

The
CORRIDOR
GOLF PARKWAY CORPORATE CENTER



GOLF PARKWAY CORPORATE CENTER

17335 GOLF PARKWAY | BROOKFIELD, WISCONSIN



 **IRGENS**[®]

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GOLF PARKWAY CORPORATE CENTER is a premier Class A office building in an unmatched location in Brookfield. Now open, this 186,000 RSF multi-story, contemporary office building offers abundant surface parking, underground executive parking, state-of-the-art design and exclusive amenities.

LOCATION HIGHLIGHTS

SURROUNDINGS

The building, located in The Corridor, features a prime location and easy access along Bluemound Road, Calhoun Road and I-94.

ACCESS

Centrally located between two major interchanges to Interstate 94 - Goerke's Corners and Moorland Road.

DRIVABLE AMENITIES

- › 27 minutes to Gen. Mitchell International Airport
- › 20 minutes to Downtown Milwaukee
- › 8 minutes to Brookfield Square
- › 6 minutes to The Corners of Brookfield

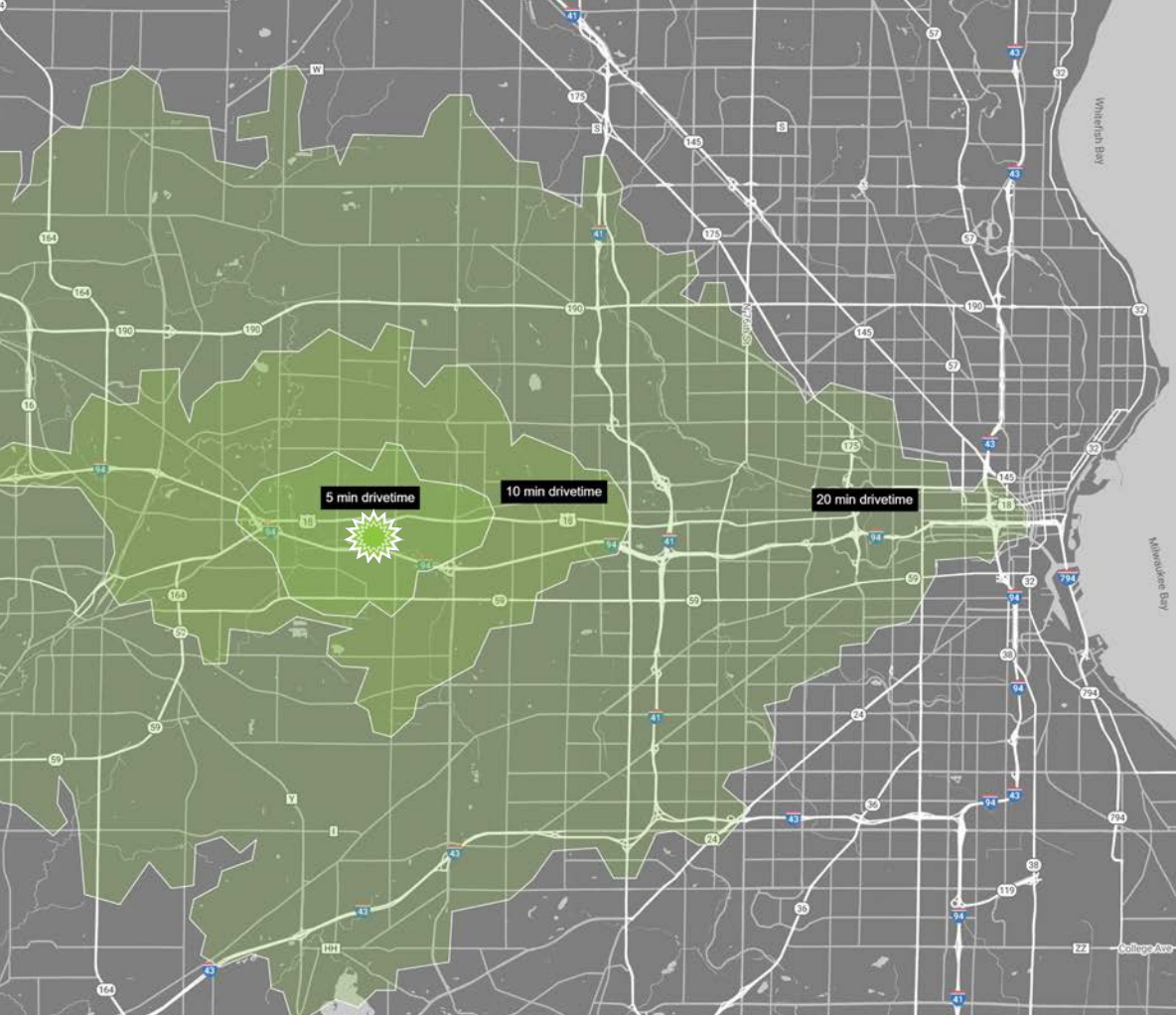
BUILDING HIGHLIGHTS

- › Abundant surface parking and executive underground parking
- › On-building signage opportunities
- › Floor-to-ceiling glass and efficient 35,000 SF floor plates
- › On-site tenant lounge
- › Shared conference room
- › In-building fitness center with lockers and showers
- › Best-in-class building systems including above-standard HVAC System
- › Adjacent to Greenway Trail System for bike and pedestrian use
- › Located in The Corridor, which features a unified campus design concept with pedestrian-centric and sustainability initiatives throughout

GOLF PARKWAY | HIGHLIGHTS



NEARBY AMENITIES



GOLF PARKWAY | BY THE NUMBERS



BROOKFIELD POPULATION 2022

42,172



AVG. HOUSEHOLD EARNING

\$150,780



MEDIAN AGE
MALE FEMALE

44 47.7



5-MIN DRIVE	TOTAL BUSINESSES	
	10-MIN	20-MIN
1,834	5,000	18,479

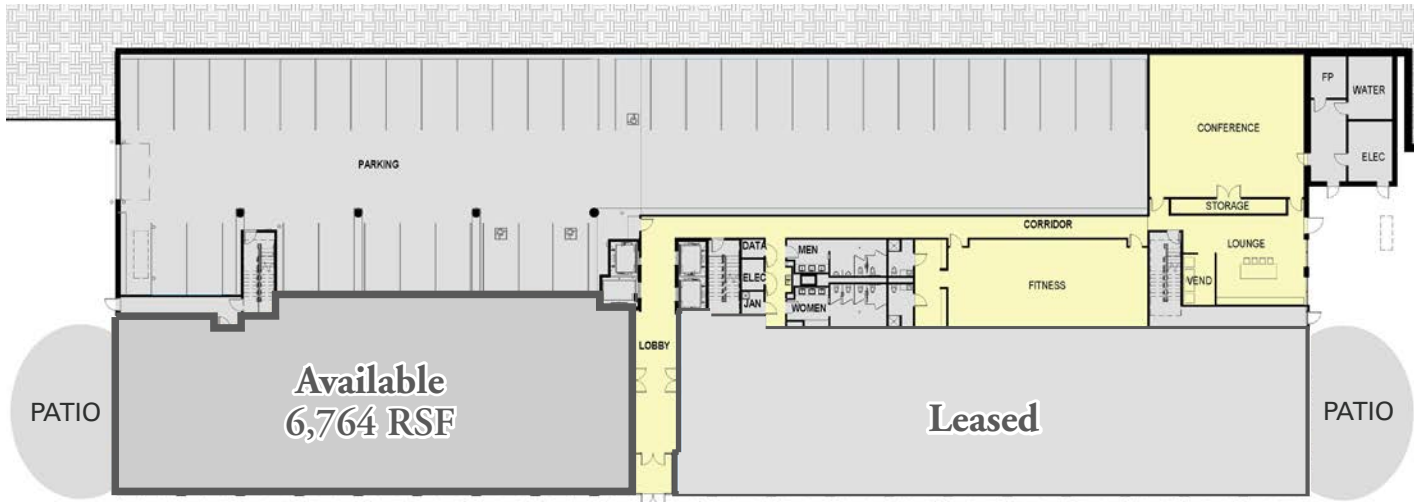


5-MIN DRIVE	TOTAL EMPLOYEES	
	10-MIN	20-MIN
35,301	97,919	319,139

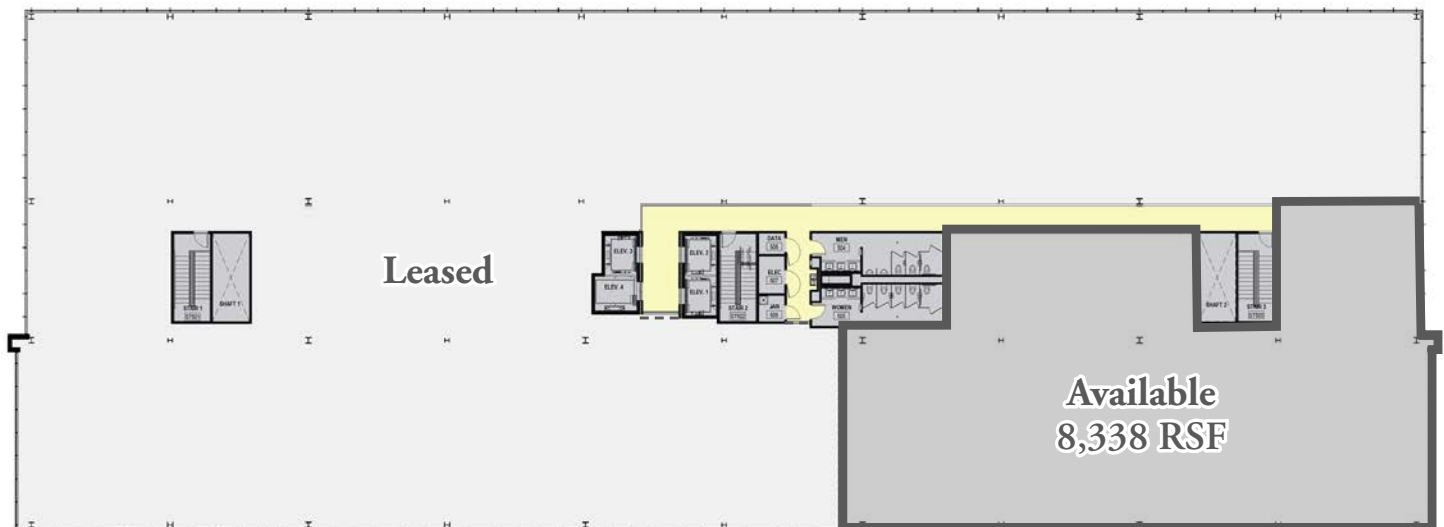
Source: regis.sitesusa.com and worldpopulationreview.com

GOLF PARKWAY | AVAILABLE SPACE

GARDEN LEVEL



FIFTH FLOOR



SITE PLAN

BLUEMOUND ROAD



PORTILLO'S

ASSOCIATE BANK

AT&T

CHARLES SCHWAB

THE SHOPPES
AT THE CORRIDOR

DICK'S
SPORTING
GOODS

FUTURE
DEVELOPMENT

OLD NAVY

FIVE BELOW

PARTY CITY

PROHEALTH
CARE

FARFIELD INN
& SUITES

HOLIDAY INN EXPRESS

GOLF PARKWAY

PATRICK BLVD

LIFE TIME

HYDRITE
CHEMICAL CO.

GOLF PARKWAY
CORPORATE CENTER

RUBY
HOUSE
& BARN

CALHOUN
ROAD



GOLF PARKWAY CONTACT



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BROKER DISCLOSURE TO NON-RESIDENTIAL 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 of 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 47-55**).
- 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 47-55**).
- 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. **List Home/Cell Numbers:** _____

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*
46 *Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public> or by phone at 877-234-0085.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 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
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupancy of the property; or information
54 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
55 agreement made concerning the transaction.

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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Drafted by Attorney Richard J. Staff