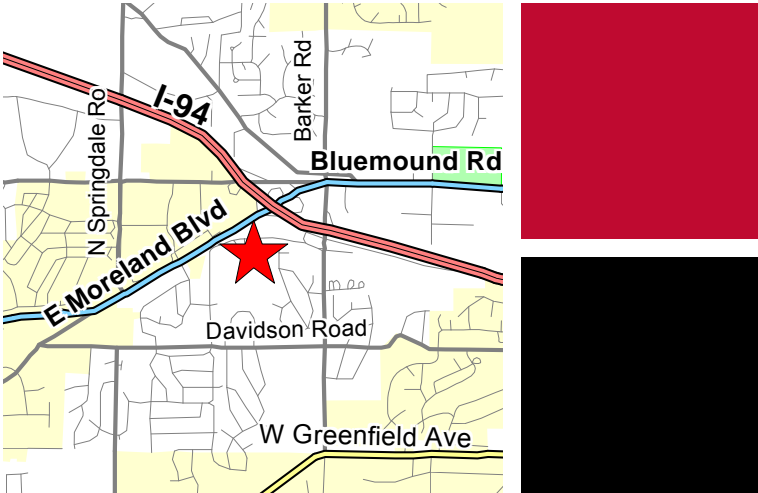


# Crossroads Corporate Center III

## For Lease

20875 Crossroads Circle • Brookfield, WI



### Space Available

Suite 275:	6,040 RSF @ \$10.00 NNN
Suite 700:	7,207 RSF @ \$10.00 NNN
Suite 925:	1,526 RSF @ \$ 9.50 NNN

\* Suite 700 is divisible to 3,500 RSF

### Operating Expenses

\$4.23/ SF  
plus utilities and janitorial

### Lease Term

Minimum of 3-year lease

### Floor Plans

Attached

### Parking

4 stalls per 1,000 SF

### Signage

- Exterior suite entry
- Monument

### Restrooms

Men's and women's with ADA accessibility available within suite

- Excellent freeway access
- Close to abundant area amenities

## For Information:

**Jody Nelson**

**(414) 908-9152**

[jnelson@mlgcommercial.com](mailto:jnelson@mlgcommercial.com)

**Steffi Krolikowski**

**(414) 908-9153**

[skrolikowski@mlgcommercial.com](mailto:skrolikowski@mlgcommercial.com)

## The Leader In Commercial Real Estate.

Prospective Buyer/Tenant is hereby advised that: (1) a salesperson with, Principal in, or entity affiliated with NAI MLG Commercial ("NAI MLG") may be a member of Owner; (2) NAI MLG is acting solely as an agent of Owner and may receive a commission in connection with the sale or lease of the Properties; and (3) NAI MLG is not related to or affiliated with Owner other than acting as its agent in this transaction and will receive no economic benefit or compensation from Owner other than a commission.

**NAI MLG Commercial**

Commercial Real Estate Services Worldwide.

1110 North Old World Third Street • Suite 400

Milwaukee, WI 53203

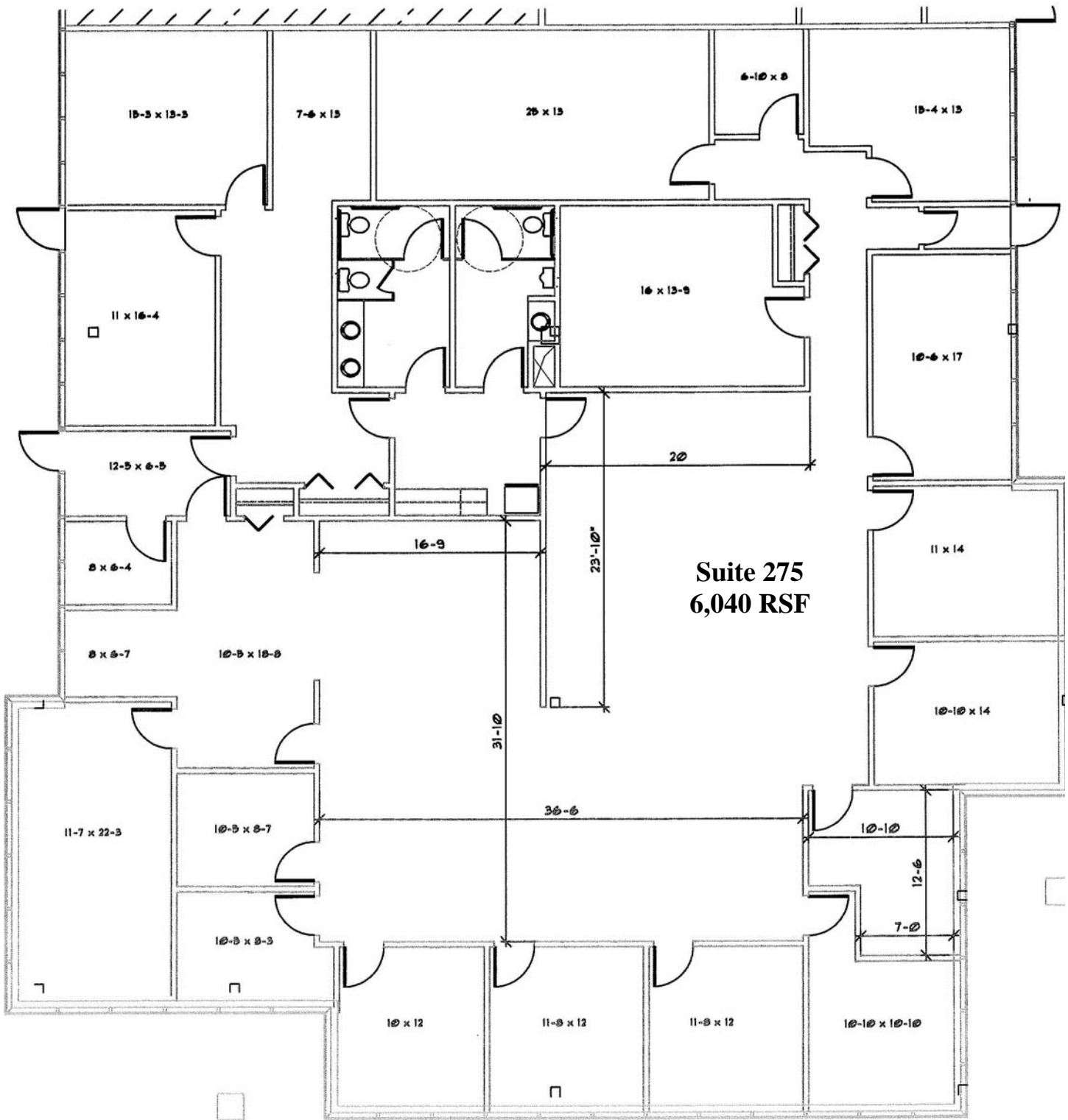
**(414) 347-9400** | (414) 347-9401 fax

Offices also in Brookfield, Appleton and Madison, WI

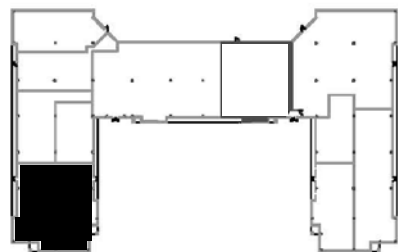
[www.mlgcommercial.com](http://www.mlgcommercial.com)

18246

Information shown herein was provided by the Seller/Lessor and/or other third parties and has not been verified by the broker unless otherwise indicated.



**Suite 275**  
**6,040 RSF**



**2 Key Plan**  
 Not to Scale

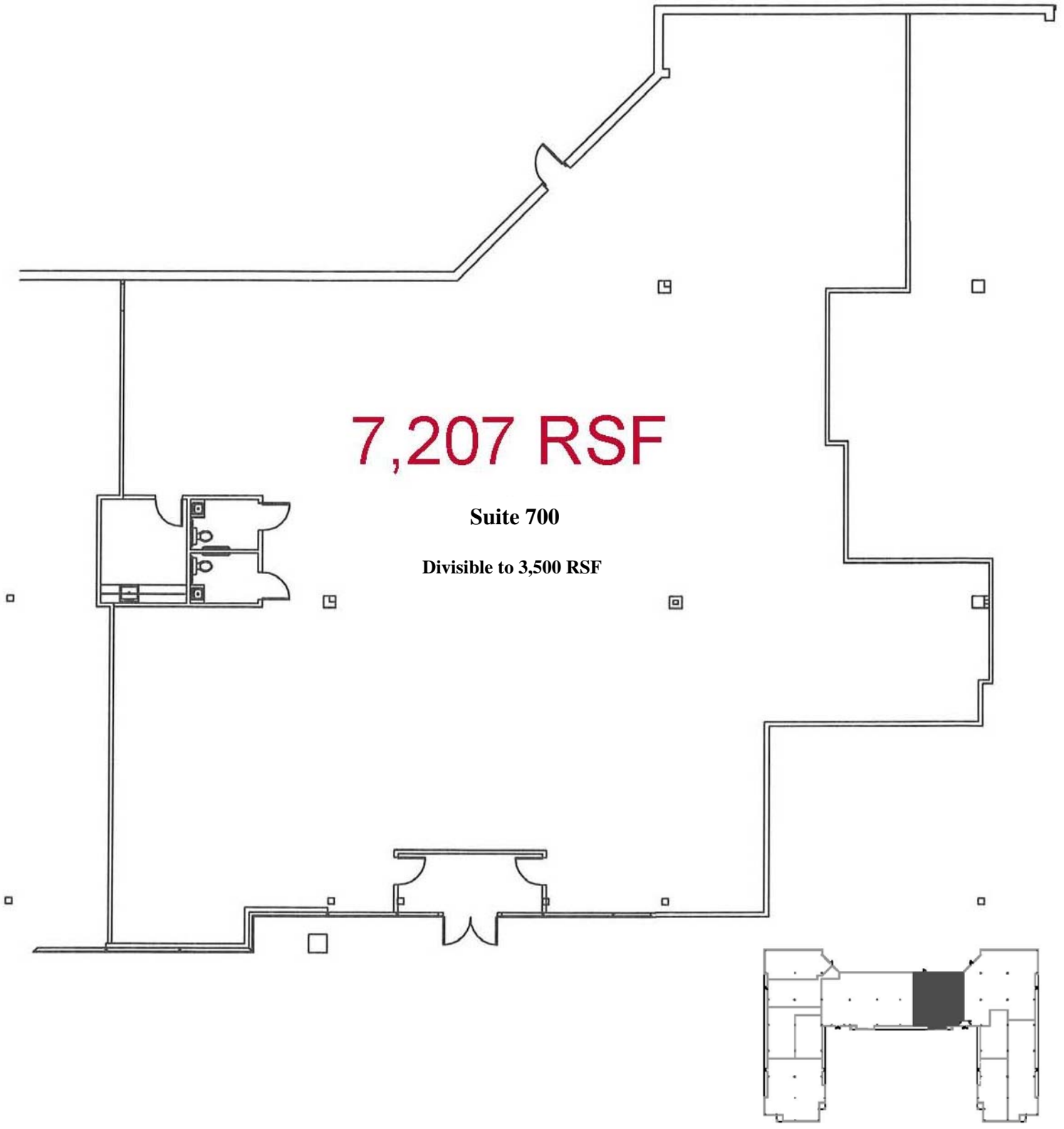
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**7,207 RSF**

**Suite 700**

**Divisible to 3,500 RSF**

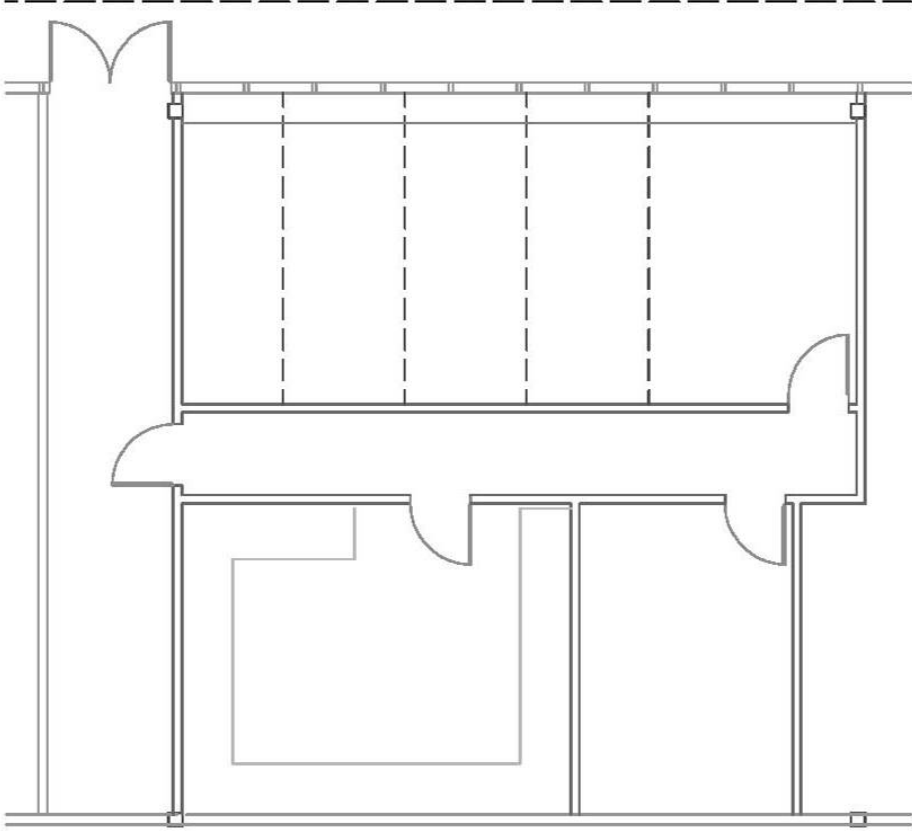
**2 Key Plan**  
Not to Scale

**NAI MLG Commercial**  
Commercial Real Estate Services Worldwide.

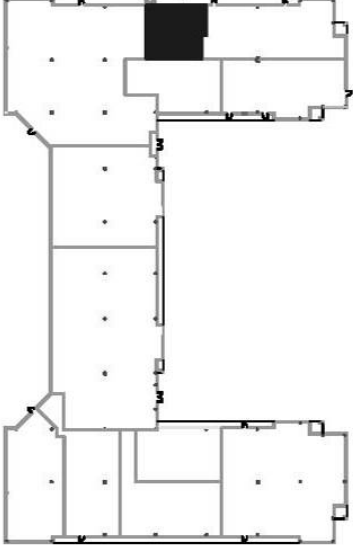
**(414) 347-9400 | (414) 347-9401 fax**

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**1 Floor Plan**  
Not to Scale



**2 Key Plan**  
Not to Scale

**Suite 925  
Location  
1,526 RSF**

**1526 Rentable Square Feet**  
**CROSSROADS CORPORATE CENTER III**  
**SUITE 925**  
**20875 SWENSON DRIVE WAUKESHA**  
**WISCONSIN 53186**  
**Not to Scale**

**WISCONSIN REALTORS® ASSOCIATION**

4801 Forest Run Road  
Madison, Wisconsin 53704

**BROKER DISCLOSURE TO CUSTOMERS**

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 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  
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide  
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the  
6 following duties:

- 7  The duty to provide brokerage services to you fairly and honestly.
- 8  The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9  The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless  
10 disclosure of the information is prohibited by law.
- 11  The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is  
12 prohibited by law (**See Lines 55-63**).
- 13  The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the  
14 confidential information of other parties (**See Lines 22-39**).
- 15  The duty to safeguard trust funds and other property the broker holds.
- 16  The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and  
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you  
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.  
20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of  
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION  
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,  
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR  
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER  
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 55-63**).
- 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION  
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- 32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST  
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER  
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:**

36 \_\_\_\_\_

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): \_\_\_\_\_

38 \_\_\_\_\_

39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

40 **CONSENT TO TELEPHONE SOLICITATION**

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

44 **List Home/Cell Numbers:**

45 \_\_\_\_\_

45 **SEX OFFENDER REGISTRY**

46 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the

47 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 877-234-0085.

48 BY INITIALING AND DATING BELOW I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND

49 THAT \_\_\_\_\_ and \_\_\_\_\_ are working

50 Sales Associate ▲ Firm Name ▲

51 as: (Owner's Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent) **STRIKE ONE**.

52 **INITIALING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY LEGAL OBLIGATIONS TO BROKER.**

53 \_\_\_\_\_

54 Initials ▲ Date ▲ Print Name (optional) ▲ Initials ▲ Date ▲ Print Name (optional) ▲

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.  
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NAI MLG Commercial 13400 Bishop's Ln Ste 100, Brookfield WI 53005-6237 Phone (262) 797-9400 Drafted by Attorney Richard J. Staff Fax (262) 797-8940

55 **DEFINITION OF MATERIAL ADVERSE FACTS**

56 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  
57 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
58 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
59 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  
60 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
61 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
62 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  
63 agreement made concerning the transaction.