

17400 W CAPITOL DRIVE, BROOKFIELD, WI

CAPITAL HEIGHTS OFFICE CENTER FOR SALE



 Transwestern

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PROPERTY OVERVIEW

17400 W CAPITOL DRIVE, BROOKFIELD, WI

Capitol Heights offers a unique opportunity to acquire a high-visibility modern office building at half replacement cost. Sited near the highest point in Brookfield, the property is loaded with premium features and surrounded by an amenity rich and growing market. Home of the largest consulting engineering firm based in Wisconsin, its mechanical systems are high above standard and provide exceptional comfort, cost savings, and peace of mind.

YOU DON'T WANT TO MISS THIS SALE!



PROPERTY INFORMATION

17400 W CAPITOL DRIVE, BROOKFIELD, WI



LIST PRICE	Contact Broker
TAX KEY	BR C 1024 997 008
PARCEL SIZE	1.77 AC
ZONING/CLASSIFICATION	PDD-Mixed Use
BUILDING SIZE	39,570 sf gross
STORIES	2 stories above grade and one lower level for heated parking, storage, and mechanical systems.
SINGLE OR MULTI-TENANT	Currently used by a single tenant, the building was designed for multi-tenant use.
YEAR BUILT	2008 - Complete renovation in 2014
CONSTRUCTION TYPE	Steel frame with masonry & stucco facade
AVAILABILITY	100% available post-closing
PROPERTY TAXES	\$35,773.76 in 2025
PARKING	• 54 spaces in the surface lots. 25 spaces in the heated parking garage. • Additional rights to park in the 29 spaces on Crest Hill Dr, immediately north of the building.
ADA	Two compliant at-grade entrances, ADA restrooms, and an elevator serving all 3 floors.
ELECTRICAL SERVICE	Two 1200 amp, 208Y/120 volt, 3 phase, 4 wire services
BACKUP GENERATOR	MTU Onsite Energy 50kW 208Y/120V 3-phase, natural gas generator installed in 2015 with two transfer switches; one to support emergency loads (exit and egress lighting, fire alarm control panel, elevator cab connections, etc.) and a second to handle optional loads like the IT room racks, workstations, and a portion of the HVAC system including the boiler and IT room cooling.
HVAC	Natural gas fired boiler provides efficient even heat from crisp white Runtl perimeter baseboard radiators. 2-27.5-ton rooftop units add supplemental heat and ample cooling via VAV terminal boxes controlling myriad individual zones (plus opportunity to add more zones as needed).
IT ROOM	Supplemental, redundant cooling system comprised of Mitsubishi and Carrier ductless split systems that are configured in an N+1 arrangement; keeping the system fully functioning in the event of a failure, maintenance or replacement.
SPECIAL FEATURES	• Access control system • Alarm system • Interior and exterior CCTV camera system • Huge south lawn for team building cookouts, bags, volleyball, croquet, badminton, etc. • Seminar Rm. (100+ppl) wired for advanced A/V (Logitech speaker/microphones not inc.)
SALE CONDITION	As-is, where-is; no post-closing warranties or representations from seller.

All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.

PROPERTY PHOTOS - AERIAL

17400 W CAPITOL DRIVE, BROOKFIELD, WI



PROPERTY PHOTOS - EXTERIOR

17400 W CAPITOL DRIVE, BROOKFIELD, WI



PROPERTY PHOTOS - INTERIOR

17400 W CAPITOL DRIVE, BROOKFIELD, WI



PROPERTY PHOTOS - INTERIOR

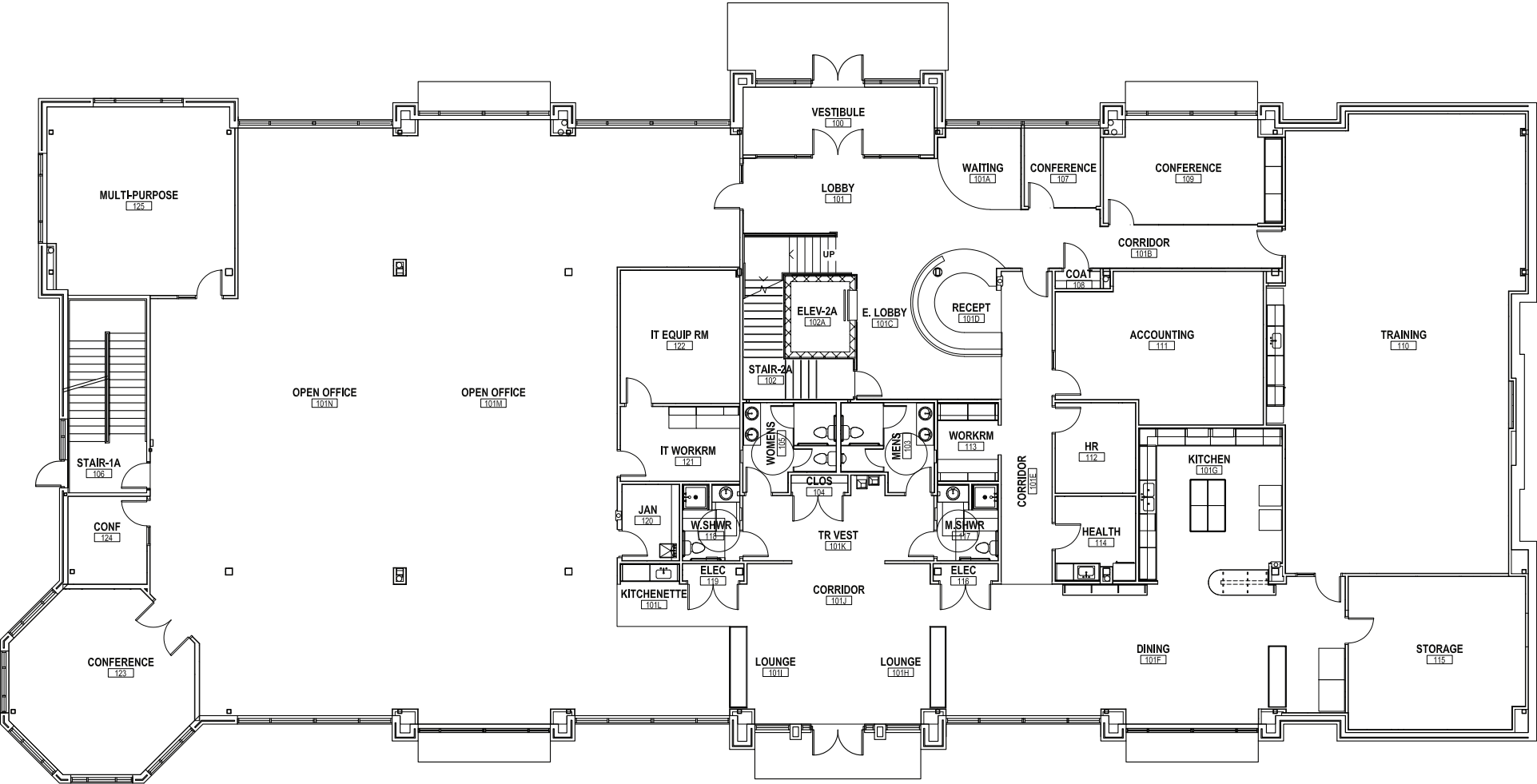
17400 W CAPITOL DRIVE, BROOKFIELD, WI



BUILDING FLOOR PLAN

17400 W CAPITOL DRIVE, BROOKFIELD, WI

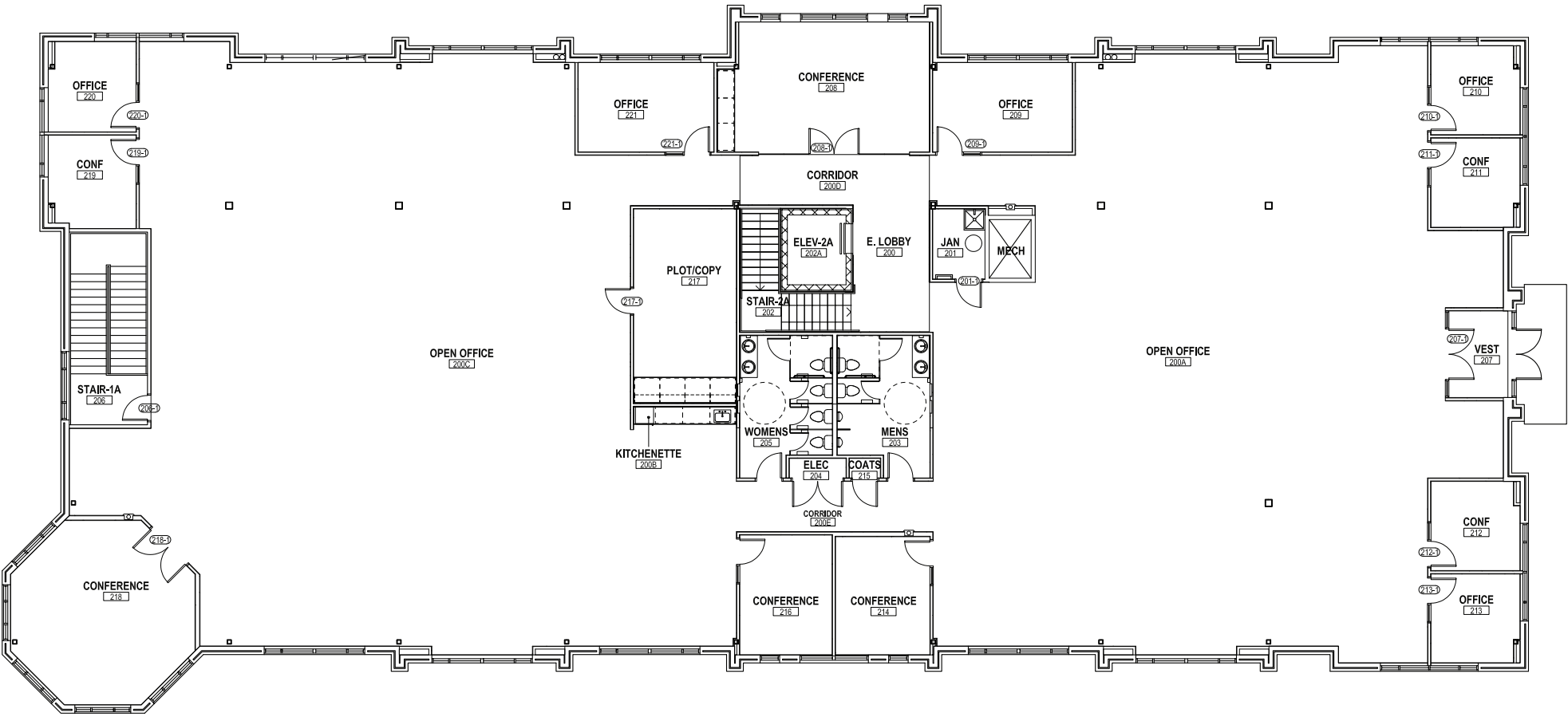
1ST FLOOR



BUILDING FLOOR PLAN

17400 W CAPITOL DRIVE, BROOKFIELD, WI

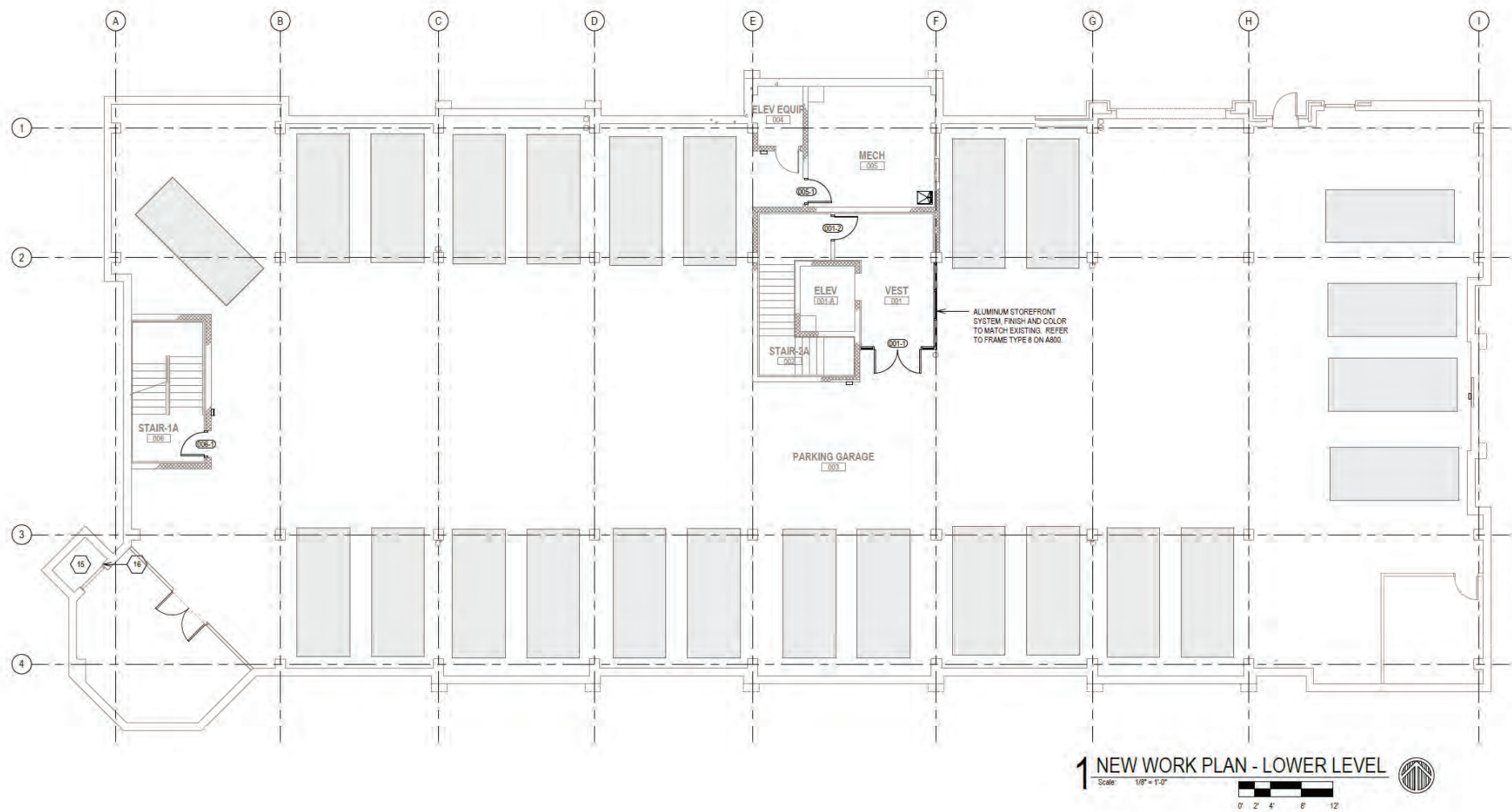
2ND FLOOR



BUILDING FLOOR PLAN

17400 W CAPITOL DRIVE, BROOKFIELD, WI

LOWER LEVEL - PARKING GARAGE



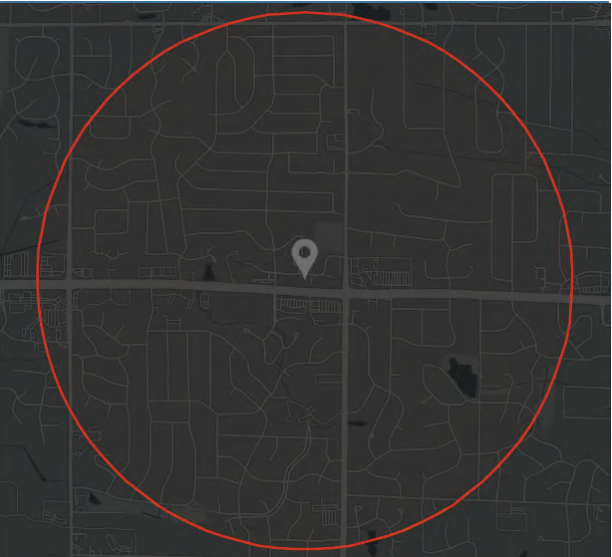
PROPERTY PARCEL

17400 W CAPITOL DRIVE, BROOKFIELD, WI



DEMOGRAPHICS - 1 MILES

17400 W CAPITOL DRIVE, BROOKFIELD, WI



KEY FACTS

46.4

Median Age

6,328

Population

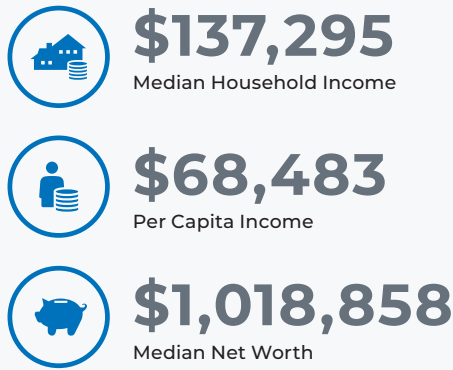
2,433

Households

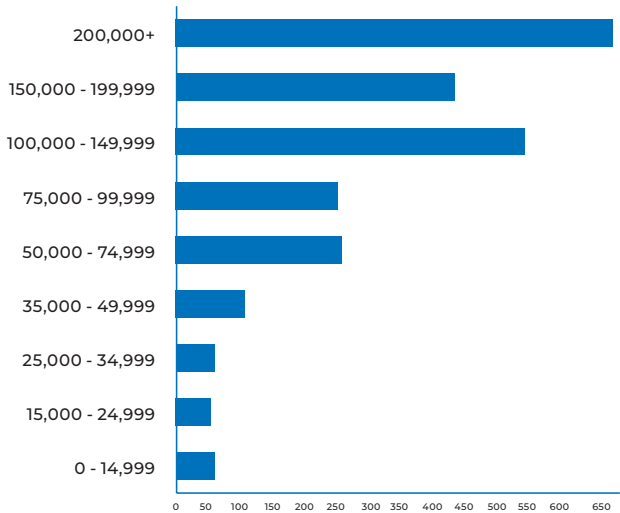
\$108,679

Median Disposable Income

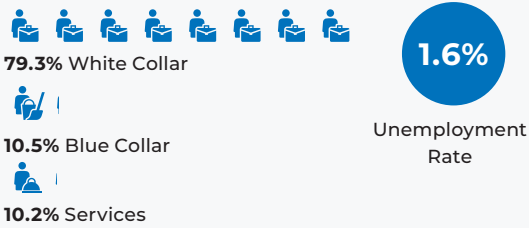
INCOME



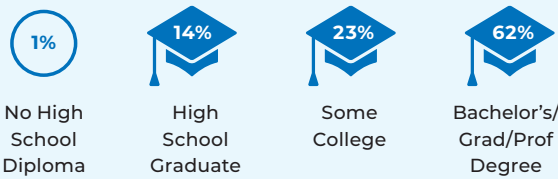
HOUSEHOLD INCOME



EMPLOYMENT

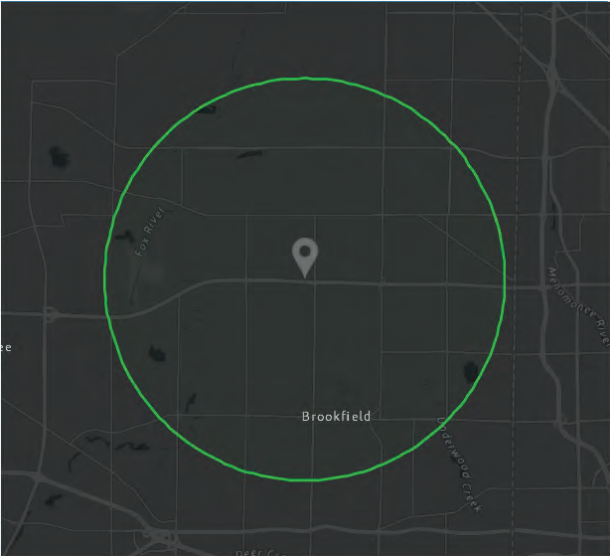


EDUCATION



DEMOGRAPHICS - 3 MILES

17400 W CAPITOL DRIVE, BROOKFIELD, WI



KEY FACTS

44.0

Median Age

38,097

Population

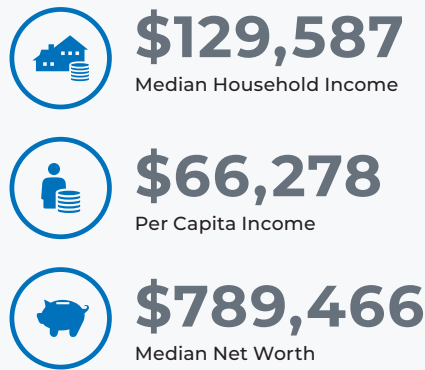
14,549

Households

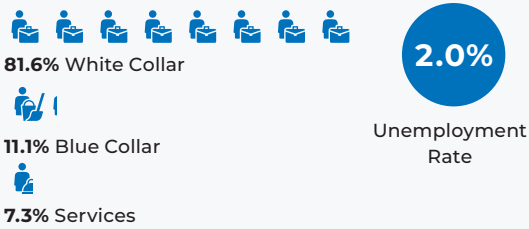
\$104,594

Median Disposable Income

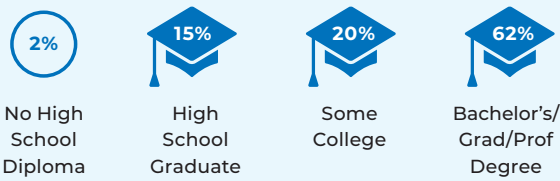
INCOME



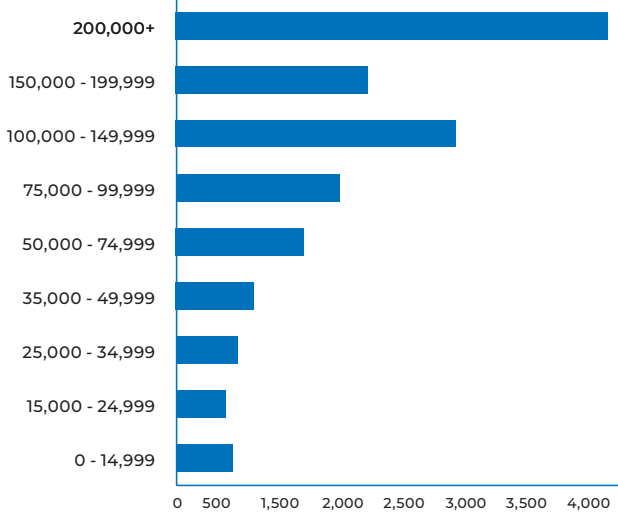
EMPLOYMENT



EDUCATION

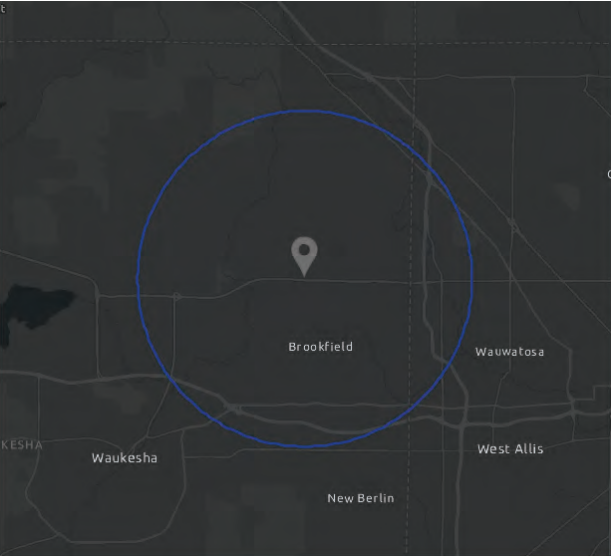


HOUSEHOLD INCOME



DEMOGRAPHICS - 5 MILES

17400 W CAPITOL DRIVE, BROOKFIELD, WI



KEY FACTS

42.7

Median Age

112,499

Population

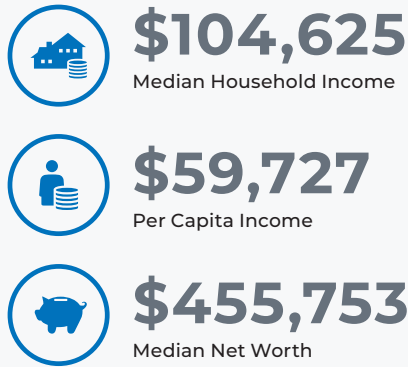
46,757

Households

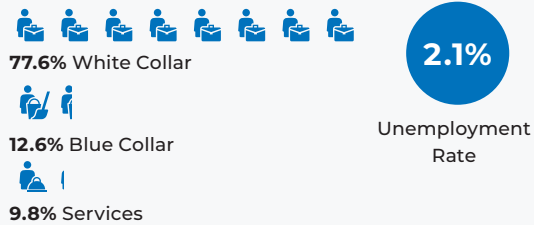
\$85,227

Median Disposable Income

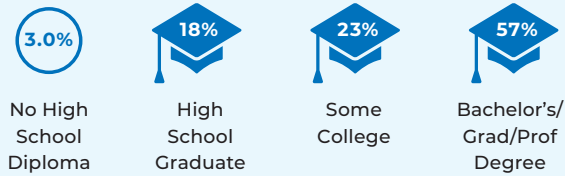
INCOME



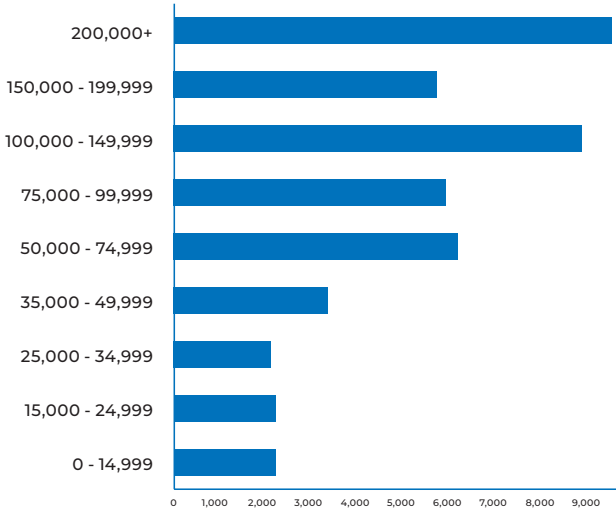
EMPLOYMENT



EDUCATION

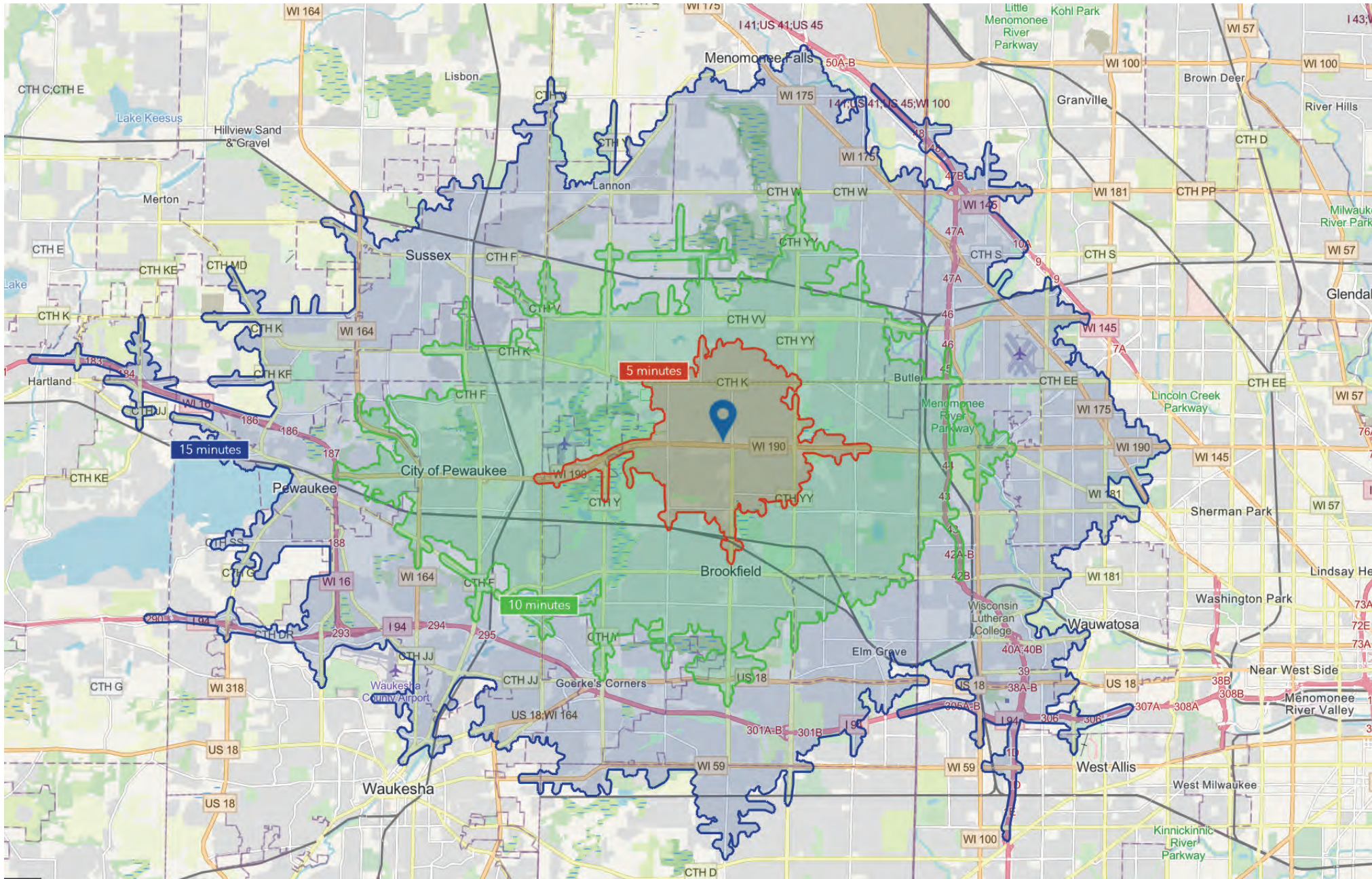


HOUSEHOLD INCOME



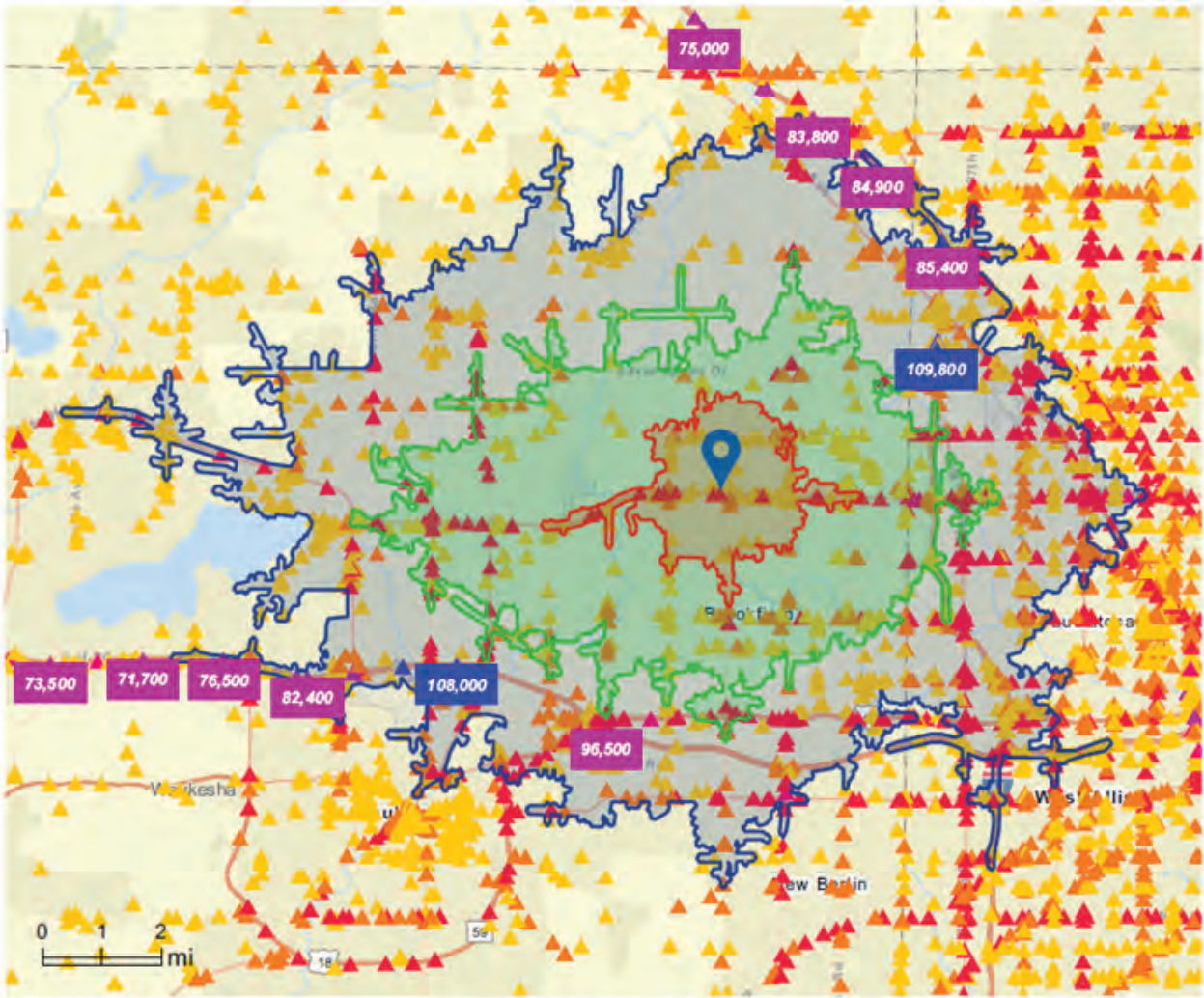
DRIVE TIMES - 5/10/15 MINUTES

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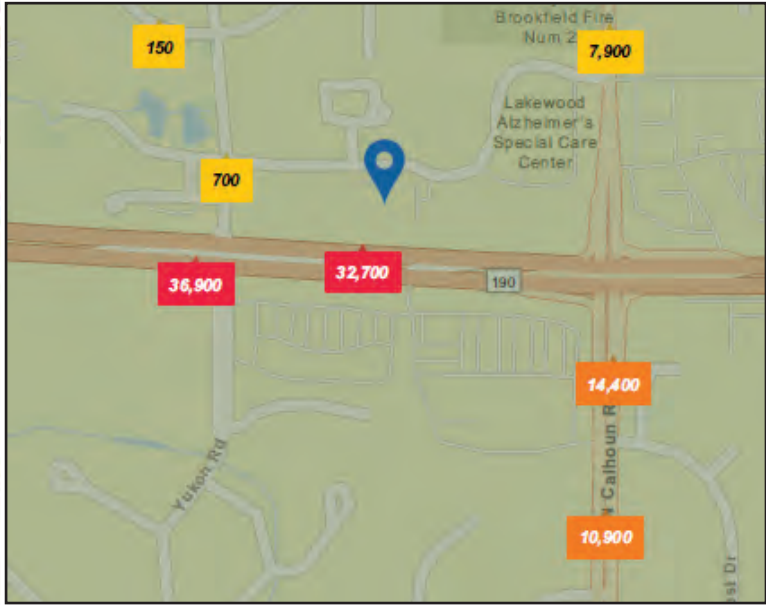
AREA TRAFFIC COUNTS

17400 W CAPITOL DRIVE, BROOKFIELD, WI



- 1 MILE
- 3 MILES
- 5 MILES

CLOSE UP VIEW



- Average Daily Traffic Volume
- Up to 8,000 vehicles per day
 - 8,001 - 15,000
 - 15,001 - 50,000
 - 50,001 - 70,000
 - 70,001 - 100,000
 - More than 100,000 per day



NON-RESIDENTIAL CUSTOMERS



STATE OF WISCONSIN BROKER DISCLOSURE

Wisconsin law requires all real estate licensee to give the following information about brokerage services to prospective customers.

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to your fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see lines 42-51).
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see lines 23-41).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you. The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____

CONFIDENTIALITY NOTICE TO CUSTOMERS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.



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