

300 N Corporate Drive

Brookfield Lakes Corporate Center VIII



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PARK OVERVIEW



State of the Art Conference Center & Tenant Lounge

Brand New Tenant Amenity Center, the Lake Lounge, is comprised of a 72 person state of the art conference center, tenant lounge and additional conference rooms.



Winding Walking Paths

With Brookfield Lake's winding walking paths, gone are the days of parking lot walks during lunch. The paths circle the various lakes and greenery, connecting the corporate center's buildings.



Retail HUB

Located in the active Brookfield submarket, the park is not only highly accessible but is also in close proximity to a number of mixed use retail HUBS.



Professional On-Site Staff

Brookfield Lakes is professionally managed by an on-site property management team and building engineers with the experience and expertise to create a best in market tenant experience.

PARK OVERVIEW

Group RMC Brookfield Lakes Office Portfolio

1	325 N Corporate Dr
2	275 N Corporate Dr
3	18000 W Sarah Ln
4	200 Patrick Blvd
8	300 N Corporate Dr
9	100 N Corporate Dr
12	175 N Corporate Dr
13	17775 W Bluemound Rd
15	300 Patrick Blvd
16	17975 W Sarah Ln
17	18500 W Corporate Dr

-  Brookfield South KinderCare
-  The Double Tree Hotel
-  Brookfield Lakes Retail Center
-  Honey Berry Cafe
-  Management Office
-  The Lake Lounge and Fitness Center



TENANT LUXURIES



Lake Lounge

[Virtual Tour](#)



Fitness Center

[Virtual Tour](#)

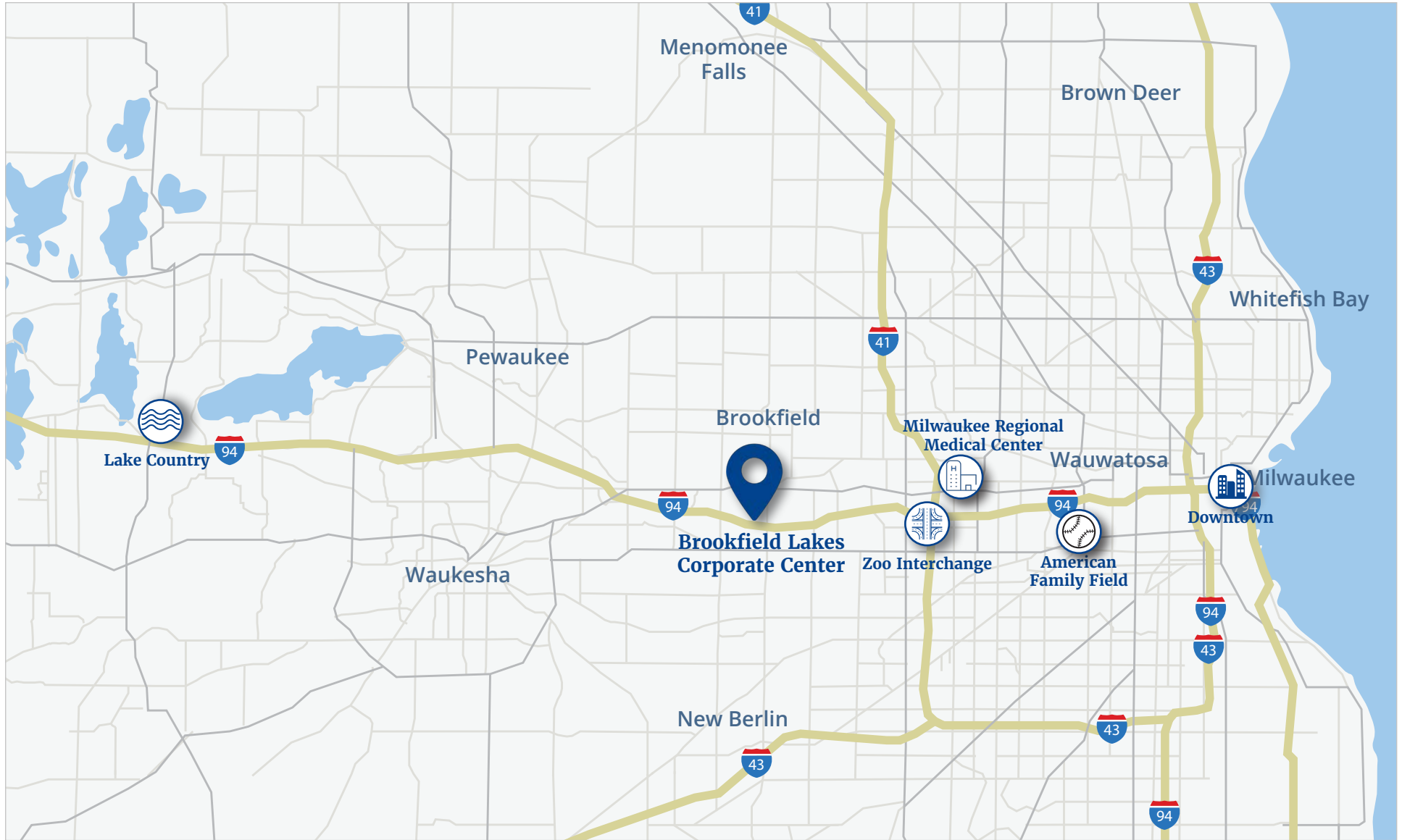


Conference Center



Honey Berry Cafe

AREA OVERVIEW



BUILDING OVERVIEW

Specifications

Address	300 N Corporate Drive
Available Space	1,159 – 5,498 RSF
Building Size	77,644 RSF
Stories	3
Parking	310 Surface Stalls 4.0/1,000 SF
OpEx	\$8.84 PSF
Lease Rate	\$14.50 PSF NNN



Newly Renovated Lobby

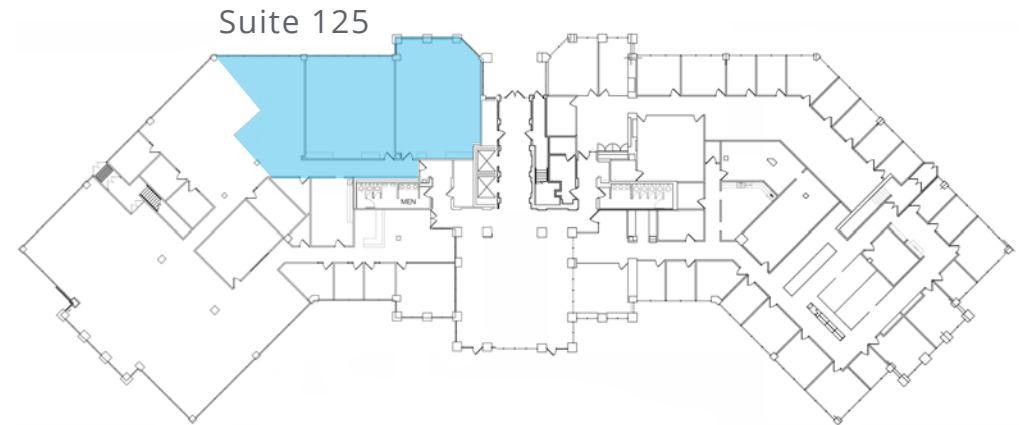
Features & Highlights

- Three story, Class “A” Office Building with on-building signage opportunities facing Bluemound Road
- Brand new lobby and common area renovations completed in 2022.
- Building offers opportunities for both large and small users
- Outdoor patio with seating area overlooking one of Brookfield Lake’s various ponds
- Includes access to the newly added tenant amenity center, The Lake Lounge, which includes a state-of-the-art conference center, traditional conference rooms, tenant lounge and fitness center.
- Adjacent to I-94 and Bluemound Road – Vast amount of surrounding retail and hospitality amenities
- On-site, first-class property management & building engineers
- Centrally located between two major interchanges to I-94, Goerke’s Corners and Moorland Road

BUILDING AVAILABILITY

First Floor

Suite 125	3,630 RSF
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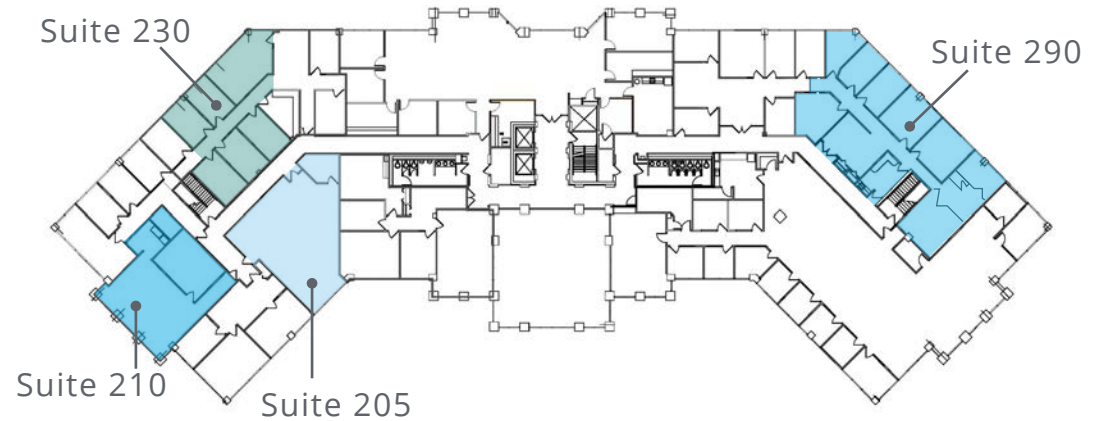
Second Floor

Suite 205	1,290 RSF
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Suite 210	1,159 RSF
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Suite 230	1,506 RSF
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Suite 290	2,741 RSF
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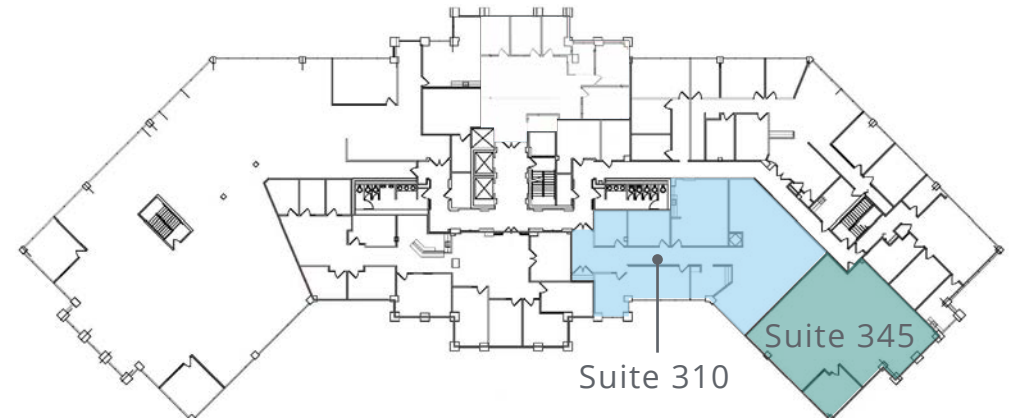


Third Floor

Suite 310	3,242 RSF
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Suite 345	2,256 RSF
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Suites 310 & 345 contiguous to 5,498 SF



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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 brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. The broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe 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 disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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. An Agent of the Firm 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 the duties owed to a customer under section 452.133 (1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm and its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm 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 Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may list that information below, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by the Firm and its Agents): _____
(Insert information you authorize to be disclosed, such as financial qualification information.)

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 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.

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/>