

OFFICE SPACE - SUBLEASE -



CROSSROADS SUBLEASE

20975 SWENSON DRIVE, WAUKESHA WI, 53186



LEASING INFORMATION:

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GENERAL INFORMATION

Welcome to your fabulous new corner of the world-- Suite 430 at Crossroads! Want lots of natural light? Check. Need offices or maybe lots of offices with big, beautiful windows? Check. Need ultimate convenience to out-the-door suburban amenities, on/off freeway access, and great views? Check, check, and check! Not much time left on this sublease but for those who are in a hurry to get the jump on something exceptional, here's your chance. Call Marianne Burish or Shaun Dempsey to discuss your space needs and/or schedule a tour!

Building Size	+71,000 RSF
Available Space	4 th Floor – Suite 430 comprising 4,387 rsf
Tenant's Proportionate Share	6.08%
Occupancy	Immediate (vacant & available)
Net (NNN) Lease Rate	\$8.00/rsf
Subterm Expiration	1/31/26
Tenant Improvements	None; space offered as-is
CAM, Real Estate Taxes & Operating Expenses	2025 Budget: \$11.60/rsf
Utilities	
Heating (gas)	Included
Air Conditioning	Included
Electricity-Lights & Outlets	Included
Janitorial – Common Area	Included
Janitorial - Premises	Included
Water & Sewer	Included
Phone & Data	By Tenant
Storage	Additional on-site storage may be available at the building; inquiry to be made upon request.
Parking	One (1) underground parking space (#6) is available at \$75.00/month; ample (free) onsite surface parking is available.
Inclusions/FF&E	None.
Amenities	Fabulous building entry and lobby level lounge area with vending & tap bar adjacent to spacious outdoor patio area with grills.

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

PREMISES FLOOR PLAN – SUITE 430

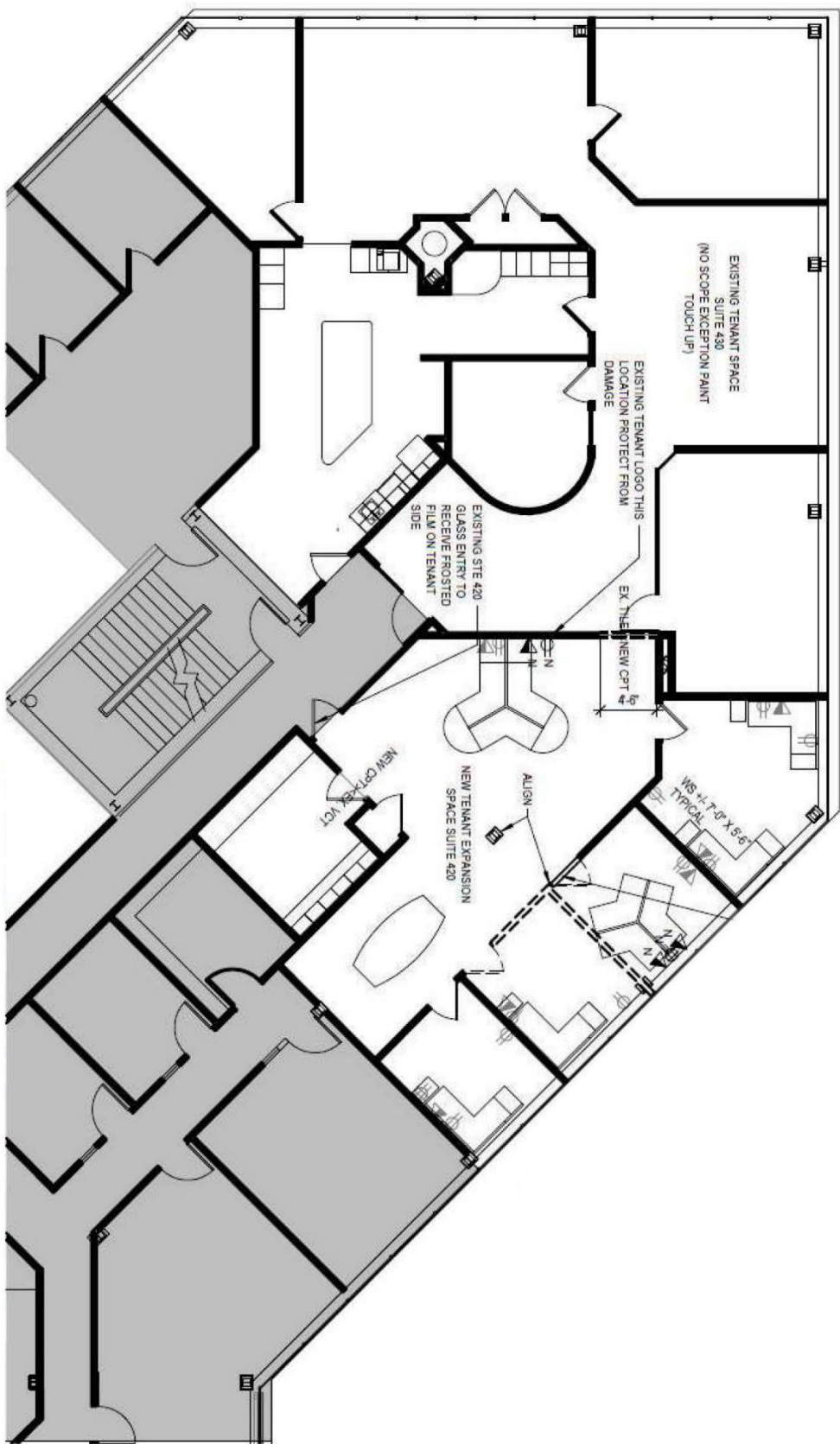


PHOTO GALLERY – SUITE 430 INTERIOR



PHOTO GALLERY – SUITE 430 INTERIOR

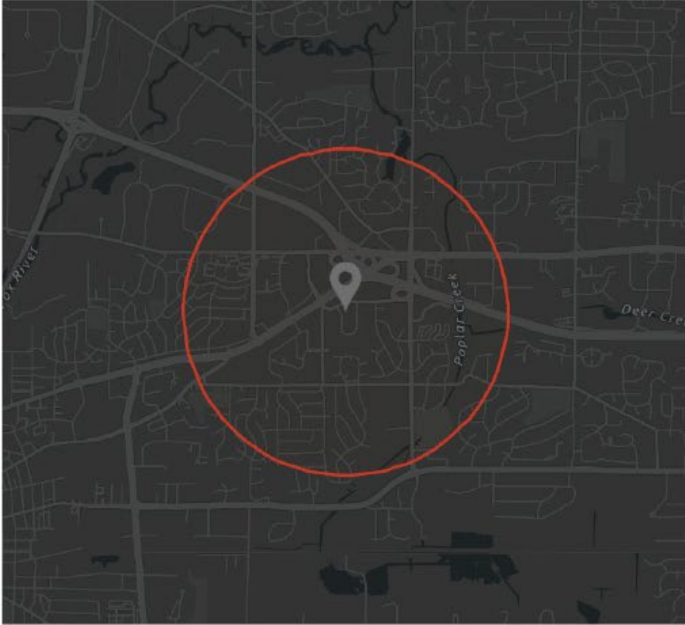


LOCATION MAP & AREA LANDMARKS



20975 SWENSON DRIVE
WAUKESHA, WI

DEMOGRAPHICS - 1 MILE



INCOME



\$68,232
Median Household Income



\$48,345
Per Capita Income



\$113,072
Median Net Worth

KEY FACTS

42.5

Median Age

6,424

Population

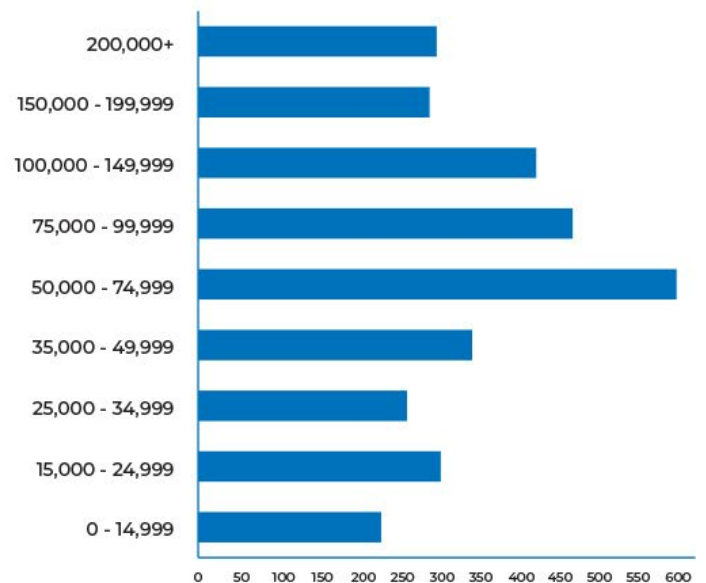
3,214

Households

\$55,506

Median Disposable Income

HOUSEHOLD INCOME



EMPLOYMENT



78.5% White Collar



15.1% Blue Collar



7.4% Services

1.7%

Unemployment
Rate

EDUCATION

2.2%

No High
School
Diploma



20.1%
High
School
Graduate

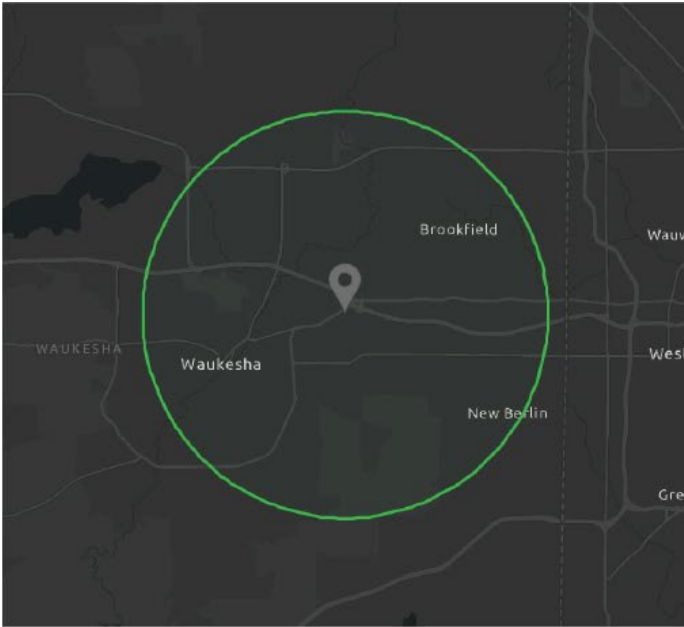


25.2%
Some
College



52.4%
Bachelor's/
Grad/Prof
Degree

DEMOGRAPHICS - 5 MILES



INCOME



\$88,158

Median Household Income



\$52,580

Per Capita Income



\$284,299

Median Net Worth

KEY FACTS

41.4

Median Age

122,907

Population

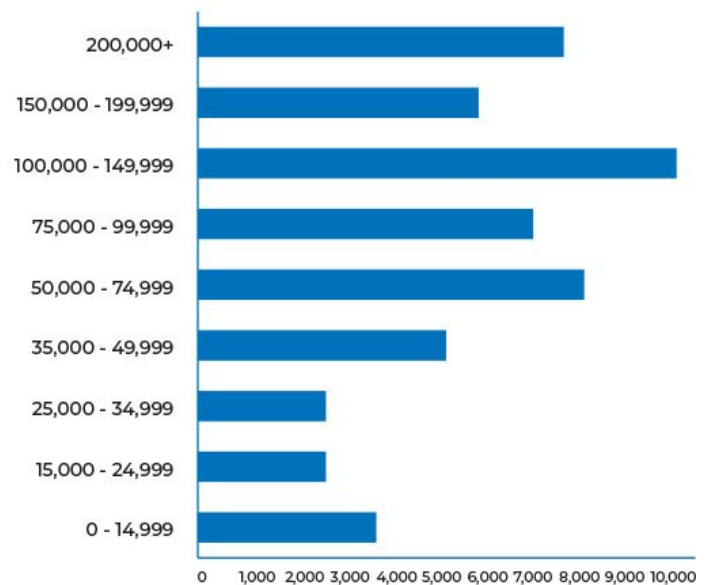
52,442

Households

\$70,440

Median Disposable Income

HOUSEHOLD INCOME



EMPLOYMENT



73.3% White Collar



16.4% Blue Collar



13.2% Services

2.1%

Unemployment Rate

EDUCATION

3.6%

No High School Diploma



20.1%
High School Graduate

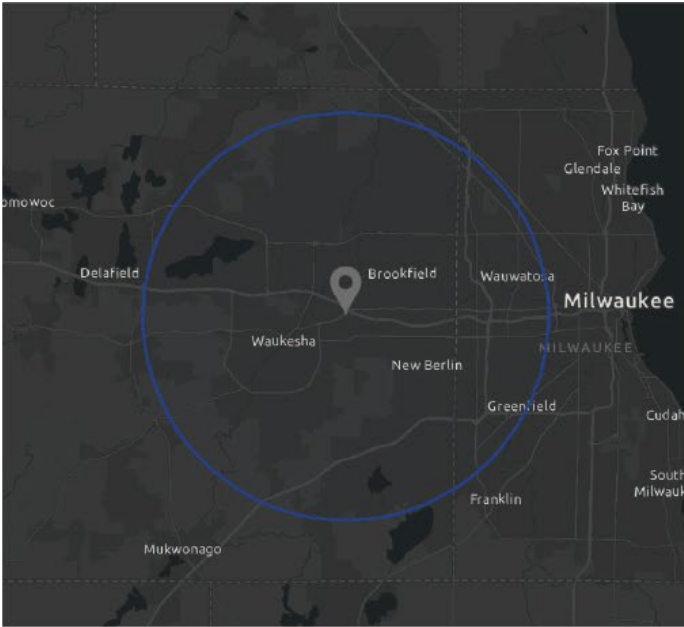


26.6%
Some College



49.8%
Bachelor's/ Grad/Prof Degree

DEMOGRAPHICS - 10 MILES



INCOME



\$85,632
Median Household Income



\$50,336
Per Capita Income



\$274,892
Median Net Worth

KEY FACTS

41.2

Median Age

529,995

Population

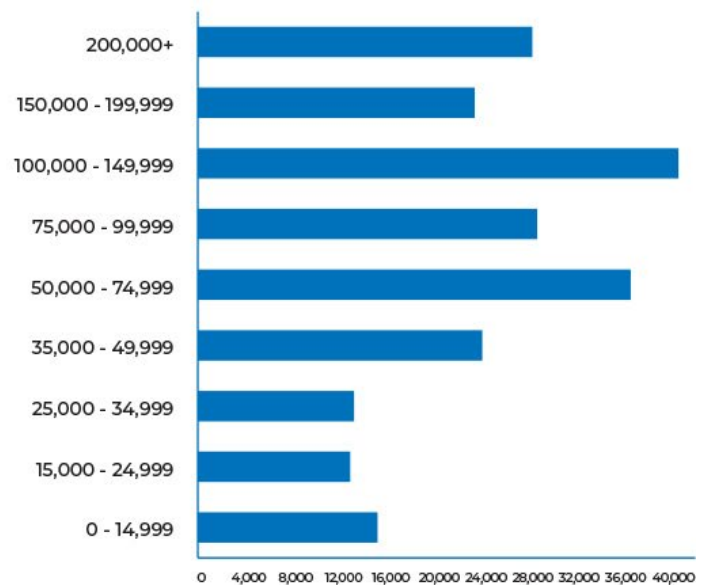
223,944

Households

\$68,301

Median Disposable Income

HOUSEHOLD INCOME



EMPLOYMENT



71.8% White Collar



17.9% Blue Collar



13.3% Services

2.5%

Unemployment Rate

EDUCATION

3.7%

No High School Diploma



23.1%
High School Graduate



27.9%
Some College



45.3%
Bachelor's/Grad/Prof Degree

DRIVE TIMES

