

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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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

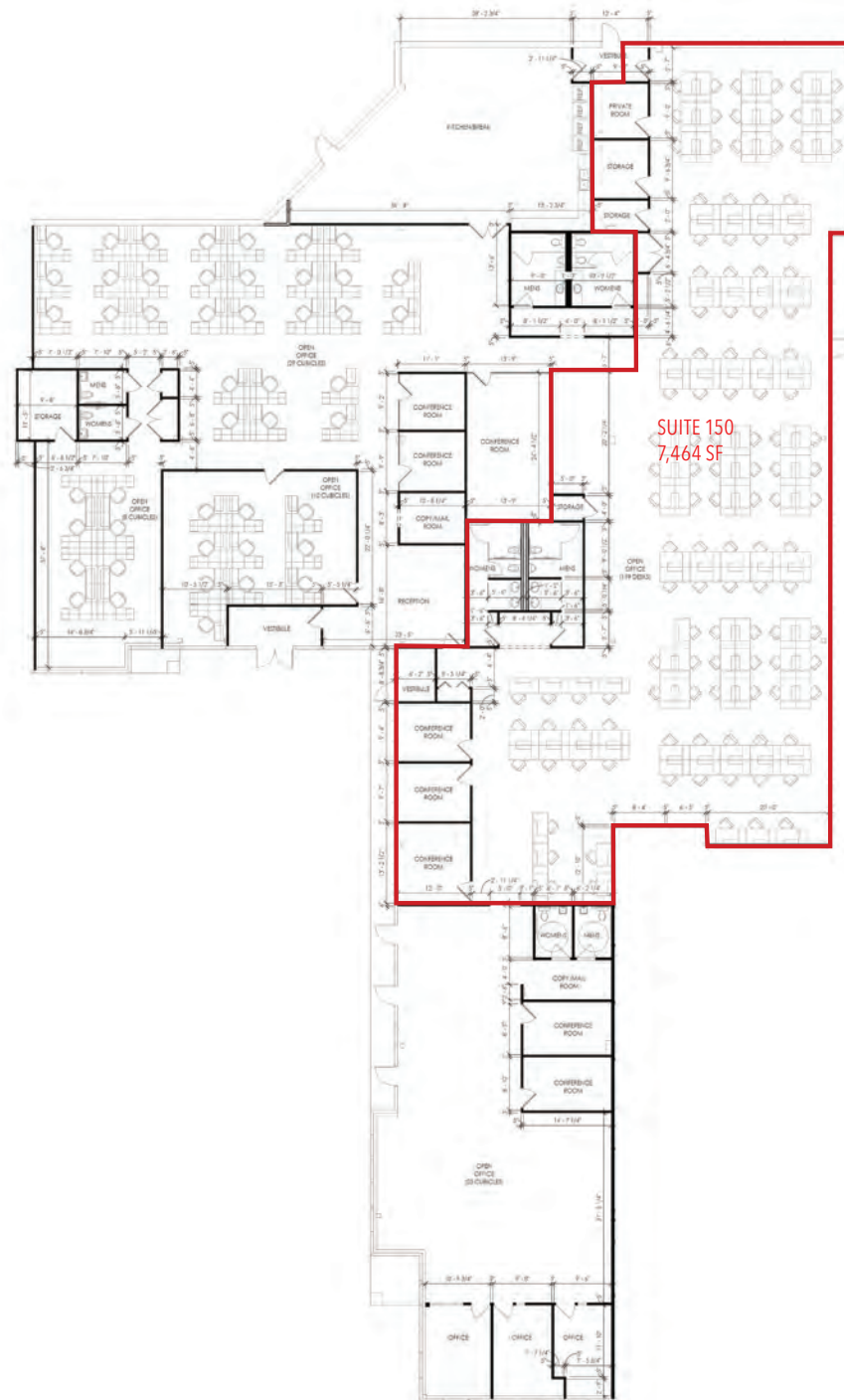


Excellent
Demographics

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FLOOR PLAN - SUITE 150



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

KEYPLAN

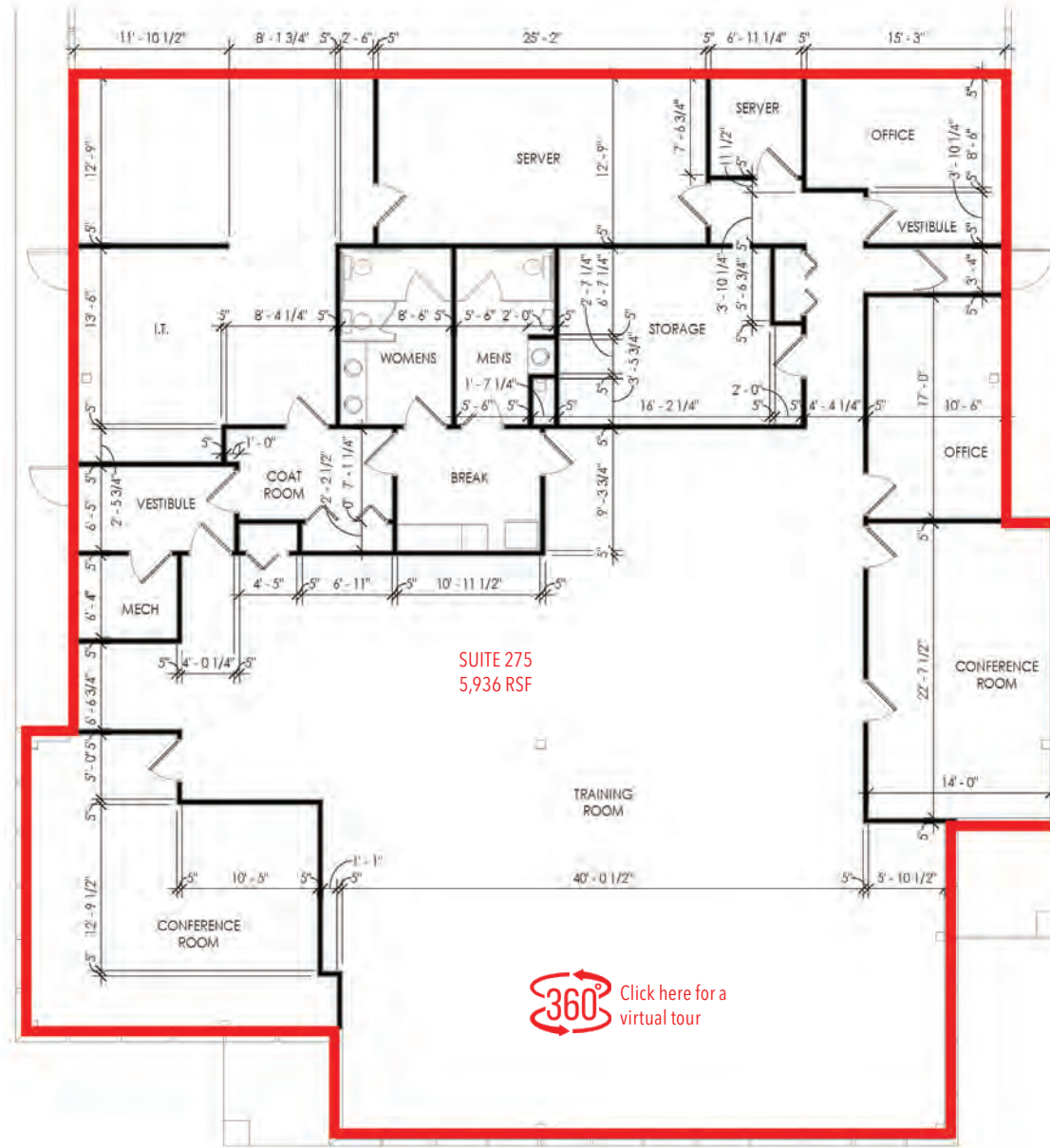


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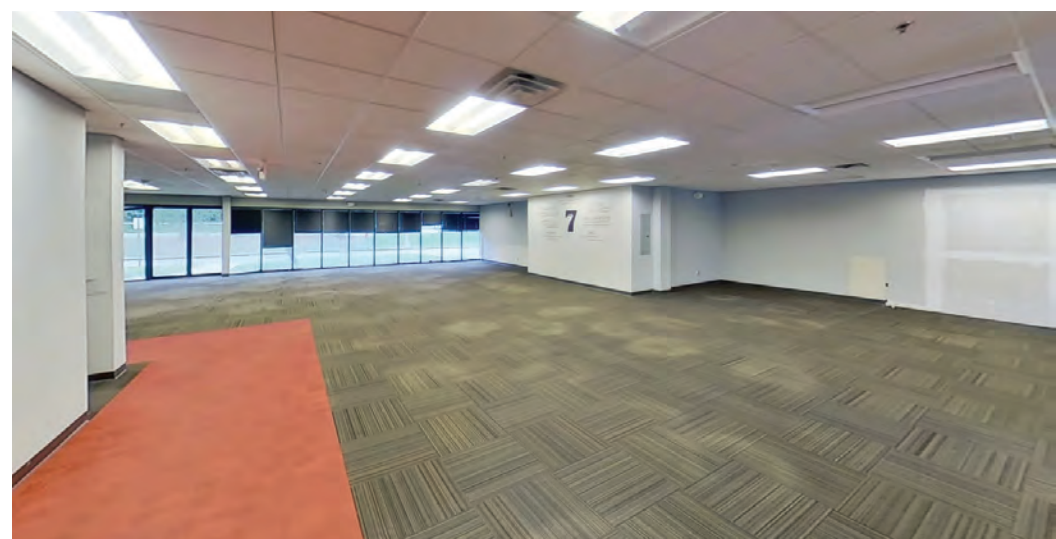
FLOOR PLAN - SUITE 275



 [Click here for a virtual tour](#)



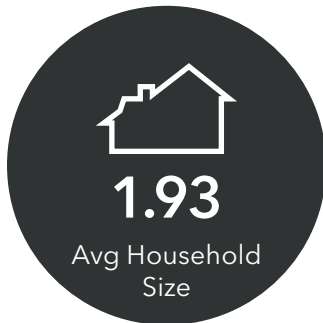
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DEMOGRAPHICS - 1 MILE



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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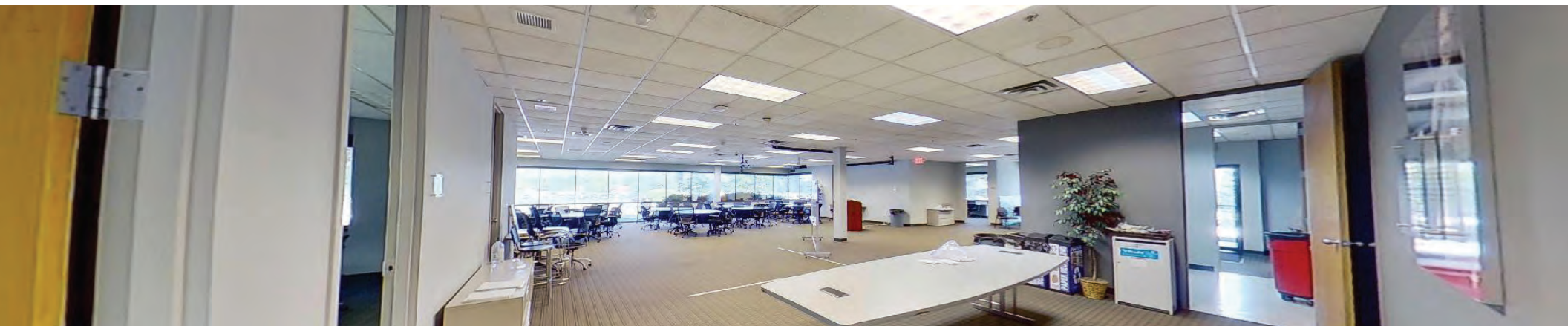
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DEMOGRAPHICS - 5 MILES



Source: U.S. Census Bureau and Esri forecasts

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Drive Time

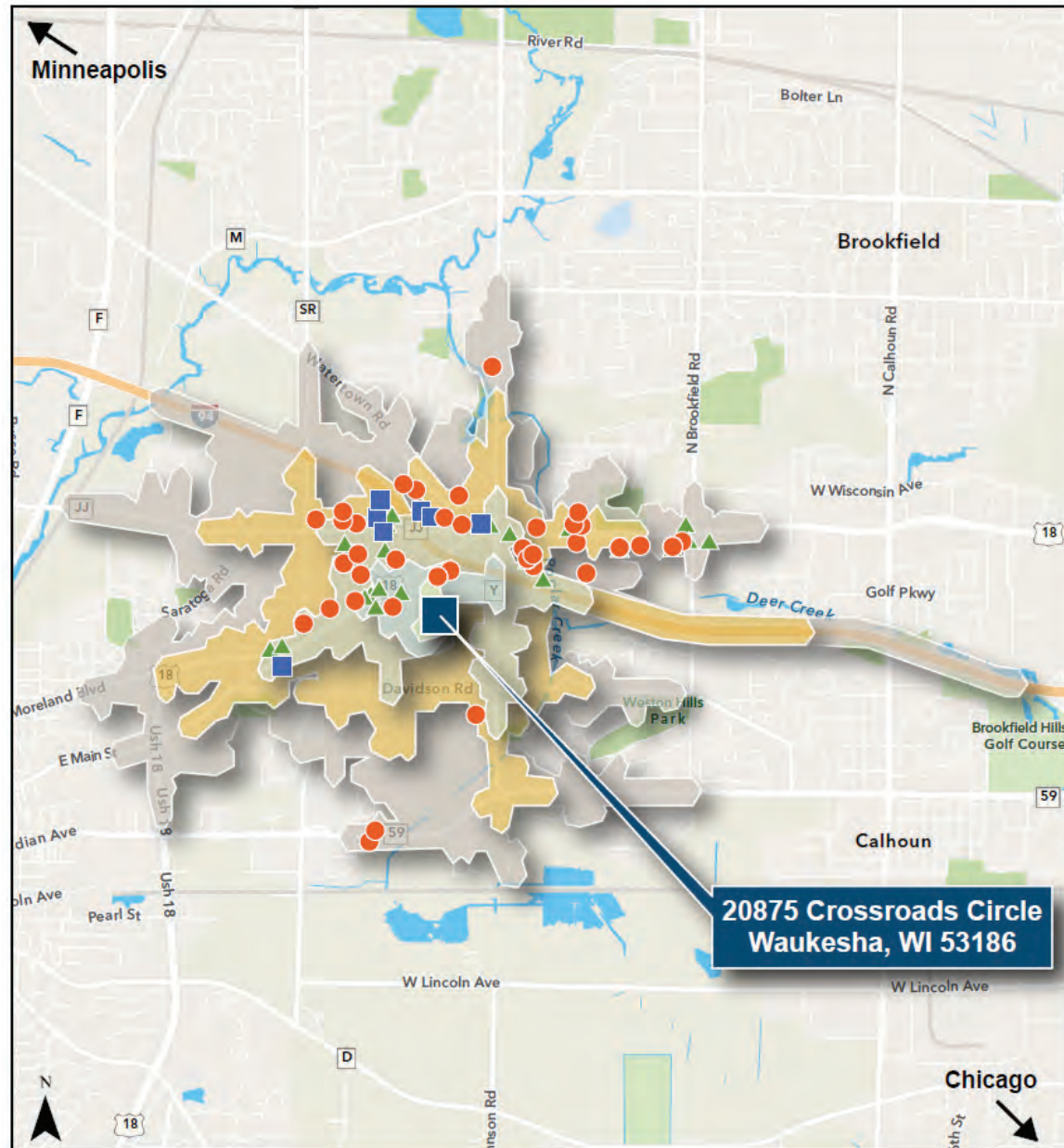
- ≤ 1 Minute
- ≤ 2 Minutes
- ≤ 3 Minutes
- ≤ 4 Minutes
- ≤ 5 Minutes

Area Amenities *(Within Driving Distances)*

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

0 0.5 1 2 Miles

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.
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