



CUSHMAN &
WAKEFIELD

BOERKE



UP TO 60,000 SF CONTIGUOUS FOR LEASE

TWO PARK PLAZA

10850 W Park Place | Milwaukee, Wisconsin

JIM CAVANAUGH

Principal

+1 414 253 3950

jcavanaugh@boerke.com

KATIE BRUESKE

Real Estate Advisor

+1 518 956 1717

kbrueske@boerke.com

LEAH HILL

Transaction Manager

+1 414 203 3020

lhill@boerke.com



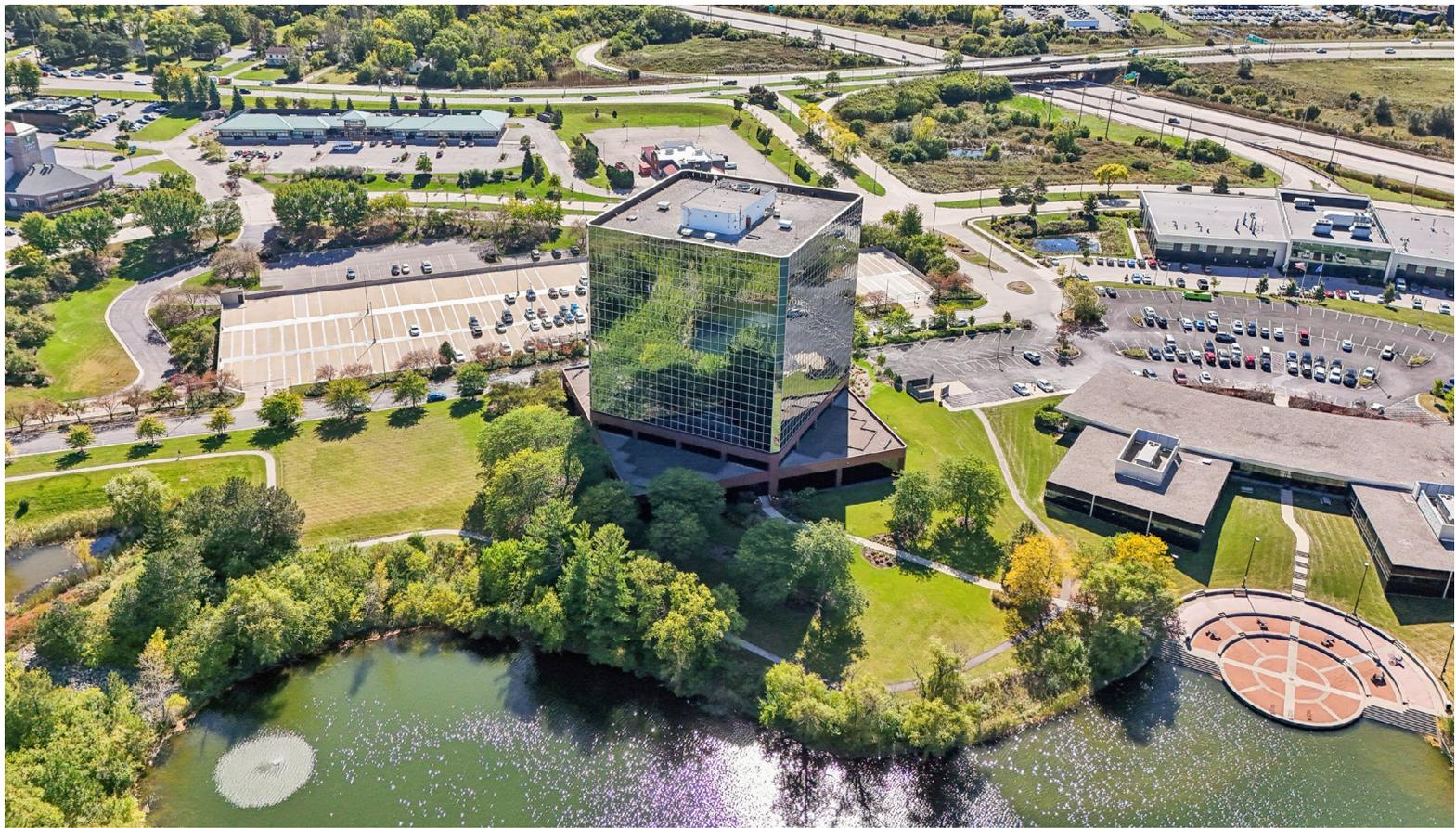
CUSHMAN &
WAKEFIELD

BOERKE

TWO PARK PLAZA



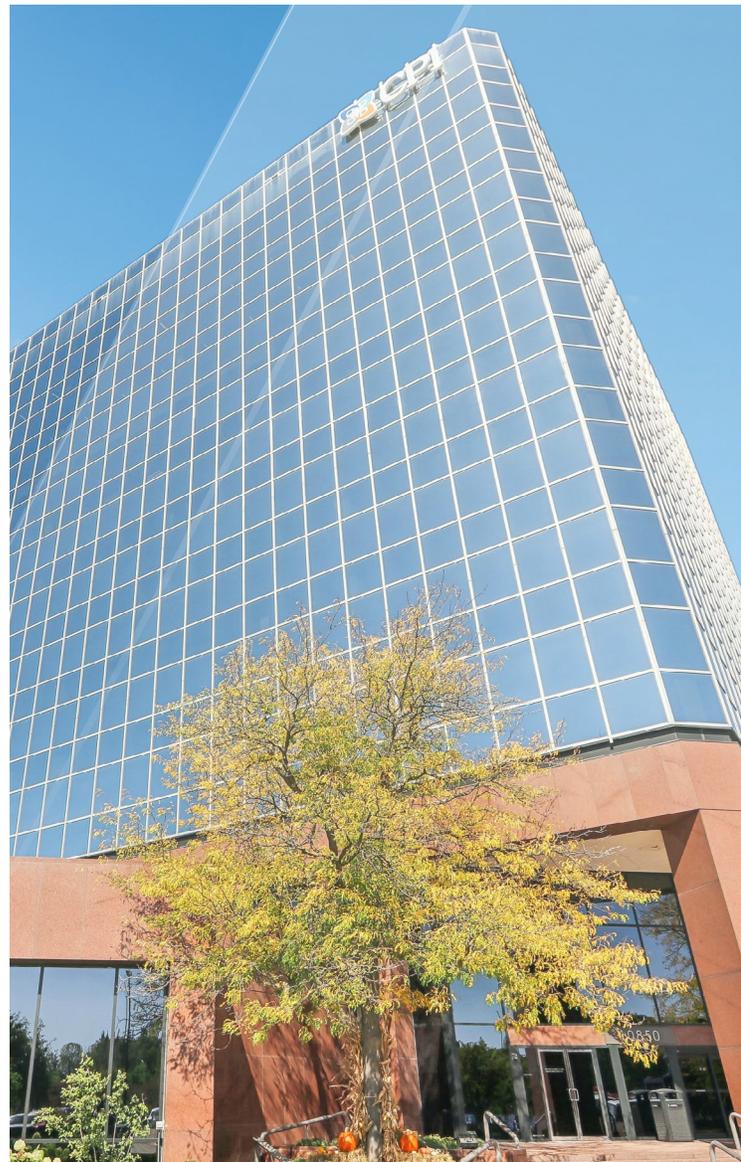
Interstate Partners LLC
Real Estate Development



ABOUT THE BUILDING

Two Park Plaza is a 12-story Class A office building conveniently located off Interstate 41/45 and Good Hope Road. The 197,600 SF building is nestled on a beautifully landscaped ten-acre lake, offering stunning views. It features impressive amenities such as a golf simulator (*new 2025*) conference center, café and tenant lounge, fitness center with locker rooms and showers, a walking and jogging trail, covered parking, as well as on-site management and security. Two Park Plaza is designed to meet the diverse needs of today's professionals.

LEASE RATE: \$11.50/RSF NNN



VIRTUAL TOUR



FITNESS CENTER

VIRTUAL TOUR



CONFERENCE CENTER



GOLF SIMULATOR

VIRTUAL TOUR



MAIN LOBBY

VIRTUAL TOUR



TENANT LOUNGE

VIRTUAL TOUR



CAFE

AREA AMENITIES

JUST 5 MILES NORTH ON I-41

POINTS OF INTEREST

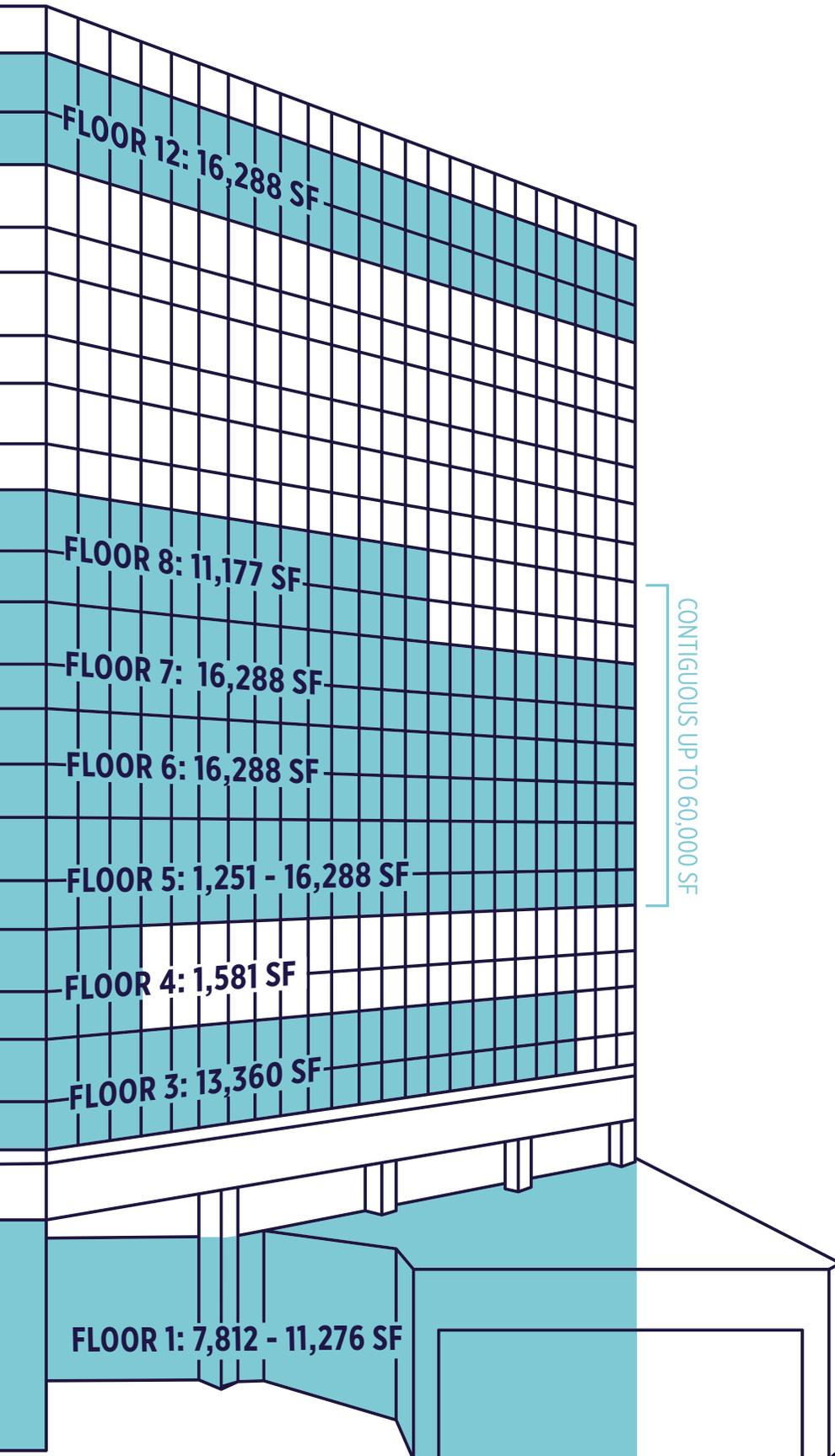
- ▲ 1 Dretzka Park
- ▲ 2 Granville Dog Park
- ▲ 3 North Hills Country Club
- ▲ 4 Good Hope Park & Ride

LOCAL AMENITIES

- ① Sababa
- ② Park Place Cafe
- ③ Cousins Subs
- ④ Dior's Gallery
- ⑤ Allgauer's Bistro in the Park
- ⑥ Third Space Innovation Brewhouse
- ⑦ Pop's BBQ Memphis Style
- ⑧ Ally's Bistro
- ⑨ Three Cellars
- ⑩ Sportz Pub & Grill
- ⑪ Woodman's Food Market
- ⑫ ALDI
- ⑬ Sam's Club
- ⑭ Concentra Urgent Care
- ⑮ Park Place KinderCare
- ⑯ Jacob Lane KinderCare
- ⑰ IVR Bar
- ⑱ Costco Wholesale
- ⑲ Firehouse Subs
- ⑳ Auntie Anne's & Cinnabon
- ㉑ Dave's Hot Chicken
- ㉒ Cafe Zupas
- ㉓ Olive Garden
- ㉔ Mr. Brew's Taphouse
- ㉕ Wisconsin Athletic Club



AVAILABILITIES



TWELFTH FLOOR

CLICK FOR FLOOR PLAN

SUITE 1200 | 16,288 SF

EIGHTH FLOOR

CLICK FOR FLOOR PLAN

SUITE 850 | 5,993 SF

SUITE 880 | 5,184 SF

SEVENTH FLOOR

CLICK FOR FLOOR PLAN

SUITE 700 | 16,288 SF

SIXTH FLOOR

CLICK FOR FLOOR PLAN

SUITE 650 | 16,288 SF

FIFTH FLOOR

CLICK FOR FLOOR PLAN

SUITE 500 | 2,348 SF

SUITE 520 | 5,028 SF

SUITE 530 | 3,573 SF

SUITE 540 | 1,251 SF

SUITE 560 | 1,992 SF

SUITE 580 | 2,096 SF

FOURTH FLOOR

CLICK FOR FLOOR PLAN

SUITE 400 | 1,581 SF

THIRD FLOOR

CLICK FOR FLOOR PLAN

SUITE 350 | 13,360 SF

FIRST FLOOR

CLICK FOR FLOOR PLAN

SUITE 120 | 7,812 SF

SUITE 150 | 11,276 SF



CONTACT INFORMATION

JIM CAVANAUGH
Principal

+1 414 253 3950
jcavanaugh@boerke.com

KATIE BRUESKE
Real Estate Advisor

+1 518 956 1717
kbrueske@boerke.com

LEAH HILL
Transaction Manager

+1 414 203 3012
lhill@boerke.com



TWO PARK PLAZA



MILWAUKEE OFFICE
731 E Jackson St
Suite 700
Milwaukee, WI 53202

MADISON OFFICE
33 E Main Street
Suite 241
Madison, WI 53703

STATE OF WISCONSIN

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

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:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) 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 Definition of Material Adverse Facts below).
- (e) 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.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) 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 "Definition of Material Adverse Facts" below).
 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. 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):

(Insert information you authorize to be disclosed, such as financial qualification information.)

DEFINITION OF MATERIAL ADVERSE FACTS

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.