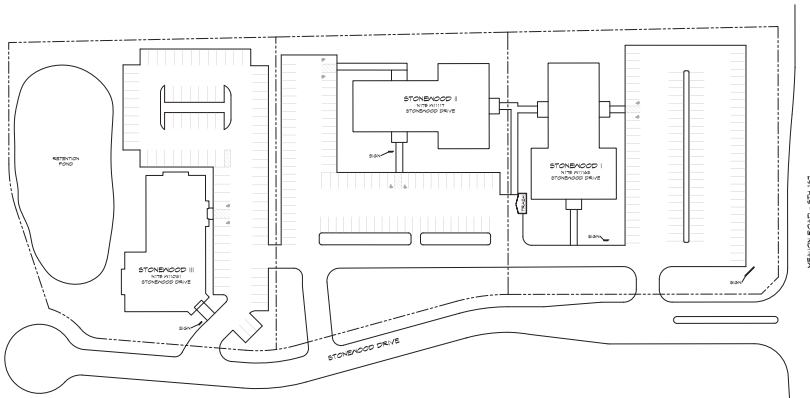


**FOR LEASE**  
**STONEWOOD CORPORATE CENTER**  
W175 N11163 STONEWOOD DRIVE  
W175 N11117 STONEWOOD DRIVE  
W175 N11081 STONEWOOD DRIVE  
GERMANTOWN, WI



## OFFICE SPACE AVAILABLE

Current Available Space:  
156 SF - 2,038 SF

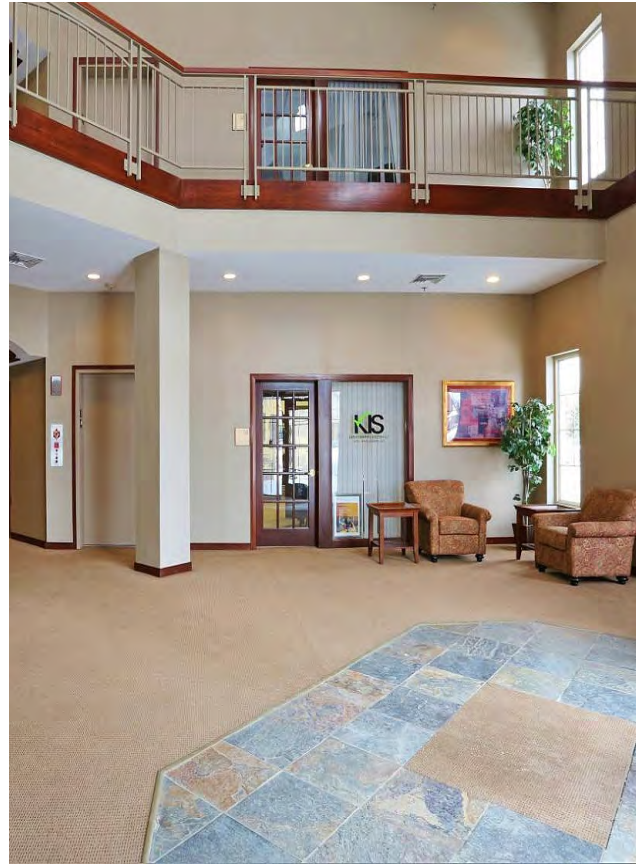


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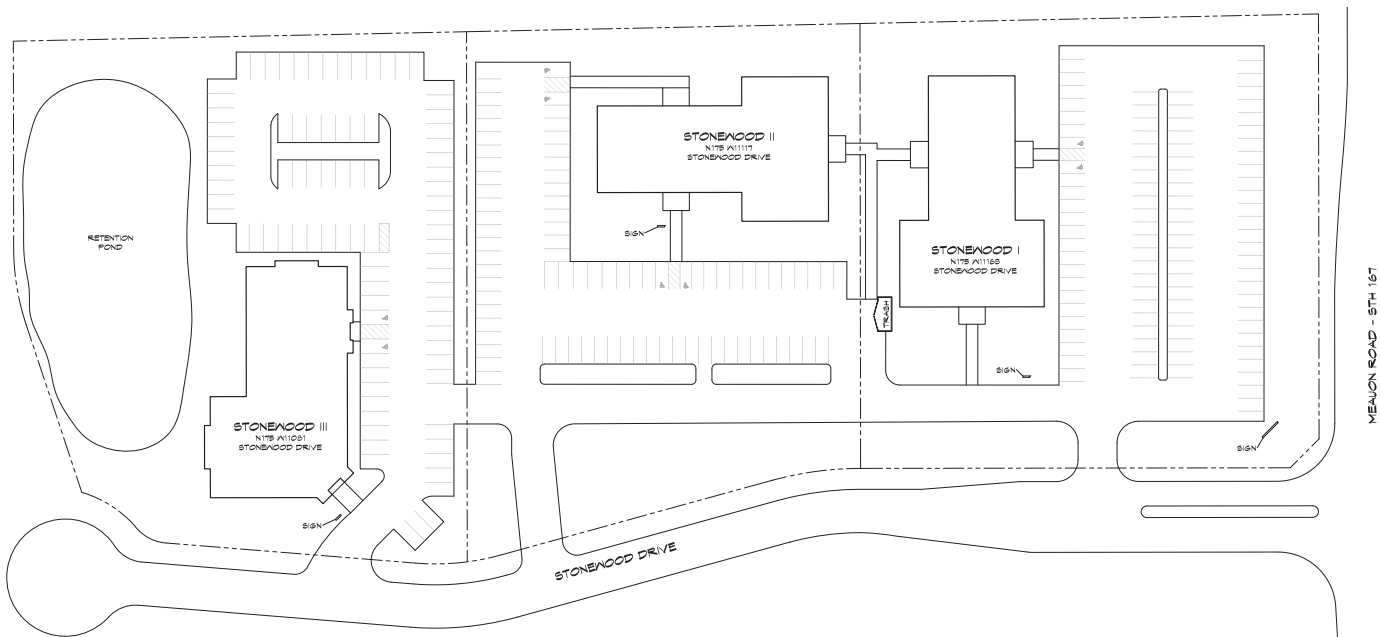


# PROPERTY DETAILS

- Prime Location with Easy Access to I-41/45
- Located Near Restaurants & Retail Options
- Monument Signage Available
- 24 Hour Access
- Common Conference Room
- Elegant Entry Lobby w/ Waiting Area
- Large Operable Windows
- Parking Ratio: 5/1,000 SF
- Total Available Space:
  - Building N11163: 6,244 RSF
  - Building N11117: 3,321 RSF
  - Building N11081: 8,985 RSF
- Lease Rate Includes All Utilities (Except Where Noted), RE taxes, Common Area Maintenance (Lawn Care, Snow Removal, etc.) & Parking



# SITE PLAN



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# FLOOR PLAN

## W175 N11163 STONEWOOD | FIRST FLOOR

### AVAILABLE SPACE:

- SUITE 102: 197 SF (MARKET READY SUITE - \$319/MO)
- SUITE 107: 1,504 SF (MARKET READY SUITE - \$1,995/MO)
- SUITE 108A: 186 SF (MARKET READY SUITE - \$294/MO)



# FLOOR PLAN

## W175 N11163 STONEWOOD | SECOND FLOOR

### AVAILABLE SPACE:

SUITE 208:	497 SF	(MARKET READY SUITE - \$649/MO)
SUITE 211	178 SF	(MARKET READY SUITE - \$289/MO); AVAILABLE 7/1/2026
SUITE 213:	191 SF	(MARKET READY SUITE - \$294/MO)
SUITE 214:	187 SF	(MARKET READY SUITE - \$289/MO)
SUITE 219:	156 SF	(MARKET READY SUITE - \$274/MO)
SUITE 221:	160 SF	(MARKET READY SUITE - \$269/MO)
SUITE 224:	229 SF	(MARKET READY SUITE - \$349/MO)
SUITE 226:	353 SF	(MARKET READY SUITE - \$524/MO)
SUITE 227:	284 SF	(MARKET READY SUITE - \$449/MO)
SUITE 230:	198 SF	(MARKET READY SUITE - \$294/MO)
SUITE 231:	209 SF	(MARKET READY SUITE - \$299/MO)
SUITE 234:	1,715 SF	(MARKET READY SUITE - \$2,289/MO)



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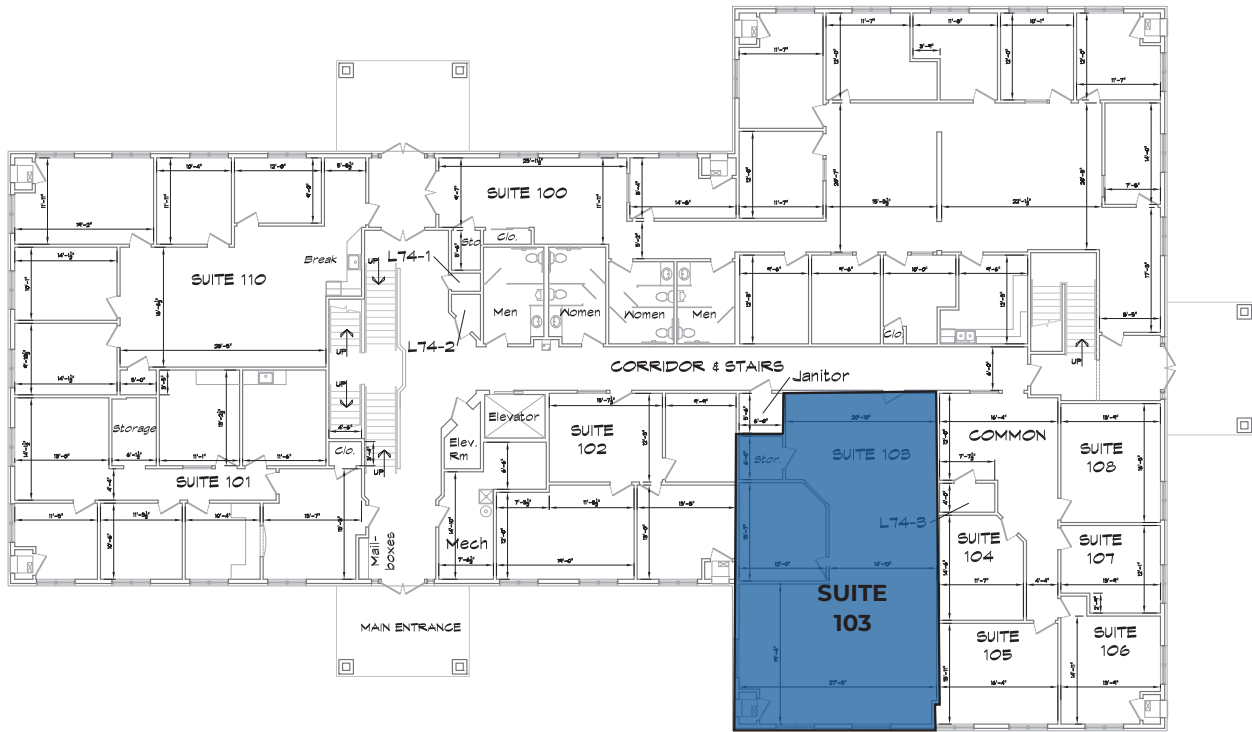


# FLOOR PLAN

## W175 N11117 STONEWOOD| FIRST FLOOR

AVAILABLE SPACE:

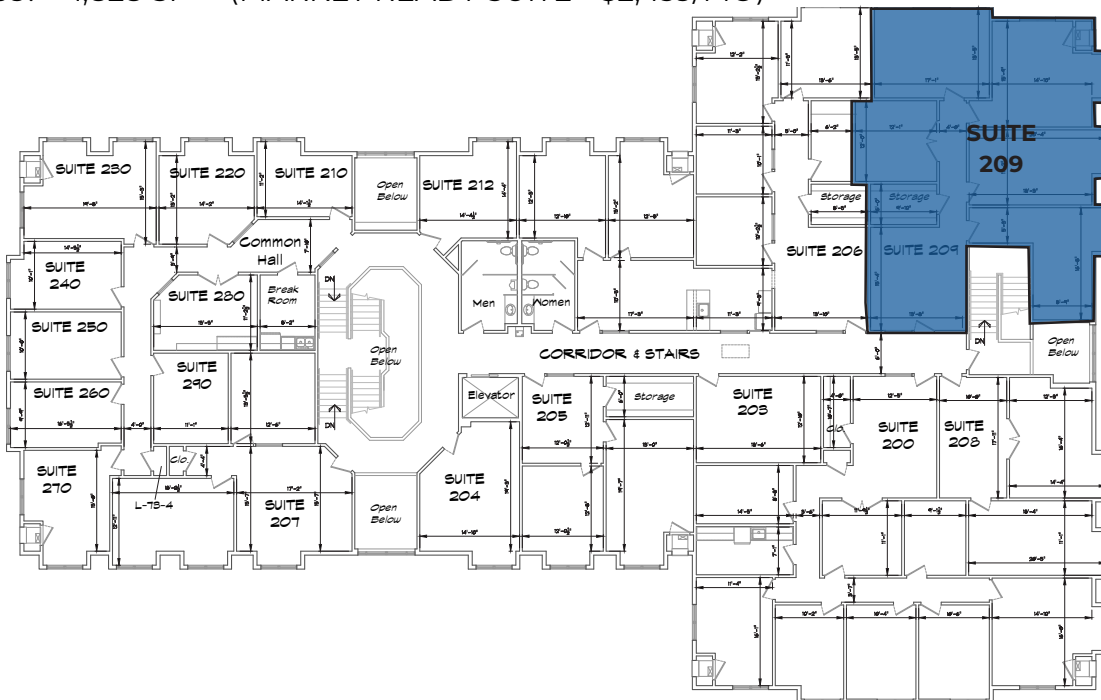
SUITE 103: 1,493 SF (MARKET READY SUITE - \$1,994/MO)



## W175 N11117 STONEWOOD| SECOND FLOOR

AVAILABLE SPACE:

SUITE 209: 1,828 SF (MARKET READY SUITE - \$2,439/MO)



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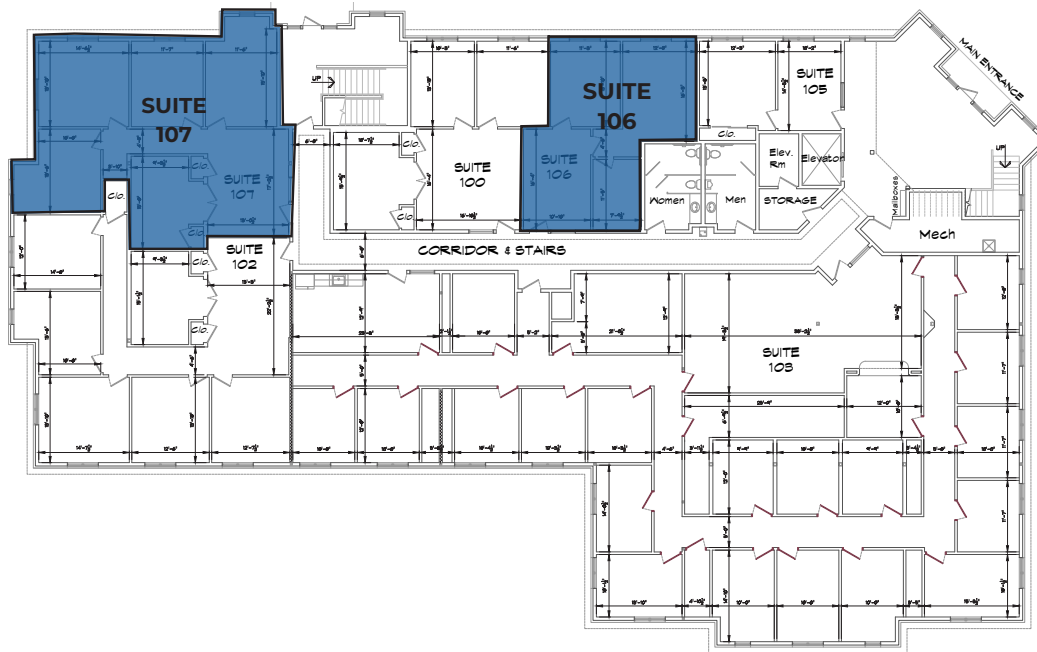


# FLOOR PLAN

## W175 N11081 STONEWOOD | FIRST FLOOR

### AVAILABLE SPACE:

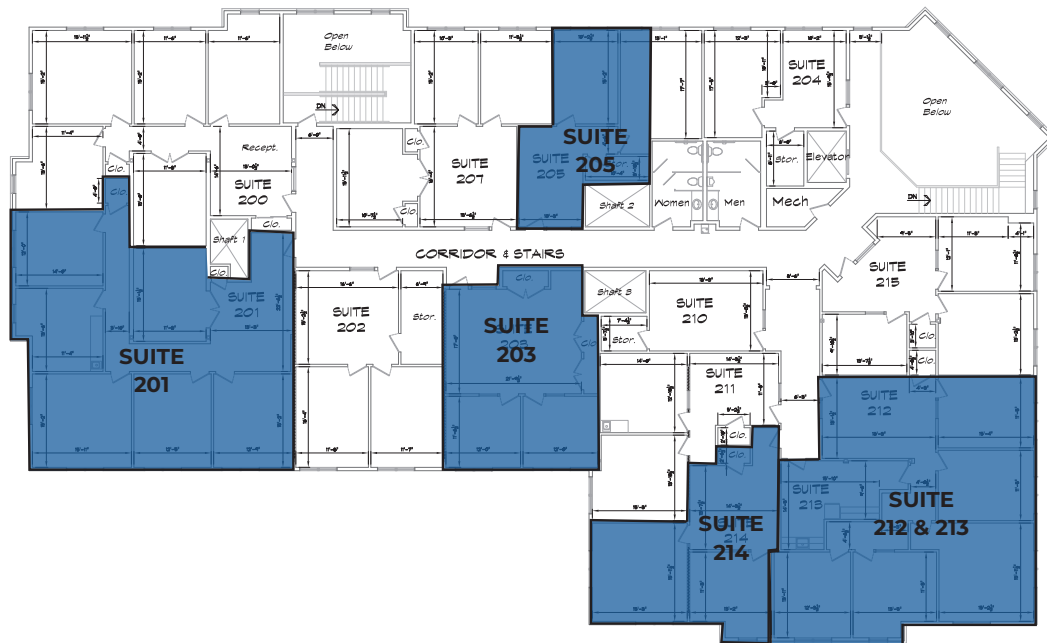
- SUITE 106: 837 SF (MARKET READY SUITE - \$1,274/MO, PLUS ELECTRIC); AVAILABLE 7/1/2026  
SUITE 107: 1,551 SF (MARKET READY SUITE - \$2,345/MO, PLUS ELECTRIC)



## W175 N11081 STONEWOOD | SECOND FLOOR

### AVAILABLE SPACE:

- SUITE 201: 2,038 SF (MARKET READY SUITE - \$3,085/MO, PLUS ELECTRIC)  
SUITE 203: 920 SF (MARKET READY SUITE - \$1,420/MO, PLUS ELECTRIC)  
SUITE 205: 817 SF (MARKET READY SUITE - \$1,289/MO, PLUS ELECTRIC) AVAILABLE 8/1/2026  
SUITE 212 & 213: 1,993 SF (MARKET READY SUITE - \$2,989/MO)  
SUITE 214: 829 SF (MARKET READY SUITE - \$1,309/MO)



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# PROPERTY IMAGES



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DEMOGRAPHICS	
	1 Mile
Population	5,874
Households	2,200
Median Household Income	\$106,842

TRAFFIC COUNTS	
Street	Visitors Per Day
Highway 167/Mequon Road	16,700
I-41/45	80,900

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# STATE OF WISCONSIN | DISCLOSURE TO CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

## **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. A 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:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See Definition of Material Adverse Facts below).
- (e) 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 of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) 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 or 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 Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below).
  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. At a later time, you may also provide the Firm or 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.)

**THIS IS A DISCLOSURE AND DOES NOT CREATE A CONTRACT. THIS DISCLOSURE IS TO BE PROVIDED BY AN AGENT ASSOCIATED WITH A LISTING FIRM OR WITH A SUBAGENT FIRM PROVIDING BROKERAGE SERVICES TO A BUYER OR TENANT.**

## **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.

## **NOTICE ABOUT SEX OFFENDER REGISTRY**

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://www.doc.wi.gov> or by telephone at 608-240-5830.