



# 235 NORTH EXECUTIVE DRIVE, BROOKFIELD, WI

OFFICE SPACE FOR LEASE



# PROPERTY INFORMATION

235 N EXECUTIVE DR  
BROOKFIELD, WI

Brokers and tenants, seize the opportunity that awaits you! Step into this meticulously maintained, expertly managed three-story office building situated on Executive Drive in the vibrant Brookfield submarket. With a modern building lobby, appealing existing conditions in vacant units and a diverse range of suite sizes, there's ample leasing flexibility and the opportunity to optimize occupancy costs. Large or small, this property offers options to suit your needs. Contact Marianne Burish or Shaun Dempsey today for further details or to arrange a tour.



# PROPERTY INFORMATION *(CONT'D)*

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BROOKFIELD, WI

Building Size	Approx. 85,812 SF	
Available Space	± 1,749 RSF up to ± 30,024 RSF (TBV)	
	Suite 101: ± 16,950 RSF	Suite 230: ± 3,886 RSF
	Suite 102: ± 8,715 RSF	Suite 250: ± 6,741 RSF
	Suite 190: ± 2,342 RSF	Suite 280: ± 1,749 RSF (Available 12/1/2024)
	Suite 210: ± 2,990 RSF	Suite 301: ± 30,024 RSF
	Suite 220: ± 3,877 RSF	
Lease Rate	\$13.00/RSF NNN (Negotiable)	
Stories	3	
Tenant Improvements	Negotiable to qualified credit	
Lease Term	Negotiable; 3 year minimum	
2024 Budgeted Operating Expenses & Real Estate Taxes	Operating Expenses	\$5.15/SF
	Real Estate Taxes	\$0.56/SF
	Total	\$5.71/SF
Utilities – General Offices Suites Only	Heating	Included
	Air Conditioning	Included
	Overhead Lights & Outlets	Included
	Water & Sewer Expense	Included
	Janitorial – Common Area	Included
	Janitorial – Premises	Included
Parking	4/1000	
Elevator	Yes	
Voice and Data	Tenant responsibility; there are no restrictions on Tenant's provider	
Year Built	1980	
Amenities	Enjoy unparalleled access to Interstate 94 via Moorland Road. This building boasts abundant natural light and prominent monument signage on Executive Drive. Additionally, it's surrounded by a host of amenities including a regional mall, grocery stores, restaurants, shopping centers, healthcare/medical facilities, conference venues, fitness clubs, and hotels. You'll also appreciate the ample unreserved, free surface parking available.	
Occupancy	Immediate to 90 days depending on renovations	



# PROPERTY PHOTOGRAPHS

235 N EXECUTIVE DR  
BROOKFIELD, WI



# 1<sup>ST</sup> FLOOR AVAILABILITIES

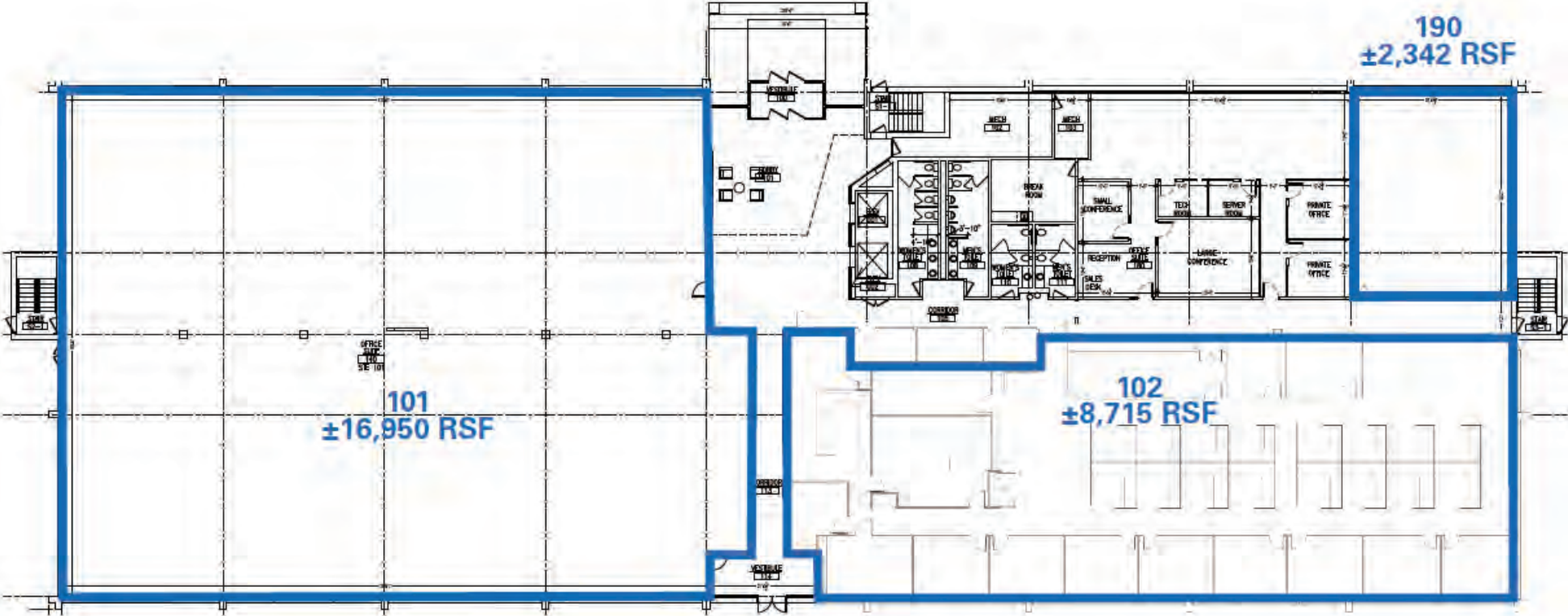
235 N EXECUTIVE DR  
BROOKFIELD, WI

**Available Space: 28,007 SF**

Suite 101: ± 16,950 RSF

Suite 102: ± 8,715 RSF

Suite 190: ± 2,342 RSF

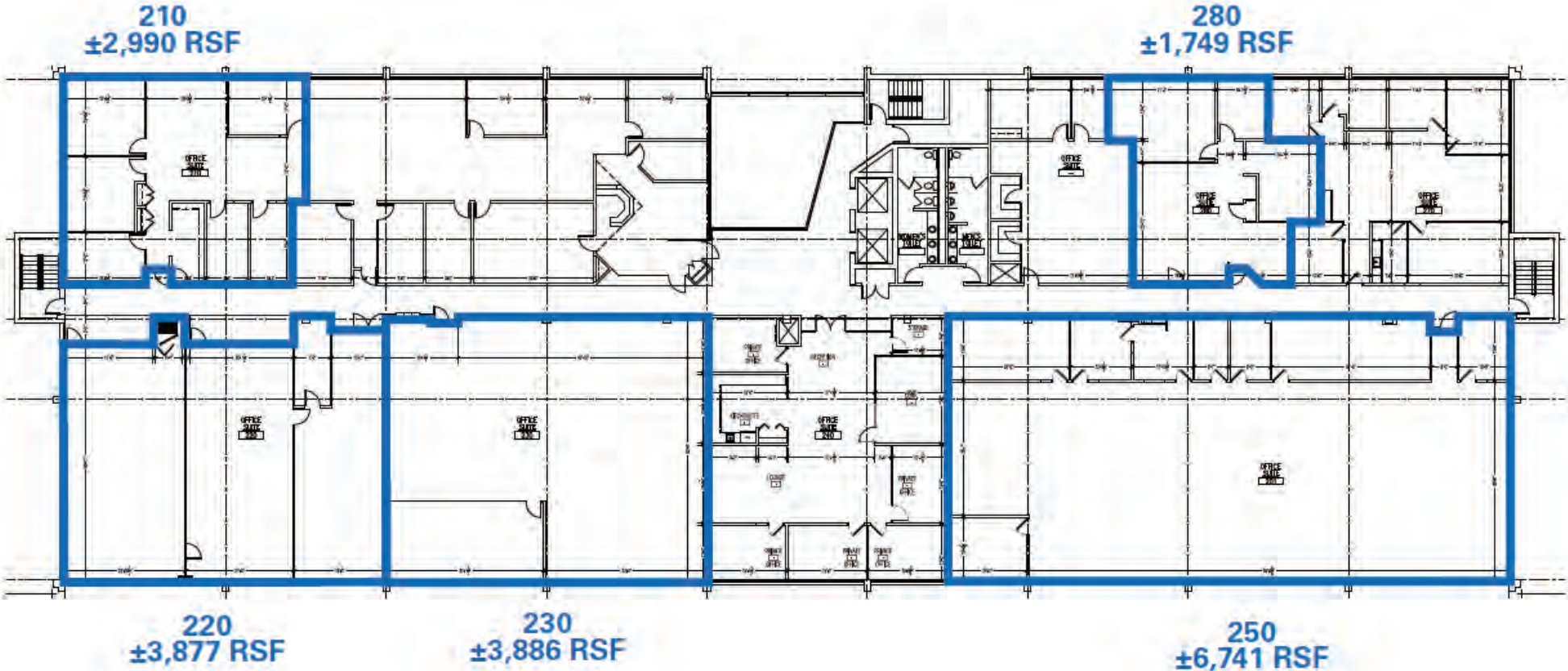


# 2<sup>ND</sup> FLOOR AVAILABILITIES

235 N EXECUTIVE DR  
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**Available Space: 19,243 SF**

- Suite 210: ± 2,990 RSF
- Suite 220: ± 3,877 RSF
- Suite 230: ± 3,886 RSF
- Suite 250: ± 6,741 RSF
- Suite 280: ± 1,749 RSF

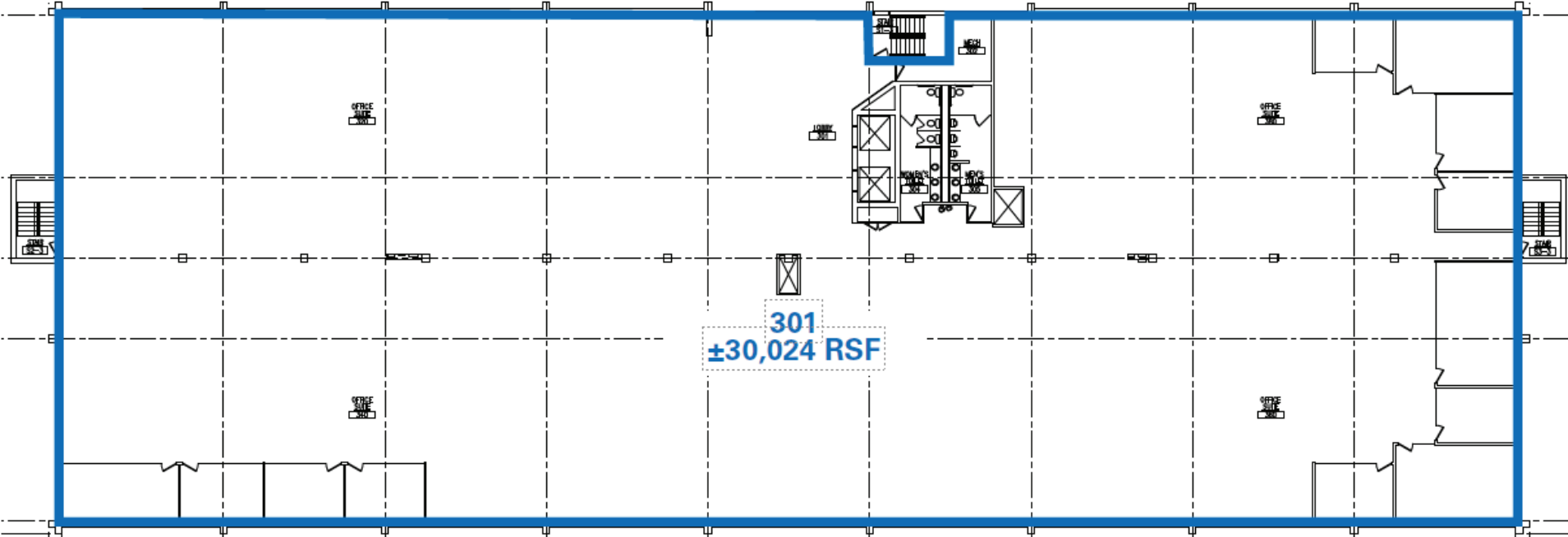


# 3<sup>RD</sup> FLOOR AVAILABILITIES

235 N EXECUTIVE DR  
BROOKFIELD, WI

Available Space: 30,024 SF

Suite 301: ± 30,024 RSF

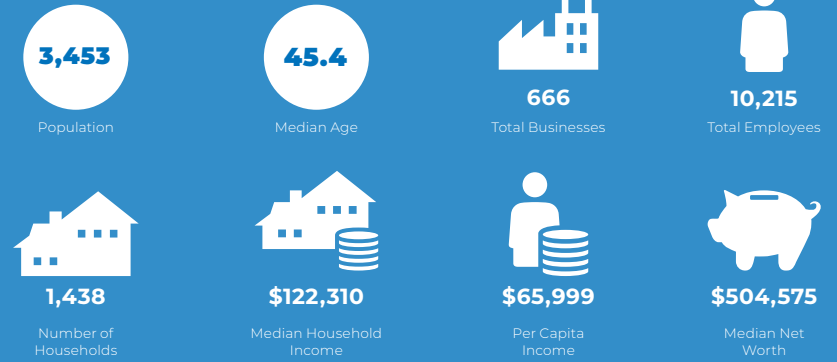


# MAP & DEMOGRAPHICS

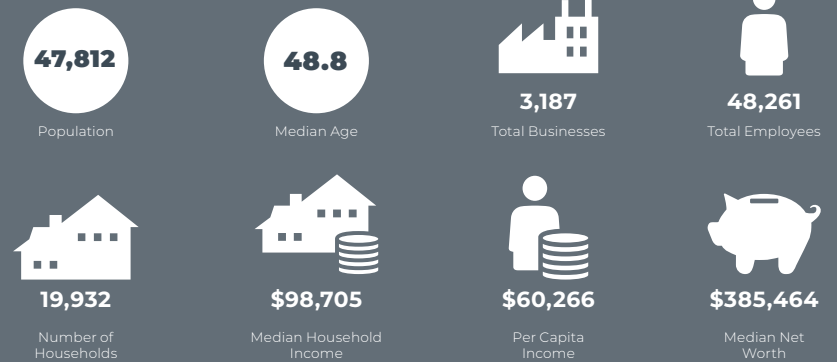
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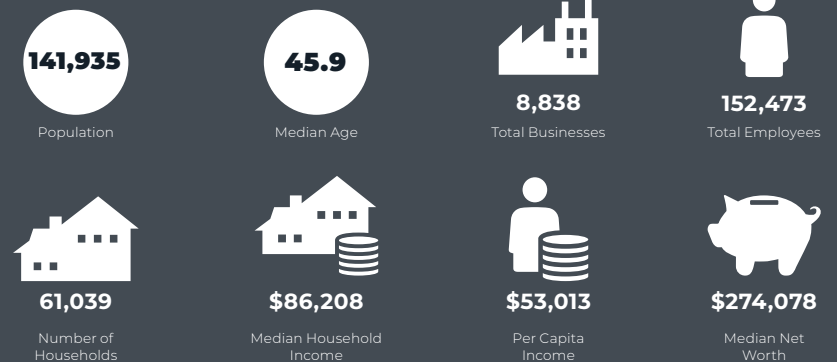
## 1 MILE RADIUS



## 3 MILE RADIUS



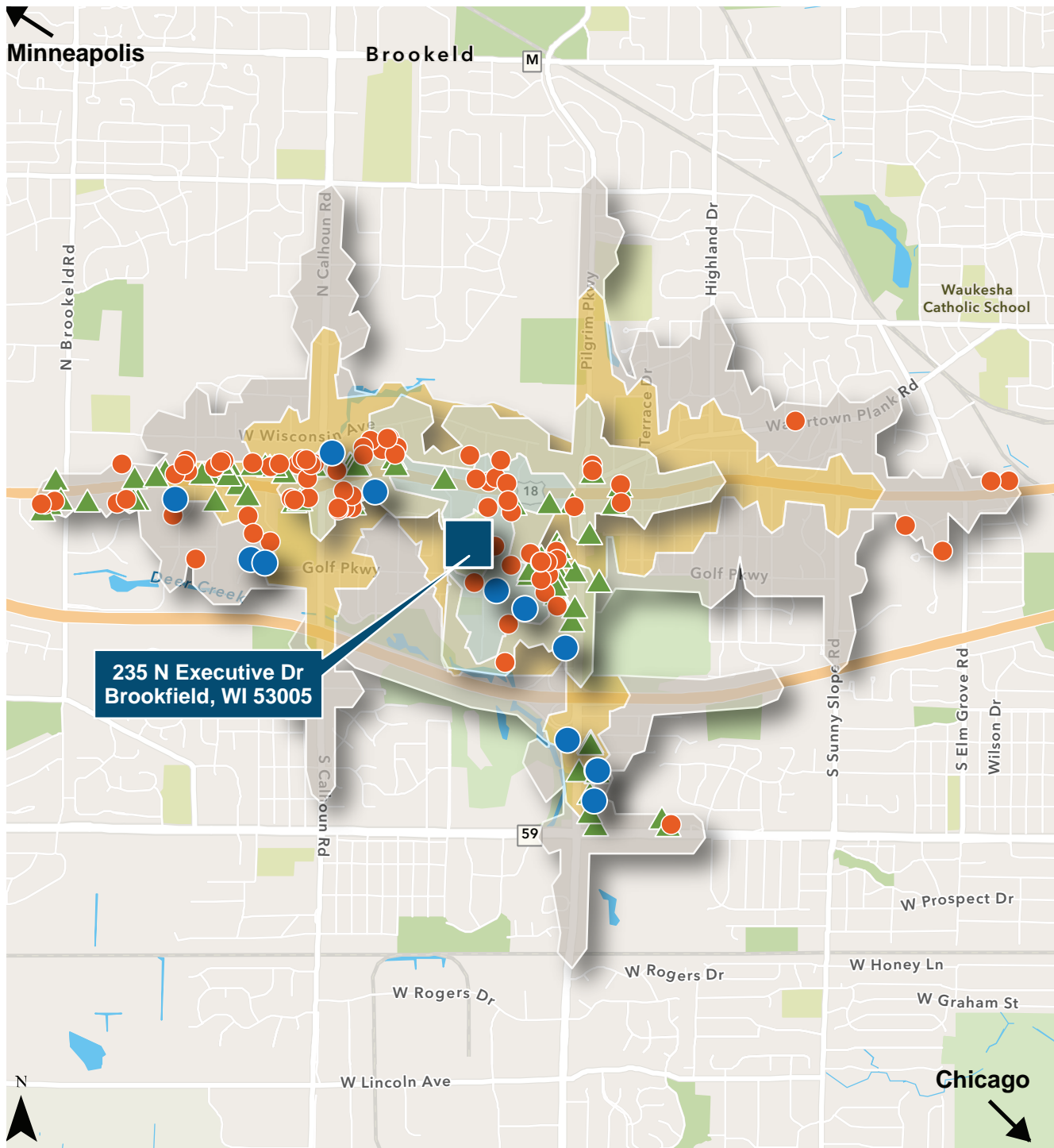
## 5 MILE RADIUS





# DRIVE TIMES

235 N EXECUTIVE DR  
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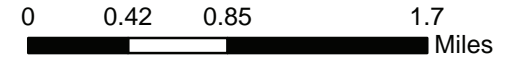


## DRIVE TIMES

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

## AREA AMENITIES *(within driving distances)*

- ▲ Lodging Facilities (2)
- Restaurants & Bars (47)
- Retail Shops (92)



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235

EXECUTIVE CENTER 



**MARIANNE BURISH, MBA**

*Executive Vice President*

D 414.270.4109

C 414.305.3070

E [marianne.burish@transwestern.com](mailto:marianne.burish@transwestern.com)

**SHAUN DEMPSEY**

*Executive Vice President*

D 414.270.4104

M 414.699.7674

[shaun.dempsey@transwestern.com](mailto:shaun.dempsey@transwestern.com)

310 W. Wisconsin Ave., Ste. ME110  
Milwaukee, WI 53203

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Milwaukee, WI 53203

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