

SUBURBAN OFFICE BUILDING

# Bishops Woods Office Park Office Space for Lease

13400 BISHOPS LANE  
BROOKFIELD, WISCONSIN

NEWMARK



## 13400: A SUBURBAN OFFICE BUILDING

This suburban office building is encapsulated in glass, offering its tenants year-round union with nature. Located just minutes from I-94 and I-41 it serves the entire metro community and has numerous restaurants and financial institutions nearby.

Located at the entrance to Bishops Woods Office Park, this office building has building key-card access to enhance security, a generous window exposure at garden level, outdoor patio, lobby and restroom updates, and monument signage available.

*For information, please contact:*

**Rachel Schmidt, CCIM**

*Director*

t 414-395-4691  
rachel.schmidt@nmrk.com

**Tim Janusz**

*Director*

t 414-908-9155  
tim.janusz@nmrk.com

757 N Broadway, Suite 700  
Milwaukee, WI 53202

[nmrk.com](http://nmrk.com)



**Building Size**

±120,000 SF

**Available Space**

Suite 10: ±1,340 RSF  
Suite 30: ±2,986 RSF  
Suite 50: ±4,240 RSF  
Suite 95: ±1,926 RSF  
Suite 140: ±2,522 RSF  
Suite 190: ±13,400 RSF  
Suite 275: ±3,266 RSF  
Third Floor: ±35,099 RSF

**Lease Rate**

\$18.50/SF - \$19.95/SF, Full Service Gross  
Garden Level: \$15.00/SF, Full Service Gross

**Rate Includes**

CAM, RE Taxes, Insurance, Utilities, and 5-night a week janitorial service

**Signage**

Monument sign on Bluemound Road

**Parking**

4:1,000 includes 198 stalls in parking structure and surface parking. Reserved covered parking available for \$75 per stall



13400: A SUBURBAN OFFICE BUILDING





## 13400: A SUBURBAN OFFICE BUILDING





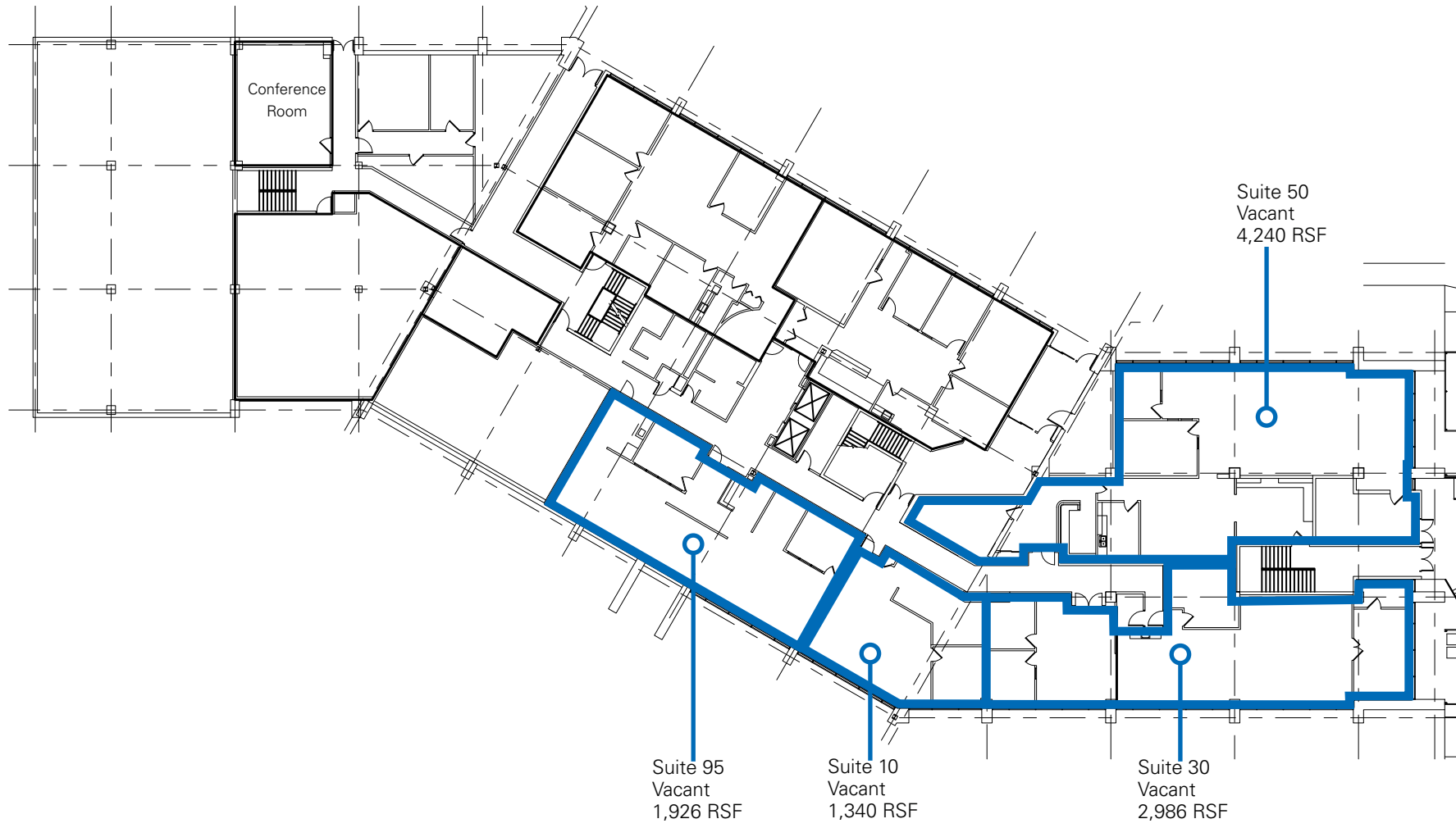
## 13400: A SUBURBAN OFFICE BUILDING





## 13400: A SUBURBAN OFFICE BUILDING

### GARDEN LEVEL FLOOR PLAN



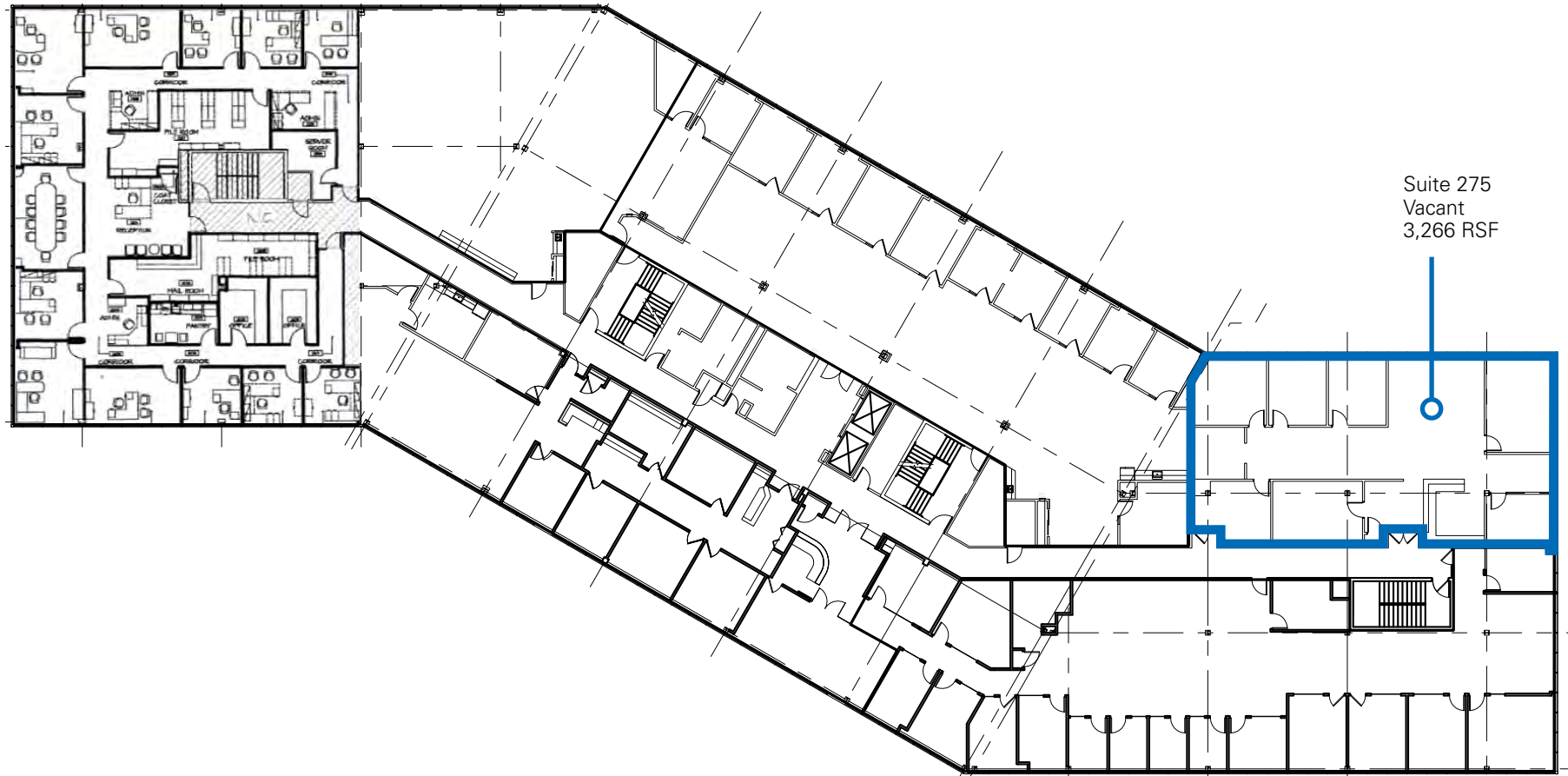
## 13400: A SUBURBAN OFFICE BUILDING

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



## 13400: A SUBURBAN OFFICE BUILDING

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



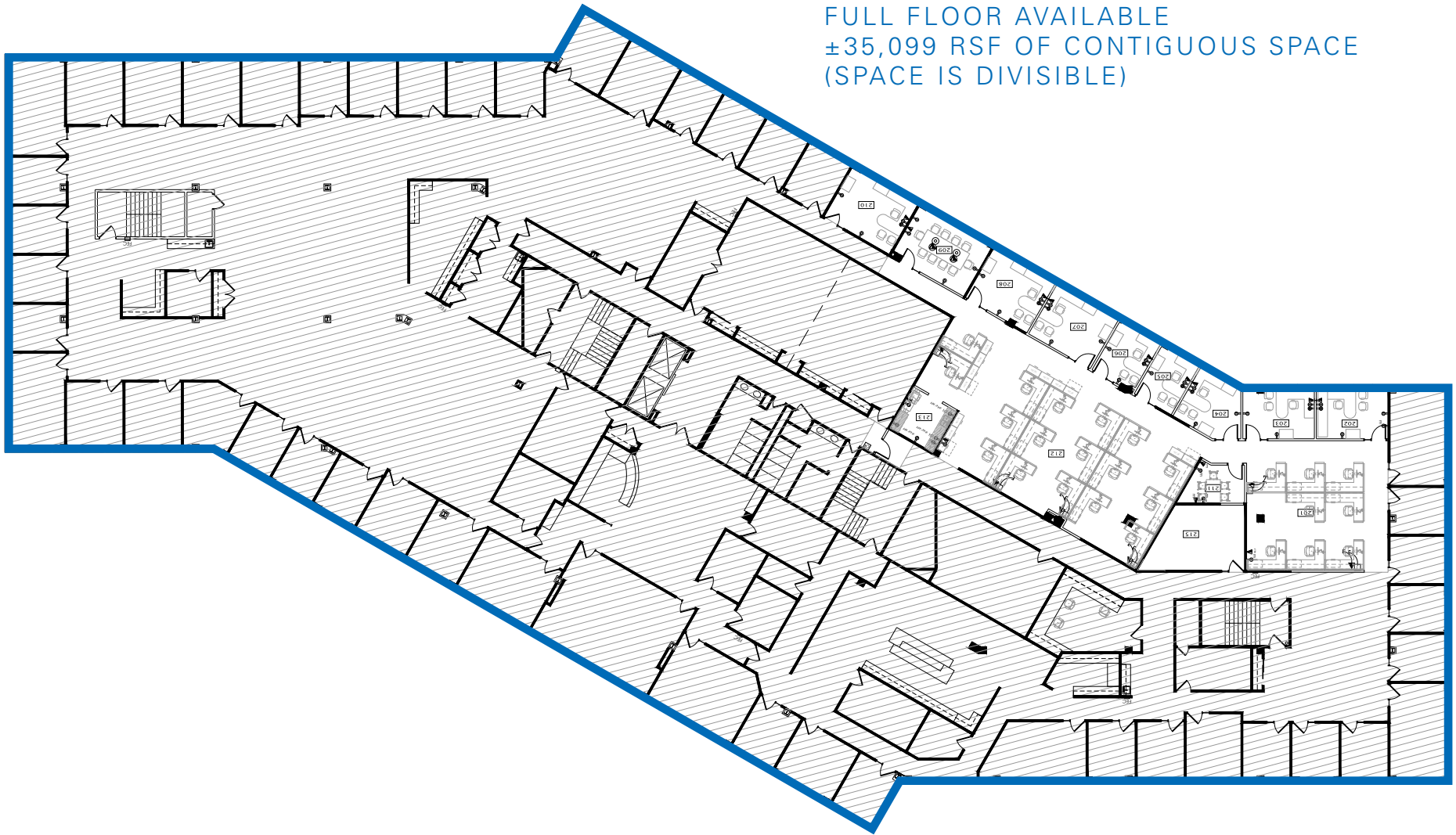
Suite 275  
Vacant  
3,266 RSF



13400: A SUBURBAN OFFICE BUILDING

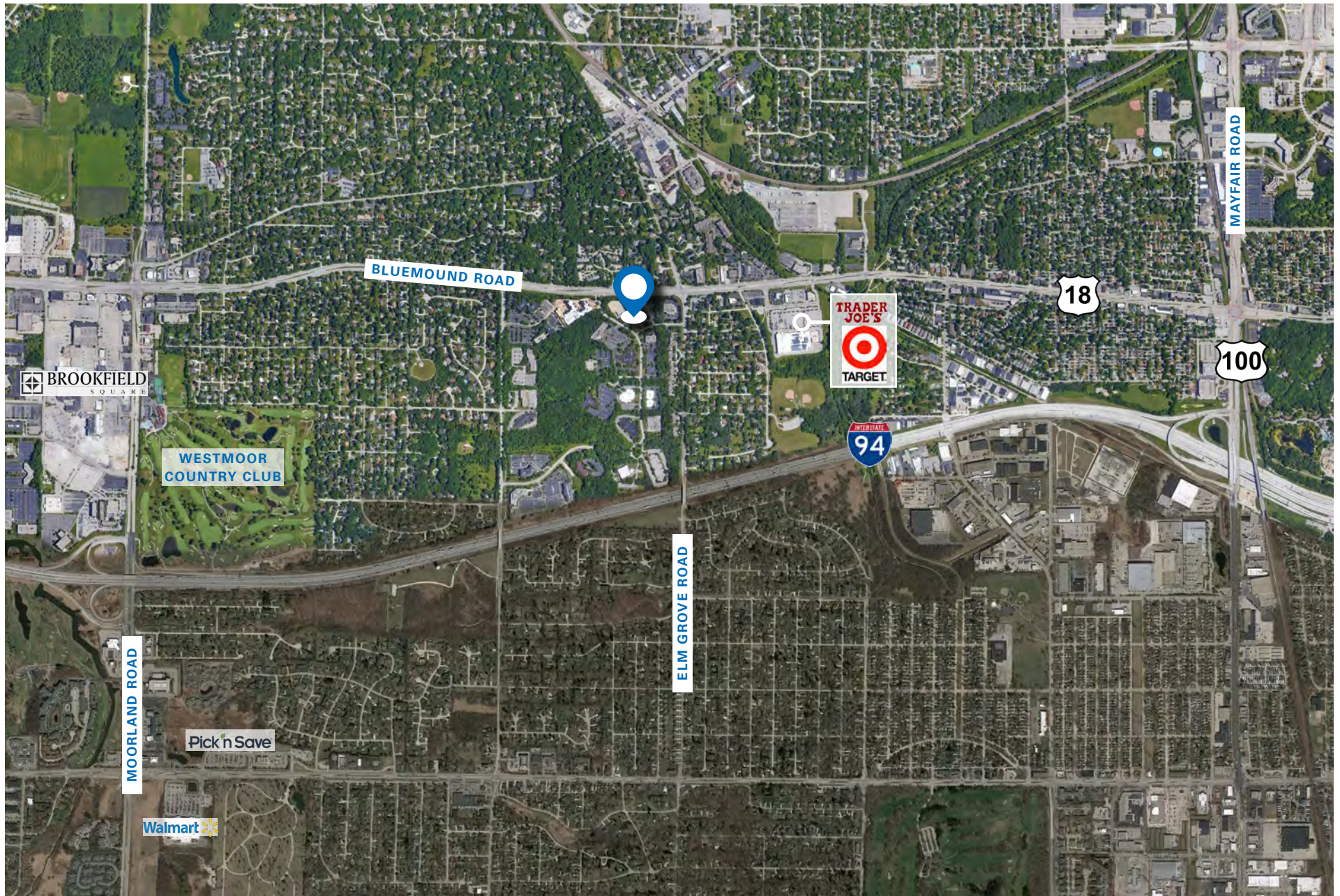
3<sup>RD</sup> FLOOR  
FLOOR PLAN

FULL FLOOR AVAILABLE  
±35,099 RSF OF CONTIGUOUS SPACE  
(SPACE IS DIVISIBLE)





## 13400: A SUBURBAN OFFICE BUILDING





---

# 13400 Bishops Lane Brookfield, Wisconsin

---

*For more information:*

**Rachel Schmidt, CCIM**

*Director*

t 414-395-4691

rachel.schmidt@nmrk.com

**Tim Janusz**

*Director*

t 414-908-9155

tim.janusz@nmrk.com

757 N Broadway, Suite 700

Milwaukee, WI 53202

**nmrk.com**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.