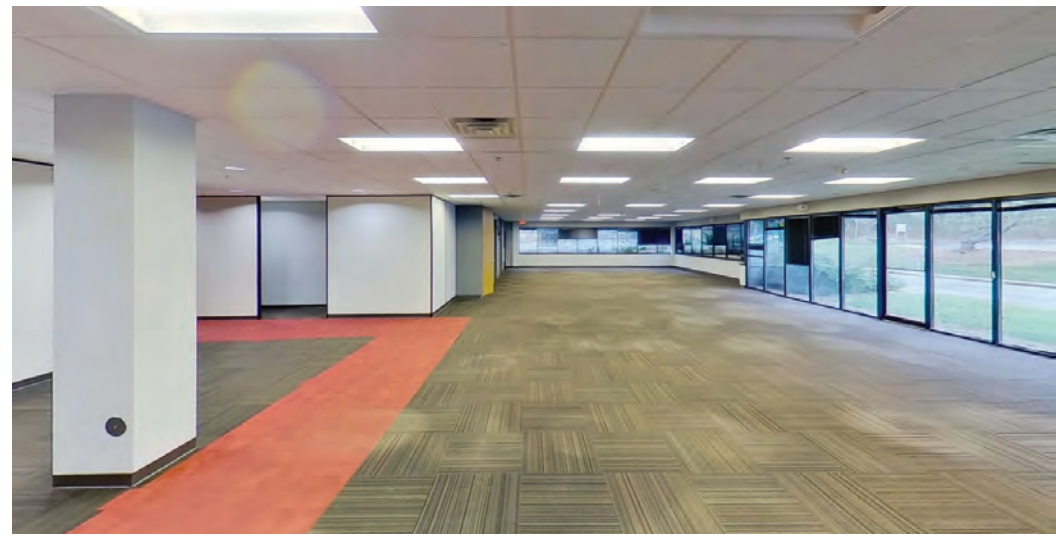
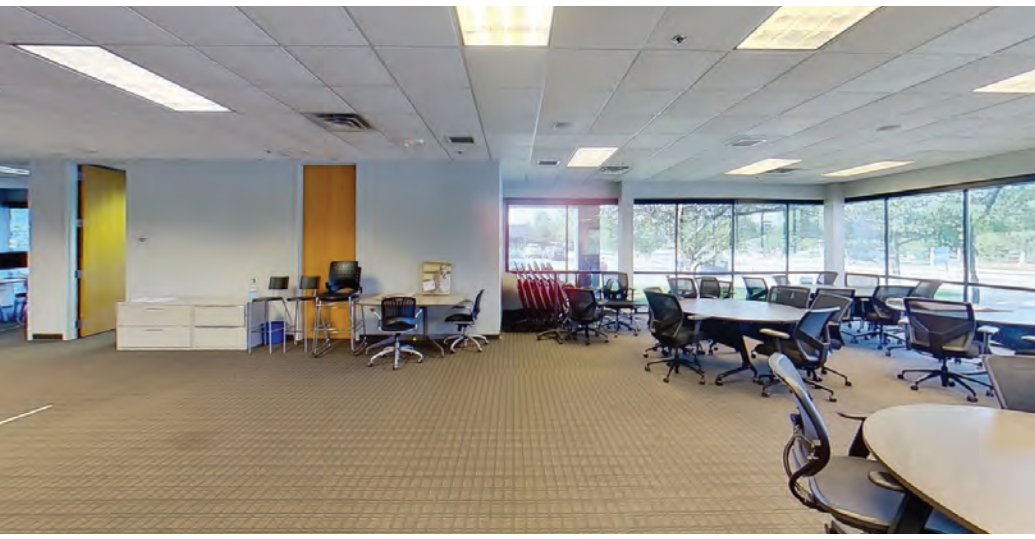


 [Click here for a virtual tour](#)



KEYPLAN

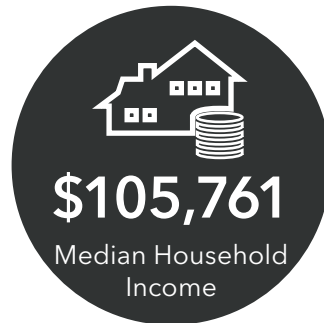
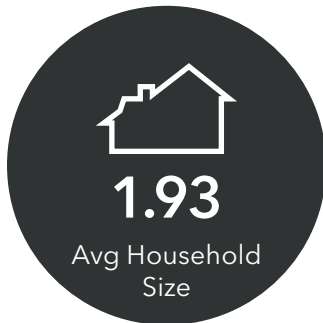
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DEMOGRAPHICS - 1 MILE



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

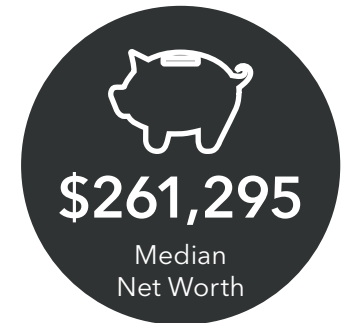
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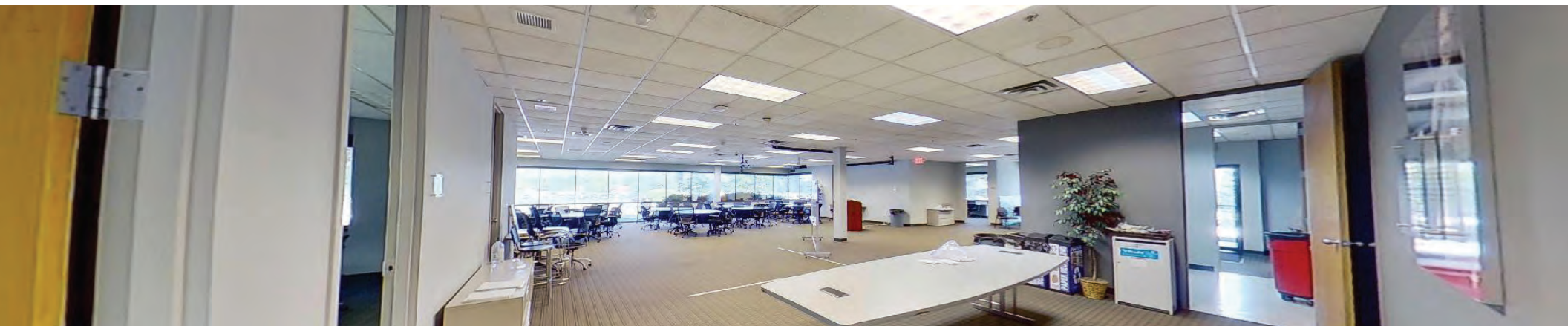
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DEMOGRAPHICS - 5 MILES



Source: U.S. Census Bureau and Esri forecasts

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Drive Time

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

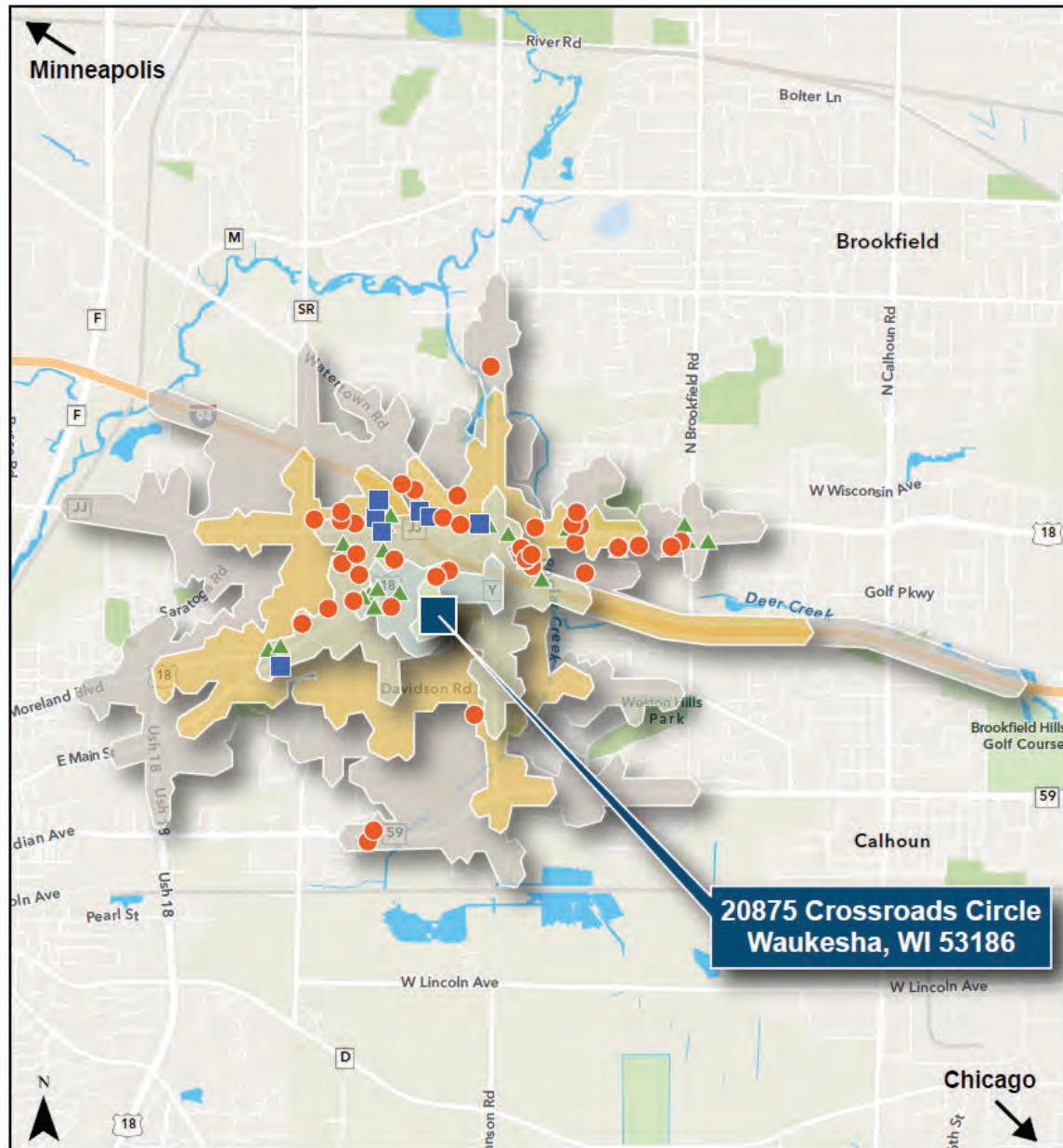
Area Amenities *(Within Driving Distances)*

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

0 0.5 1 2 Miles

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20875 Crossroads Circle
Waukesha, WI 53186

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