

**FOR LEASE - OFFICE BUILDING  
BROOKFIELD LAKES CORPORATE CENTER XI  
17950 WEST CORPORATE DRIVE  
BROOKFIELD, WISCONSIN**



**CLASS A OFFICE LEASING OPPORTUNITY**

- Prestigious Three-Story Office Building with Conservancy Views
- Located off Bluemound Road in the Brookfield Lakes Corporate Center
- 89,176 Rentable Square Feet ("rsf") Available
- Initial Rental Rate: \$14.25/rsf NNN
- Expenses: \$8.00/rsf
- Indoor parking for 16 vehicles is planned
- Prominent exterior monument signage facing I-94 is available
- Corporate Park Amenities – DoubleTree Hotel with restaurant, meeting rooms and workout facility, KinderCare Day Care Center, Chili's Restaurant, FedEx Office, On-Site Property Management and Leasing Company

**For Further Information Please Contact**

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**Hammes Company**