

## OFFICE SPACE FOR LEASE

*Riverwood Corporate Center I*

**N19 W24400 Riverwood Drive  
Pewaukee, WI**

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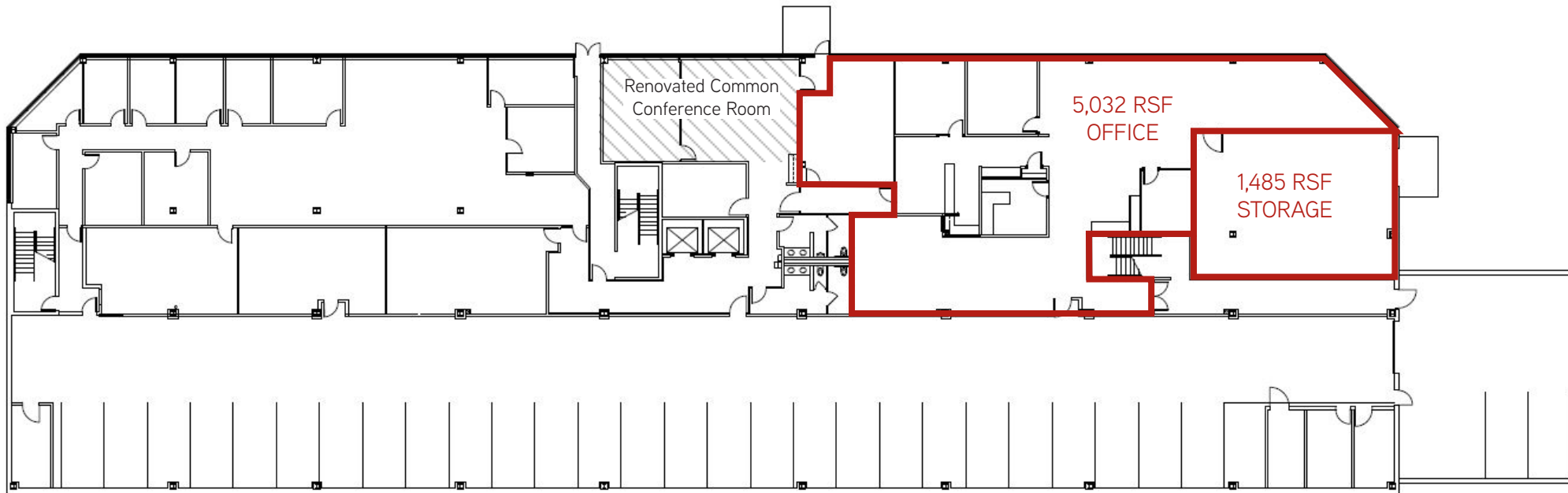
**COLLIERS INTERNATIONAL**  
833 E Michigan Street, Suite 500  
Milwaukee, WI 53202  
[www.colliers.com](http://www.colliers.com)

**FOR LEASE**

**N19 W24400 Riverwood Drive, Pewaukee, WI**

**FLOOR PLAN - LOWER LEVEL**

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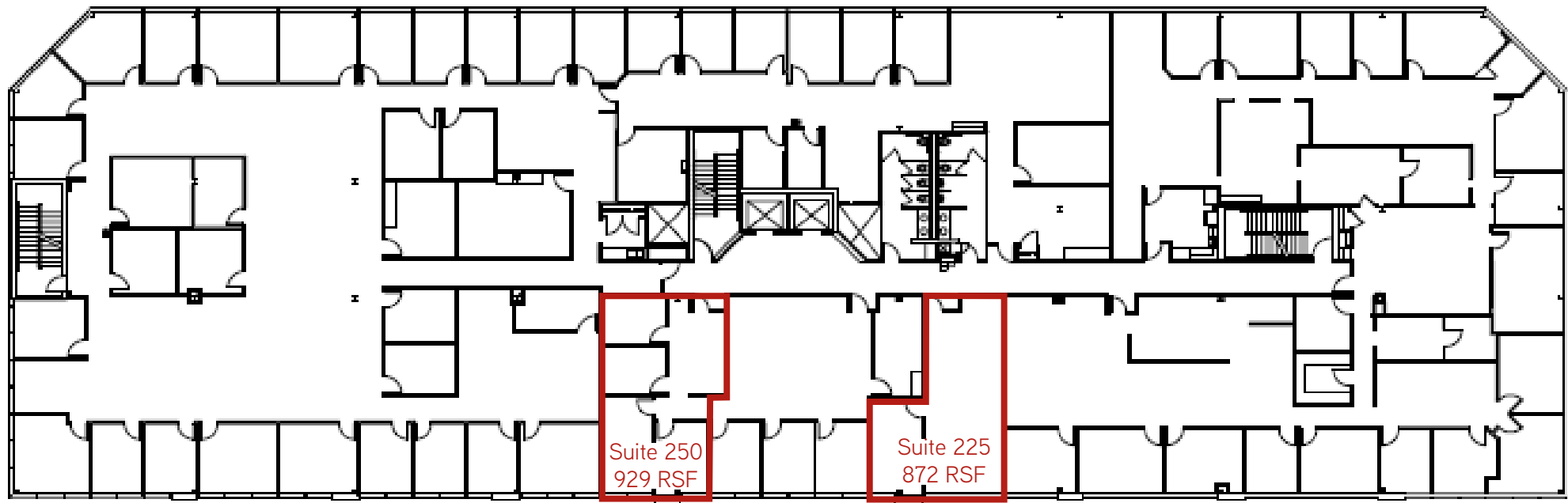


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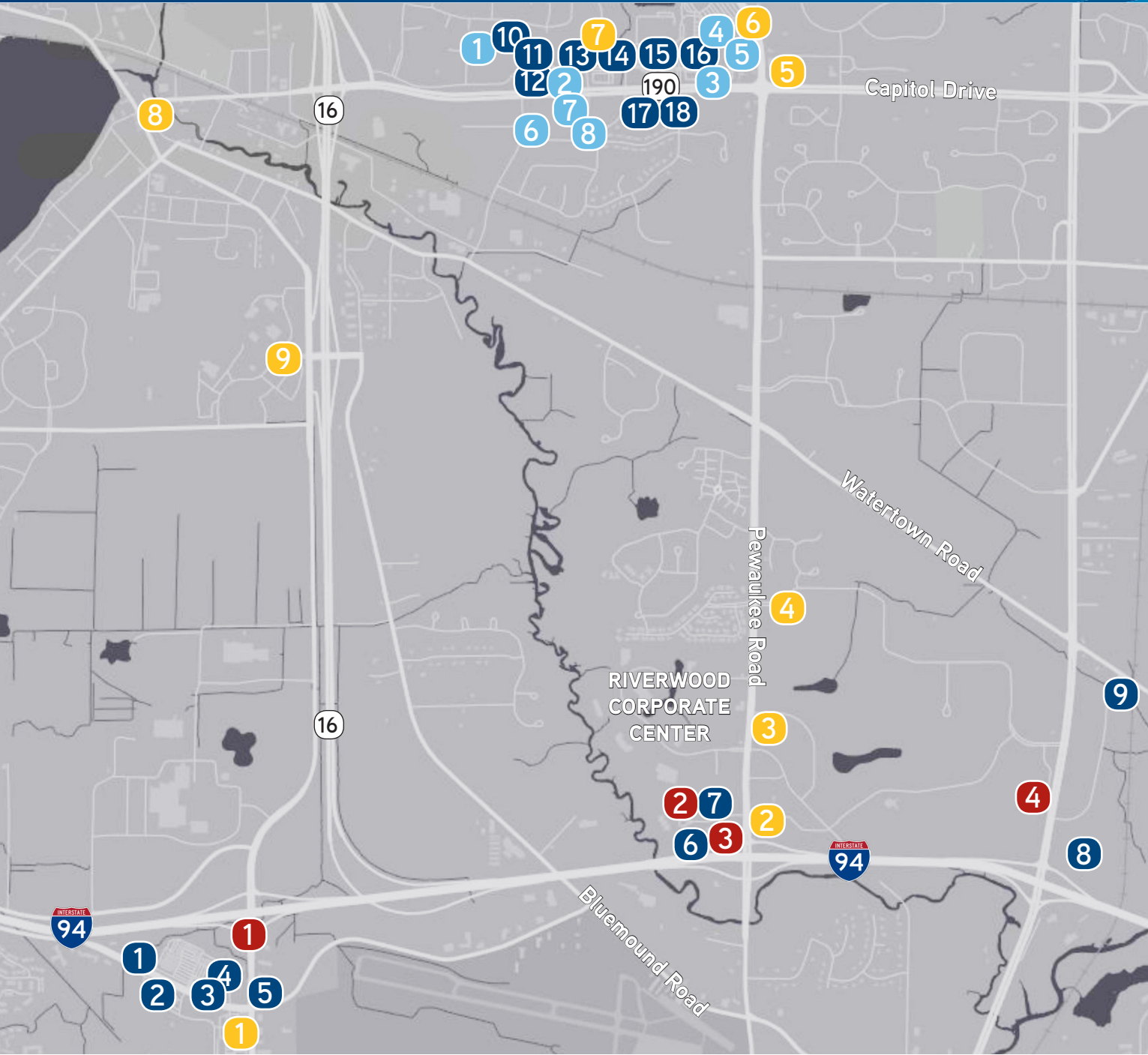
FLOOR PLAN - SECOND FLOOR

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## NEARBY AMENITIES

### Riverwood Corporate Center



#### 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  |

# FOR LEASE

## N19 W24400 Riverwood Drive, Pewaukee, WI

### BUILDING INFORMATION

Available Space: Lower Level - 6,517 RSF  
(Available 8/2018)  
Suite 225 - 872 RSF  
Suite 250 - 929 RSF

Building Size: 89,457 SF

Stories: 3

Year Built: 2001

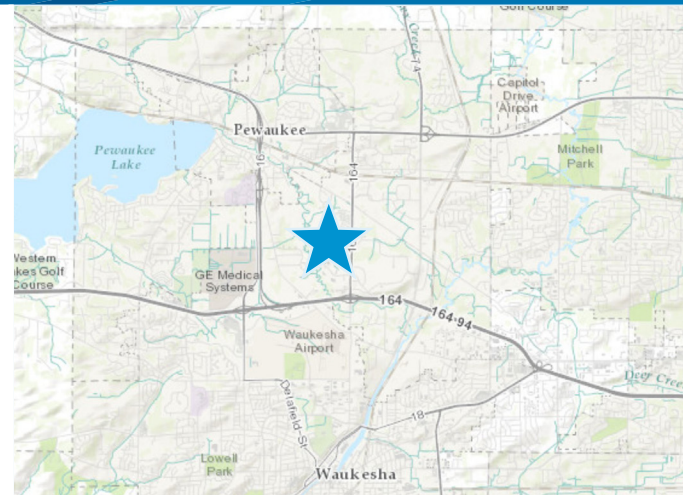
Parking: 5/1,000 SF

Opex Est: \$9.04/SF

Lease Rate: \$15.00/SF NNN

### PROPERTY HIGHLIGHTS

- › Great views overlooking the conservancy
- › Updated Common area conference room
- › Underground parking available
- › Located 1/4 mile from Interstate 94
- › Abundant area amenities including restaurants, banking, residential etc



### CONTACT US

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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 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 with 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 608-240-5830.*

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 occupants 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.