



JENNIFER LANDRO
real estate team

**FOR LEASE
OFFICE**



601 - 611 N BARKER ROAD

BROOKFIELD, WI 53045

PROPERTY HIGHLIGHTS

Position your business in one of Brookfield's premier office locations with outstanding visibility along Barker Road, just minutes from I-94 and directly across from the new Poplar Creek Town Center. Move-in ready offices & suites are available for immediate occupancy, offering flexible layouts for a variety of professional users. The building features abundant on-site parking, multiple entrances, elevator service, large windows that fill each suite with natural light, and building signage opportunities to enhance your business's exposure. Conveniently located near The Corners of Brookfield, restaurants, hotels, coffee shops, banking, and countless everyday amenities, this is an exceptional opportunity in one of Brookfield's most desirable commercial corridors.

Property Information

- Tax Key / APN: BKFT1128998
- Address: 601-611 N Barker Rd, Brookfield, WI 53045
- Property Type: Multi-tenant professional office building
- Building Size: Approximately 40,404 SF
- Lot Size: 2.45 acres
- Stories: 2
- Zoning: B-2 Limited General Business
- Parking: Approximately 138 surface parking spaces
- Elevator: Yes
- Fire Sprinkler: Wet sprinkler system
- Construction: Brick
- Roof: Flat rubber membrane
- HVAC: Central A/C throughout with boiler heat
- Excellent visibility at Barker Rd & Watertown Rd, just north of I-94 with approximately 21,600 vehicles per day passing the property.
- Exterior signage available

2025 Property Taxes

- \$29,927.27



OFFICE FOR LEASE

Total SF: 40,404
Available SF: 21,762
Min Contiguous: 830 SF
Max Contiguous: 11,619 SF
Office/Suites: 10
Lease Rate: \$19.00 RSF Gross

LPT REALTY

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Meena Mousavi | 414.897.1515 | meena@landrorealty.com

611 N Barker Road, Brookfield

PROPERTY OVERVIEW



611 N Barker Road, Brookfield

BUILDING & COMMON AREAS



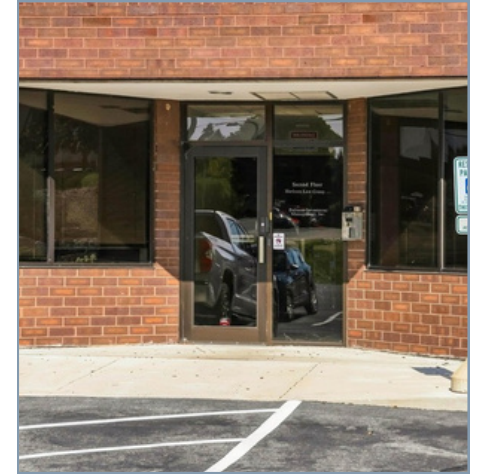
611 ENTRY - LOWER LEVEL UNITS



611 - LOBBY / LOWER LEVEL



611 - LOWER LEVEL
BATHROOMS / ELEVATOR



611 UPPER LEVEL ENTRY
OFF BACK PARKING



611 - UPPER LEVEL OFFICES
& BATHROOMS



601 - ENTRY



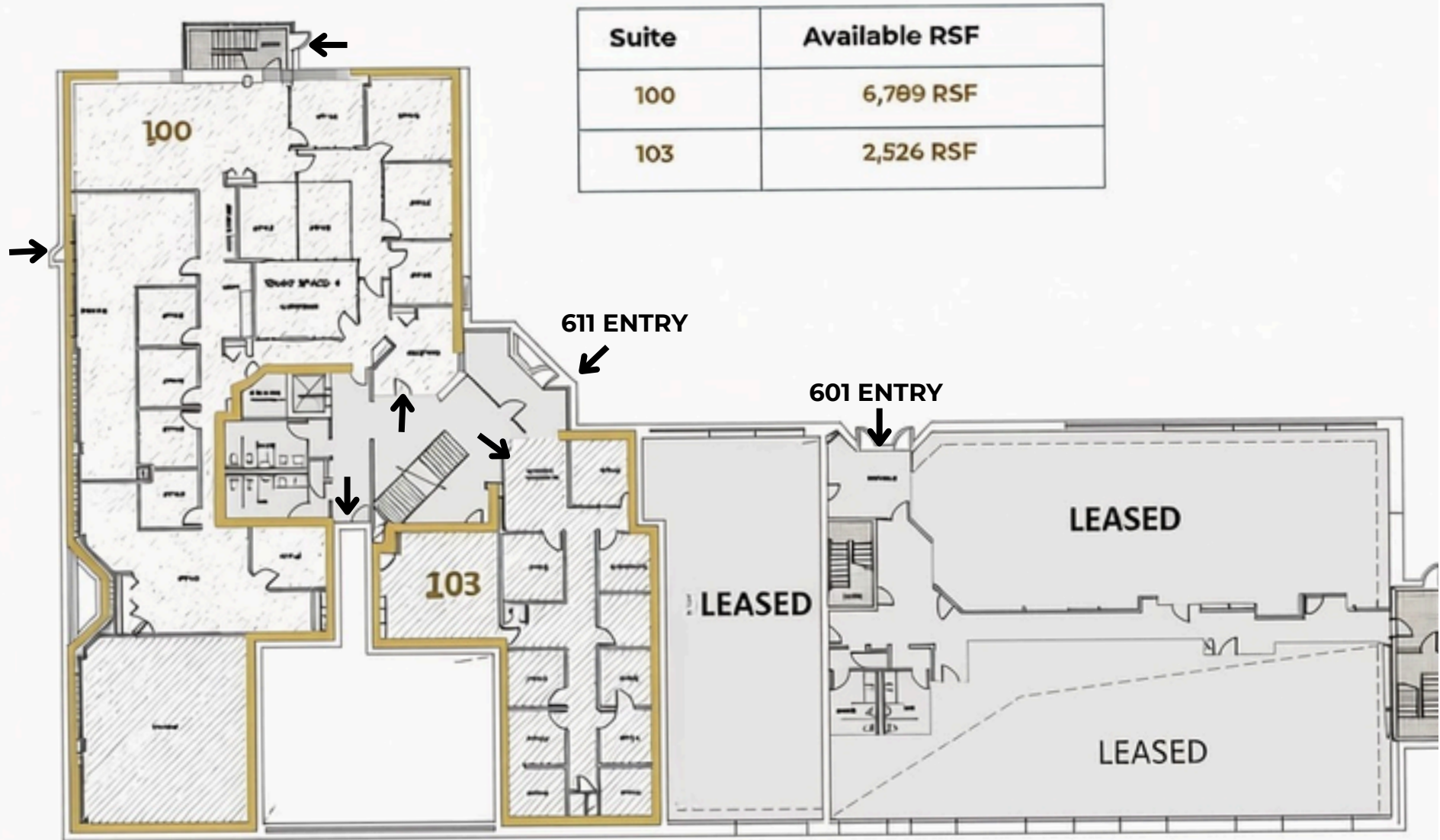
601 - LOBBY



601 - BATHROOMS

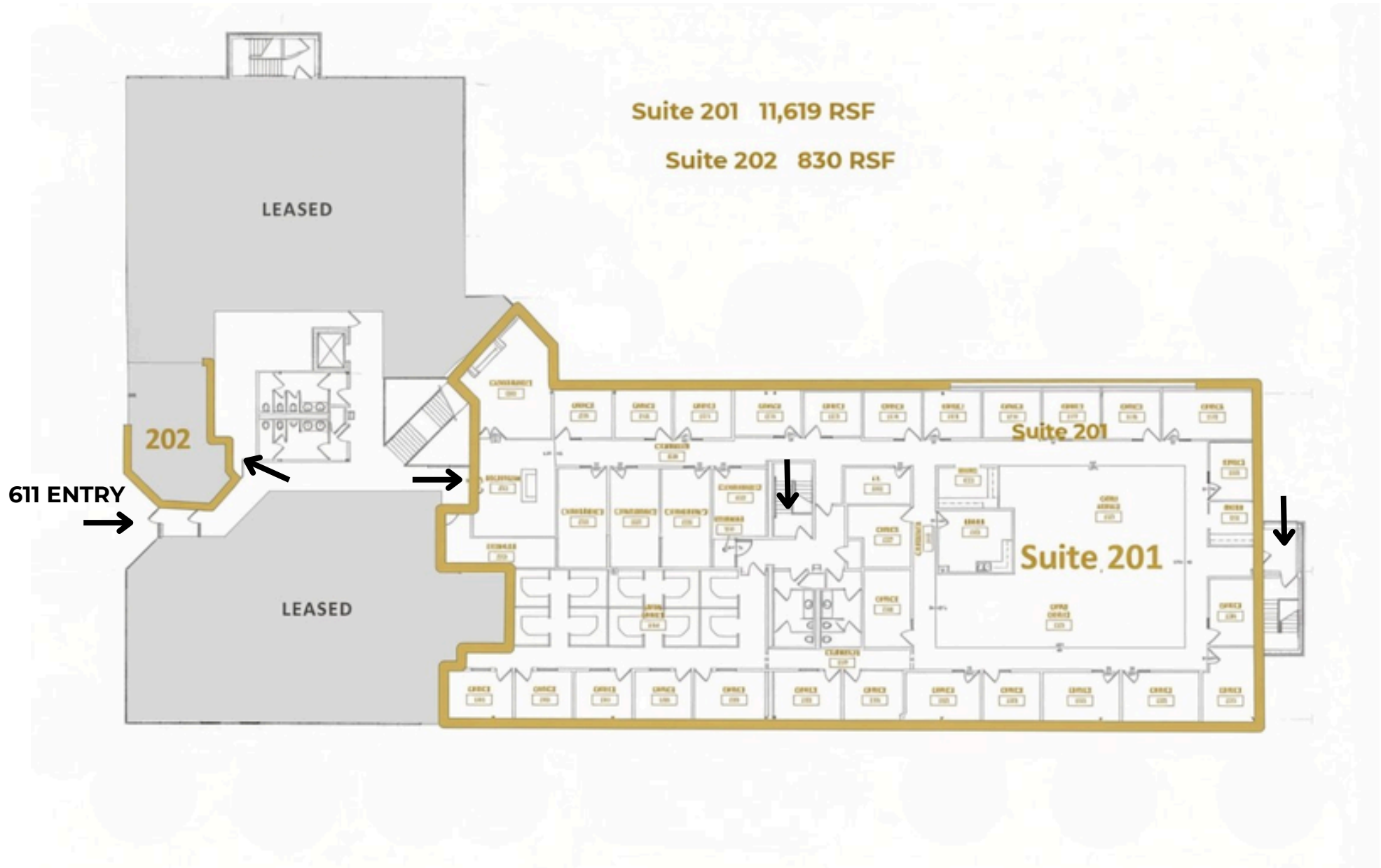
601 - 611 N Barker Road, Brookfield

FIRST FLOOR



611 N Barker Road, Brookfield

SECOND FLOOR



611 N Barker Road, Brookfield

SUITE 100

6,789 SQFT

\$19 RSF

1ST FLOOR

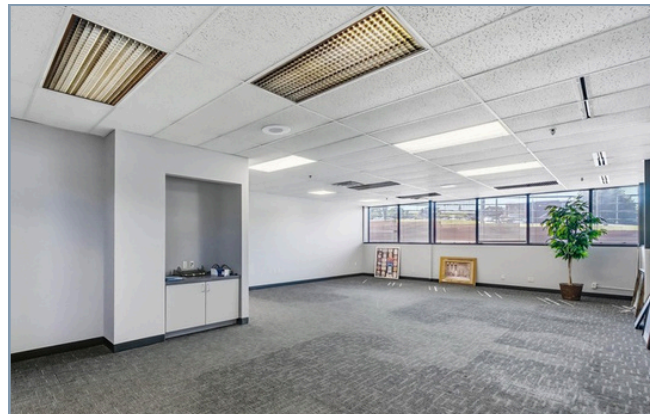
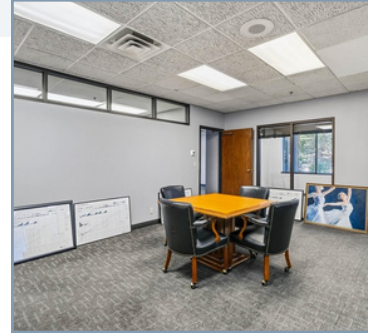
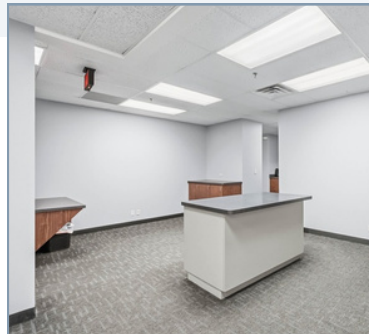
4 PRIVATE ENTRANCES

ROOMS:

Reception, storage area, break room

10 private offices, 1 conference room, 2 large training rooms

2 flex spaces



611 N Barker Road, Brookfield

SUITE 201

11,619 / SQ FT

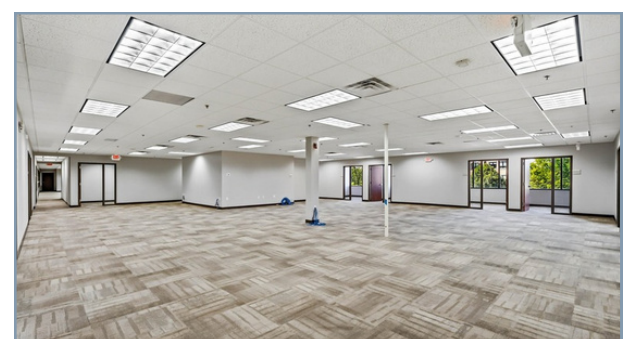
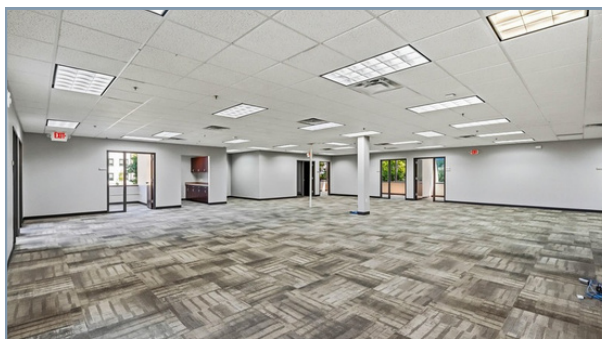
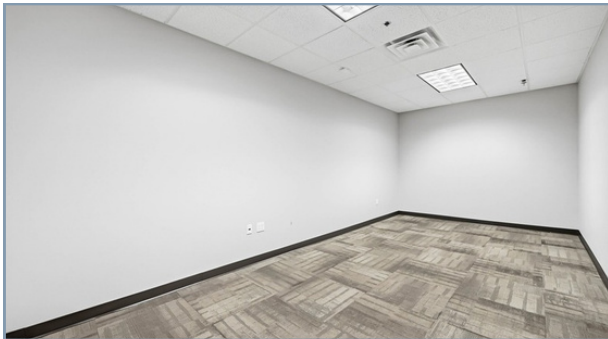
\$19 RSF

2ND FLOOR

3 ENTRANCES / EXITS

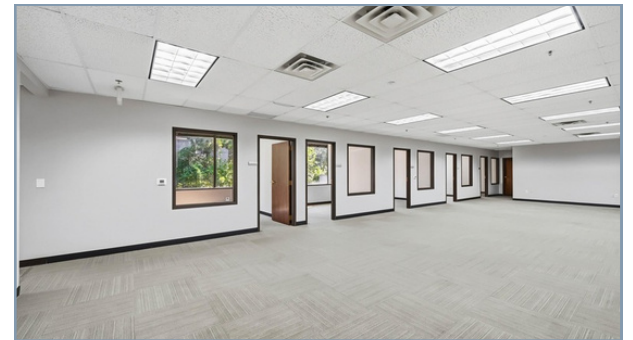
ROOMS:

Reception with built-in desks, kitchen/ break room, 2 file rooms with built-ins
28 private offices, 4 conference rooms, 2 large open training / flex space



611 N Barker Road, Brookfield

SUITE 201



611 N Barker Road, Brookfield

SUITE 202

830 SQ FT
\$19 RSF
2ND FLOOR

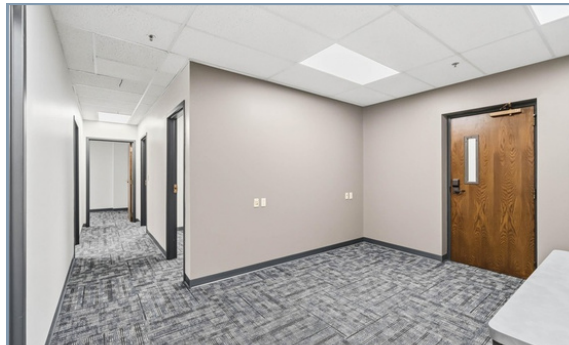
ROOMS:
One large open space, 1 office



SUITE 103

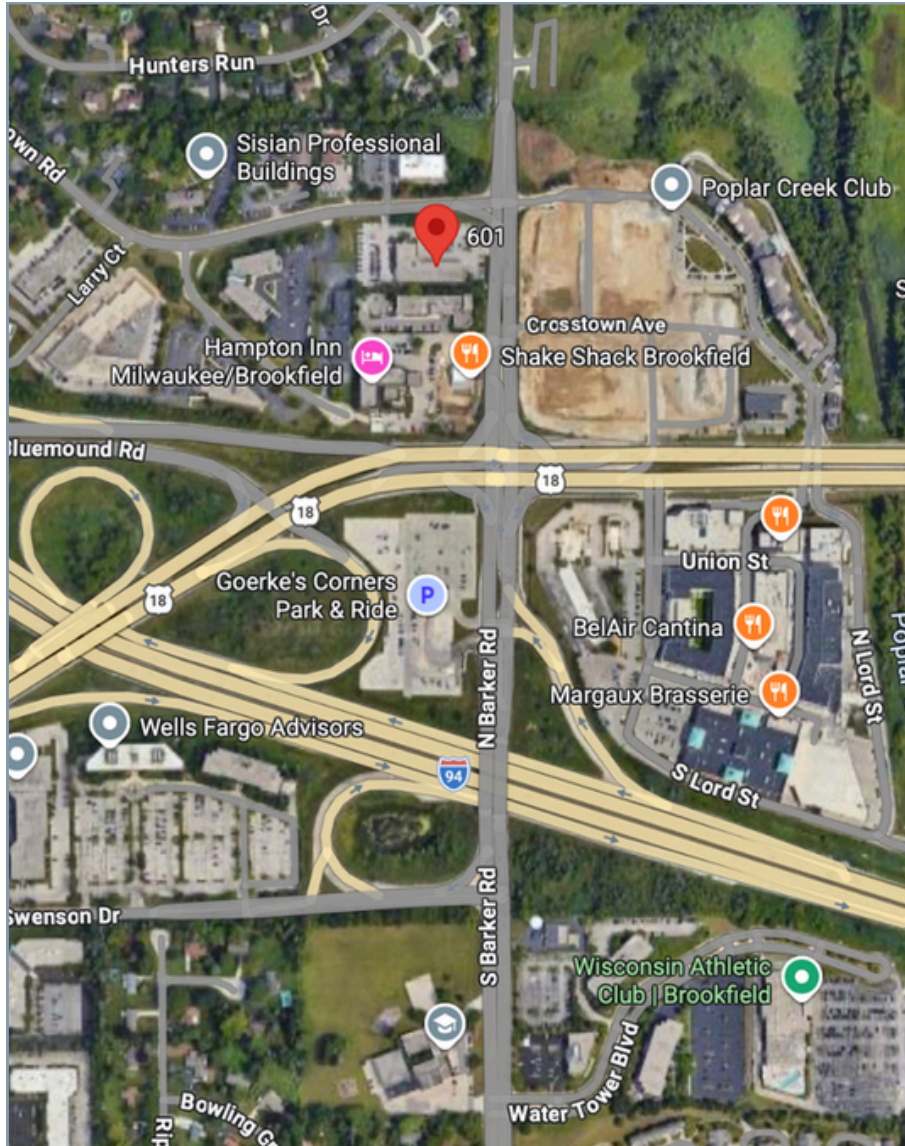
2,524 SQ FT
\$19 RSF.
1ST FLOOR
2 ENTRY/EXITS

ROOMS:
Reception, large kitchen/break room
8 private offices, storage space



611 N Barker Road, Brookfield

LOCATION



UNBEATABLE BROOKFIELD LOCATION

LOCATION HIGHLIGHTS

Across the Street

Poplar Creek Town Center

1-3 Minutes

The Corners of Brookfield • I-94 • Hwy 18 • Bluemound Rd • Hampton Inn • Courtyard/Residence Inn • Melting Pot • Menards

3-5 Minutes

Target • Chase Bank • Home Depot • Wisconsin Athletic Club • Starbucks

The Corners of Brookfield: Lululemon • Von Maur • Sendik's • Goddess and the Baker • Café Hollander • BelAir Cantina • Improv • shopping • dining • entertainment & more

Restaurants, shopping, hotels, coffee, banking and more nearby!

Barker Road visibility with approximately 21,600 vehicles per daypassing the property.