

FOR LEASE

Brookfield Lakes Corporate Center XV

300 N Patrick Blvd

BROOKFIELD, WI

Dan Wroblewski | 414 278 6813
Matt Fahey | 414 278 6860
Joe Moritz | 414 278 6871

Colliers INTERNATIONAL

BUILDING OVERVIEW

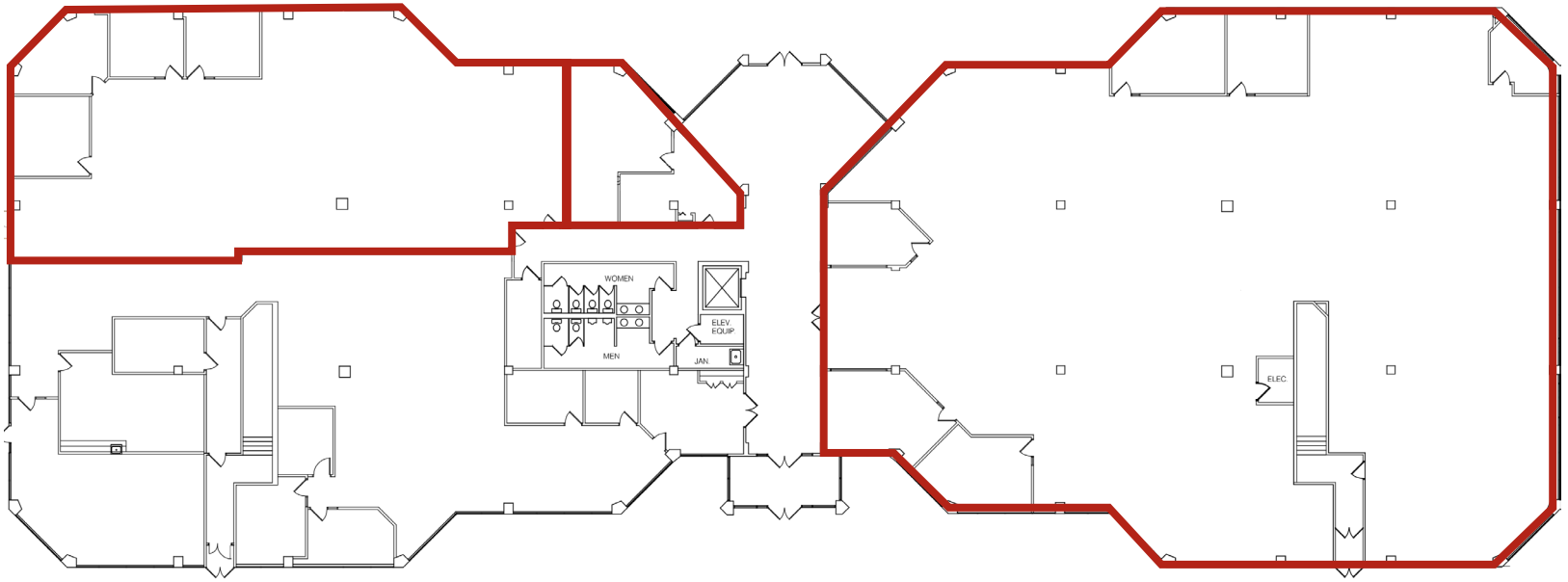
Address:	300 N. Patrick Blvd Brookfield, WI
Building Size:	51,184 Sq. Ft.
Availability:	45,097 RSF
Base Rental Rate:	$13.75 PSF NNN
OpEx/Taxes:	$9.01 PSF (est.)
Parking:	180 surface parking stalls (approx. 3.5/1,000 RSF)

Property Highlights

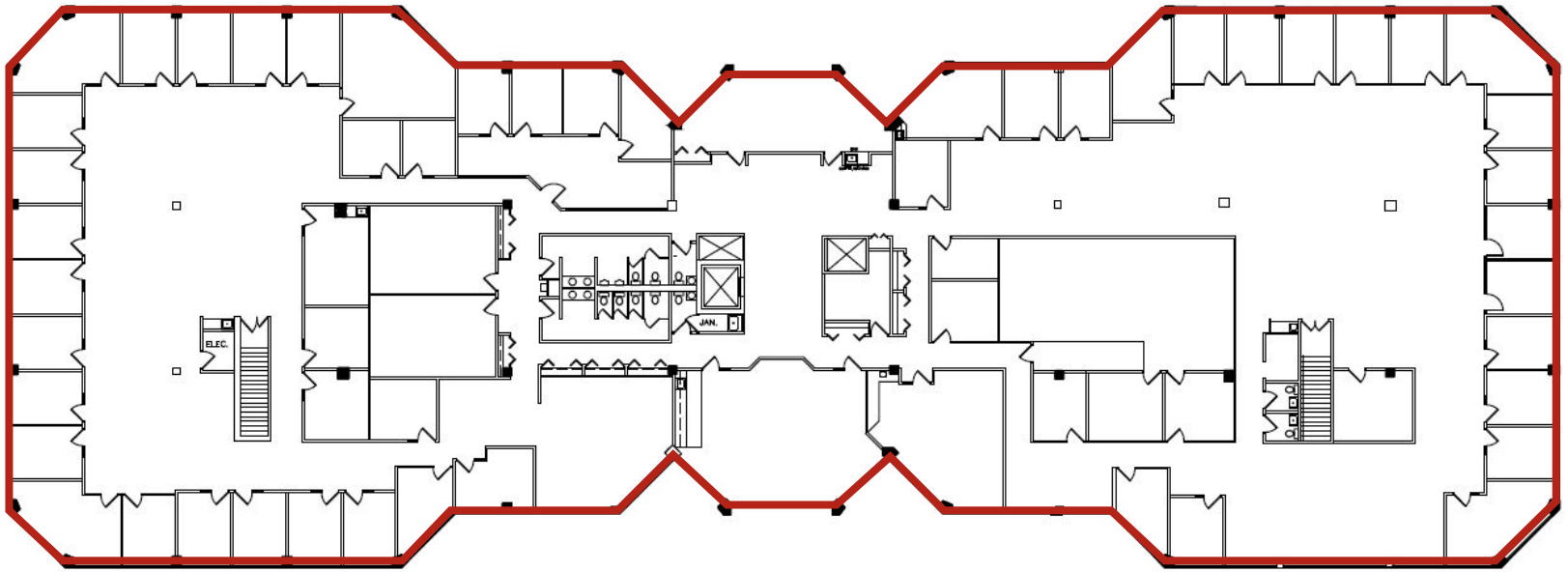
- High image class A office Space
- Atrium Directly overlooking pond
- Adjacent to I-94 and Bluemound Road
- Vast amount of surrounding retail and hospitality amenities
- Idyllic park setting with beautiful pond views
- On-site, first-class property management & maintenance staff
- Double Tree Hotel with restaurant, meeting rooms and fitness center with lap pool and locker room, available with tenant discount



Availability



First Floor:
Suite 100 - 13,201 RSF
Suite 170 - 4,846 RSF
Suite 190 - 793 RSF



Second Floor:
Suite 200 - 26,257 RSF
*Available 1/1/2022

LOCATION & AMENITIES



THE CORNERS OF BROOKFIELD

SHOPPING
- Von Maur
- Lululemon
- Anthropologie
- Arhaus
- L.L Bean
- Kendra Scott
- Francesca's

FOOD
- Belair Cantina
- Cafe Hollander
- Grimaldi's
- Sendik's
- Orange Leaf
- Cubanitas
- Wahlburgers

ENTERTAINMENT
- Silverspot Cinema
- Cycle bar
- Improv
- Lake Country Social

ADDITIONAL NEARBY AMENITIES

FOOD (FAST CASUAL)
- Portillo's
- Starbucks
- Blaze Pizza
- Qdoba
- Chipotle
- Potbelly
- Jersey Mike's
- Jimmy John's
- Subway
- Noodles & Co
- Coffee & Bagels
- Stir Crazy
- Kopp's

FOOD (DINE-IN)
- Buffalo Wild Wings
- TGI Fridays
- Original Pancake House
- Cici's Pizza
- Casablanca
- Fujiyama
- Olive Garden
- Carrabba's
- Bonefish Grill
- Mama Mia's
- The Melting Pot
- The Bistro

SHOPPING
- Metro Market
- Aldi
- Fresh Thyme
- The Fresh Market
- Target
- Lowe's
- TJ Maxx
- Bed Bath & Beyond
- World Market
- Michael's
- Office Depot
- Best Buy
- Dick's Sporting Goods

SERVICES
- CVS Pharmacy
- Walgreen's
- TCF Bank
- US Bank
- BMO Harris Bank
- Charles Schwab
- UPS
- Good Year
- Hot Yoga
- Lifetime Fitness
- ATI
- 9 Round
- Kinder Care
- Massage Envy

HOSPITALITY
- DoubleTree by Hilton
- Courtyard Marriott
- Towne Place Suites by Marriott
- Sheraton
- Embassy Suites
- Best Western
- Country Inn & Suites
- Home2 Suites by Hilton
- Tru By Hilton
- Hampton Inn
- Quality Inn
- Extended Stay America Hotel

BROOKFIELD SQUARE MALL

FOOD

- Bravo!
- Cooper's Hawk
- Fleming's Steakhouse
- Red Robin
- Five Guys
- Mitchell's Fish Market
- Jason's Deli
- Chick-fil-A
- Outback Steakhouse

SHOPPING

- JC Penney
- Barnes & Noble
- The Limited
- The North Face
- Shoe Carnival
- Firestone

ENTERTAINMENT

- Movie Tavern by Marcus
- WhirlyBall

Moorland Road Exit

BROOKFIELD LAKES CORPORATE CENTER

- DoubleTree Hotel with restaurant & meeting rooms
- KinderCare Day Care Center
- FedEx Office - 24 hrs
- Walking Trails
- Adjacent to I-94 & Bluemound Road
- On-Site Property Management & Leasing Company



DAN WROBLEWSKI
414 278 6813
dan.wroblewski@colliers.com

MATT FAHEY
414 278 6860
matt.fahey@colliers.com

JOE MORITZ
414 278 6871
joe.moritz@colliers.com

COLLIERS INTERNATIONAL | 833 E. Michigan Street, Suite 500 | Milwaukee, WI 53202 | 414 276 9500 | www.colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2020. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

STATE OF WISCONSIN | BROKER DISCLOSURE

Non-Residential Customers
Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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

Broker Disclosure to Customers

You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you, the broker owes you, the customer, the following duties:

- The duty to provide brokerage services to you 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 with a reasonable time if you request it, unless prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property the broker holds.
- 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. A broker or salesperson 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 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential. Unless the information must be disclosed by law or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the broker 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 broker is aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information you consider to be confidential.
Confidential Information: _____
Non-Confidential Information: (The following information may be disclosed by Broker): _____
(Insert information you authorize the broker to disclose such as financial qualification information.)

Consent to Telephone Solicitation

I/We agree that the broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.
List Home/Cell Numbers: _____

Sex Offender Registry

Notice: 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://offender.doc.state.wi.us/public/

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 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.