

FOR LEASE

colliers.com/wisconsin

RIVERWOOD CORPORATE CENTER I

N19 W24400

Riverwood Drive

PEWAUKEE | WI

Owned by:



Zeller Realty Group*



Colliers International | Wisconsin
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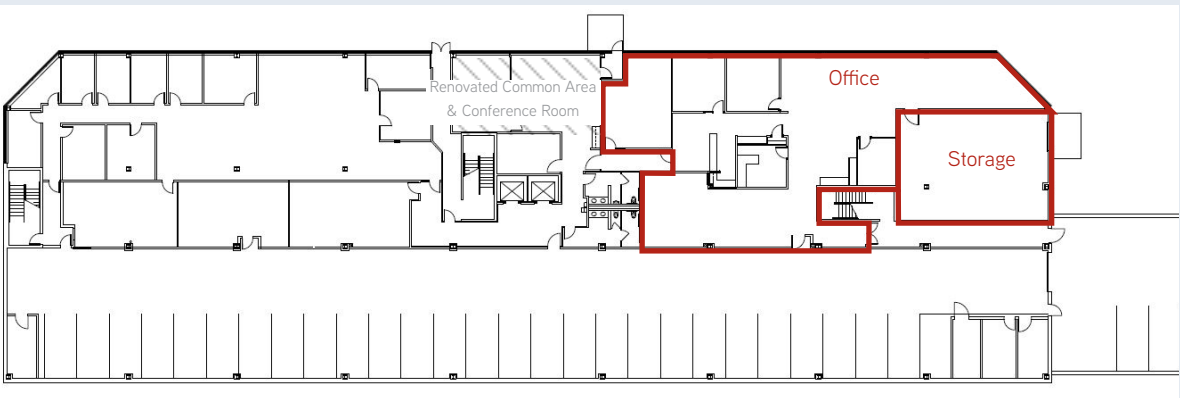
BUILDING SPECIFICATIONS

Net Rent	\$15.00/RSF
NNN Expenses	\$9.13/SF
Size	89,457 RSF
Available	872 RSF - 6,517 RSF
Building Age	2001
Stories	3
Parking	5.0/1,000 (heated underground available)

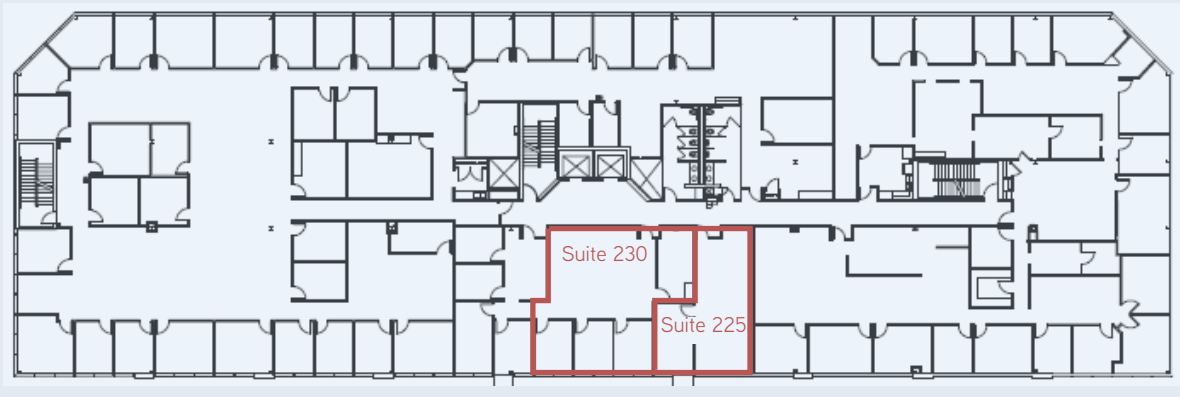
PROPERTY HIGHLIGHTS

- Heated underground parking available
- Great views overlooking the conservancy
- Renovated common area and conference room
- Located 1/4 mile from Interstate 94
- Abundance of area amenities including restaurants, banking and medical
- Outdoor patio and grilling area currently being renovated

LOWER LEVEL



SECOND FLOOR



AVAILABILITY

Lower Level

Total: 6,517 RSF *Available 10/2018
5,032 SF Office Space
1,485 SF Storage Space



Suite 225

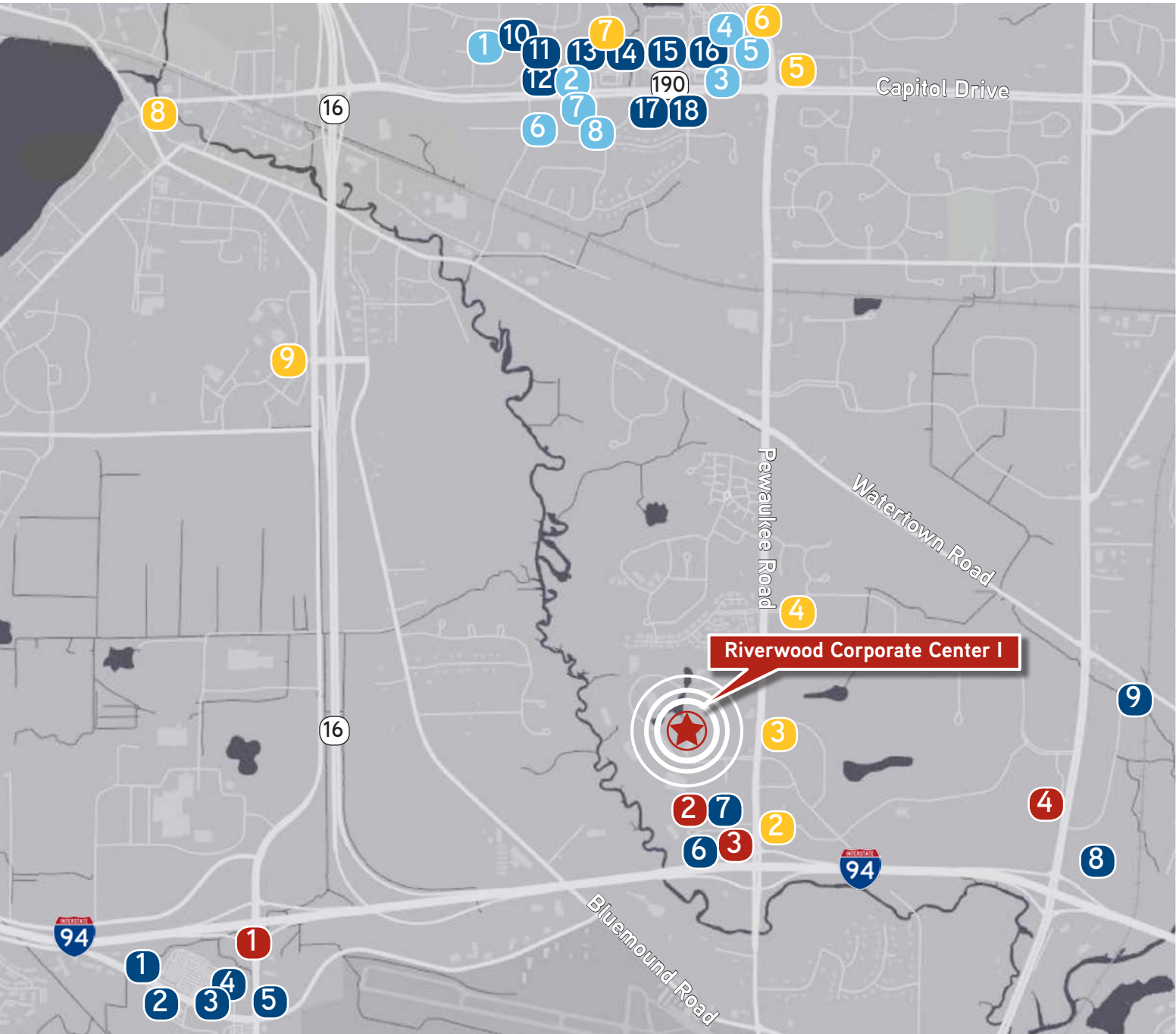
872 RSF

Suite 230

1,439 RSF

Contiguous
2311 RSF

NEARBY AMENITIES



FOOD AND BEVERAGE

- | | |
|------------------------|------------------------|
| 1. Wendy's | 10. Rosati's Pizza |
| 2. McDonald's | 11. Buffalo Wild Wings |
| 3. Arby's | 12. Applebee's |
| 4. Rocky Rococco Pizza | 13. Five Guy's |
| 5. Denny's | 14. Panera Bread |
| 6. Machine Shed | 15. Taco Bell |
| 7. Thunder Bay Grille | 16. McDonald's |
| 8. Point Burger Bar | 17. Moe's Grill |
| 9. Jimmy John's | 18. Starbucks |



RETAIL

- | | |
|--------------|---------------------|
| 1. Aldi | 5. Pick N' Save |
| 2. Fedex | 6. Ashley Homestore |
| 3. Walgreens | 7. AutoZone |
| 4. Mendards | 8. Ace Hardware |



BANKS

- | | |
|----------------------|--------------------|
| 1. U.S. Bank Branch | 6. PNC Bank |
| 2. BMO Harris Bank | 7. WaterStone Bank |
| 3. National Exchange | 8. Chase Bank |
| 4. Johnson Bank | 9. U.S. Bank |
| 5. Town Bank | |



HOTELS

- | | |
|-----------------|-------------------|
| 1. Best Western | 3. Wildwood Lodge |
| 2. Holiday Inn | 4. Marriott West |





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