

FOR LEASE

FOUNTAIN SQUARE

W177 N9856 RIVERCREST DRIVE

W177 N9886 RIVERCREST DRIVE

W178 N9912 RIVERCREST DRIVE

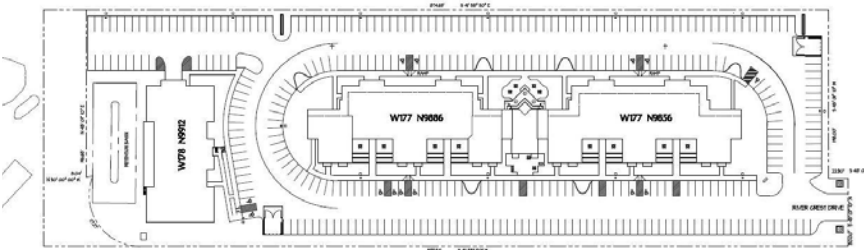
GERMANTOWN, WI



OFFICE SPACE AVAILABLE

Current Available Space:

190 SF - 2,434 SF



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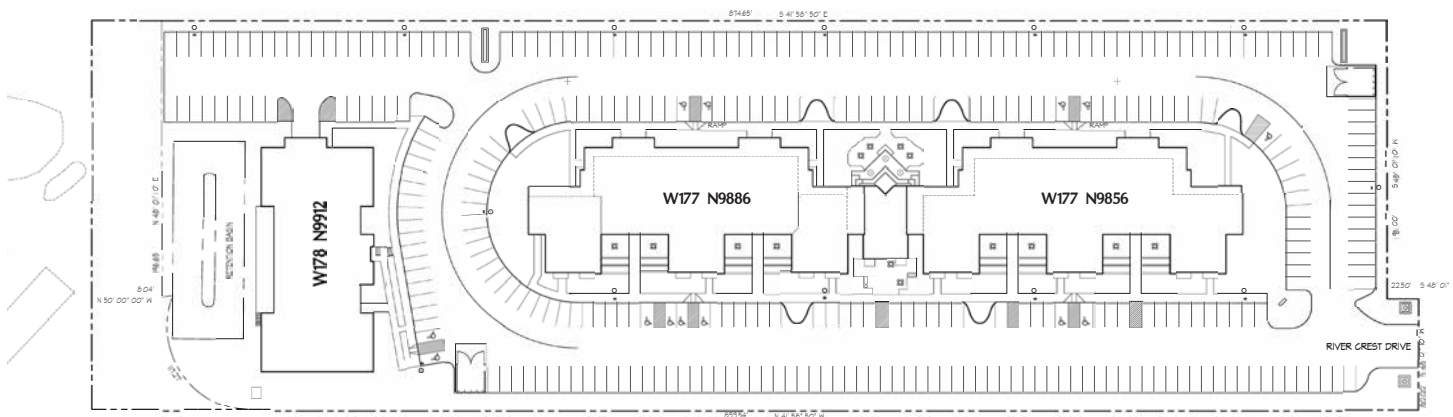


PROPERTY DETAILS

- Prime Location with Easy Access to I-41/45
- Located Near Restaurants & Retail Options
- I-41/45 Monument Signage Available
- 24 Hour Access
- Fiber Optic Voice & Data Availability
- Outdoor Patio & Eating Areas
- On-site Management
- Parking Ratio: 5/1,000 SF
- Total Available Space:
 - Building N9856: 3,216 RSF
 - Building N9886: 2,418 RSF
 - Building N9912: 2,506 RSF
 - Storage Locker #1, #2, #4, & #5
- Lease rate for Market Ready Suites Includes All Utilities, RE taxes, Common Area Maintenance (Lawn Care, Snow Removal, etc.) & Parking
- 2026 Est. Cam/RE Taxes \$2.78 SF/\$1.28 SF



SITE PLAN

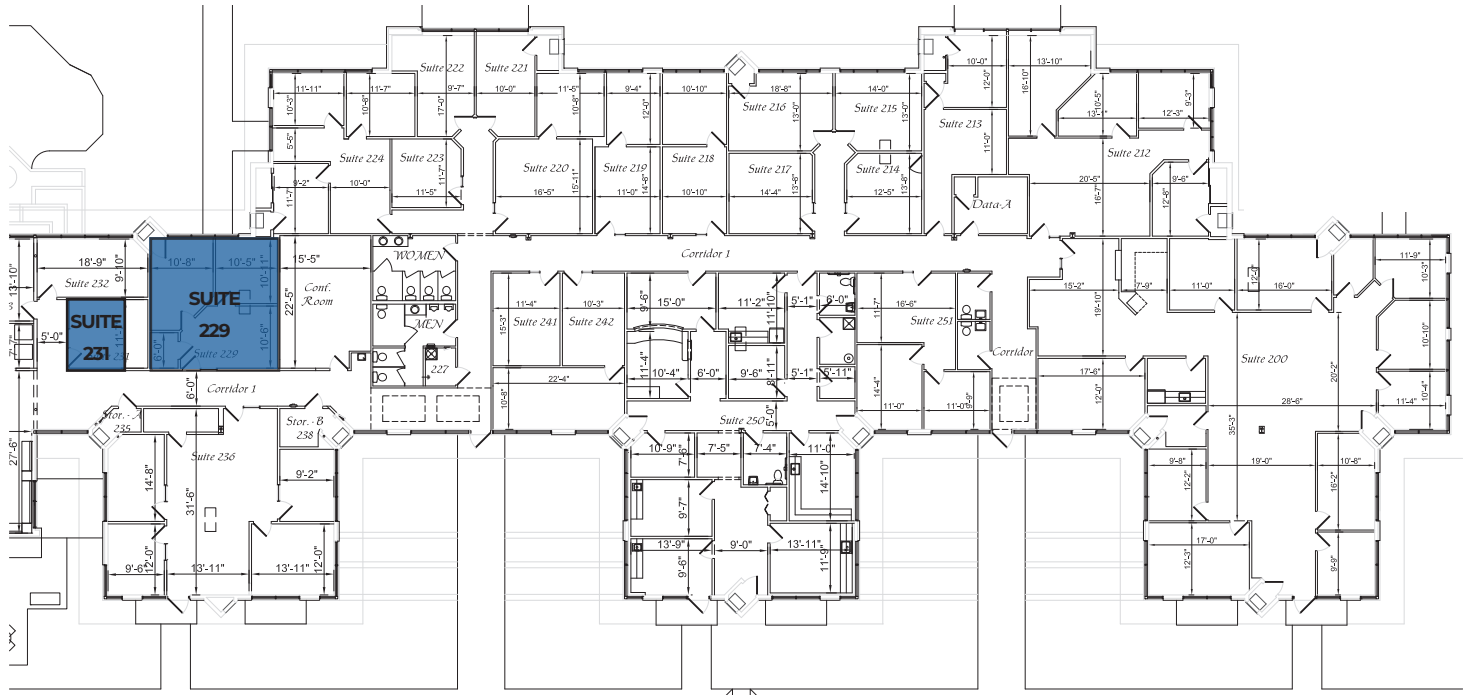


FLOOR PLAN

W177 N9856 RIVERCREST DRIVE | UPPER LEVEL

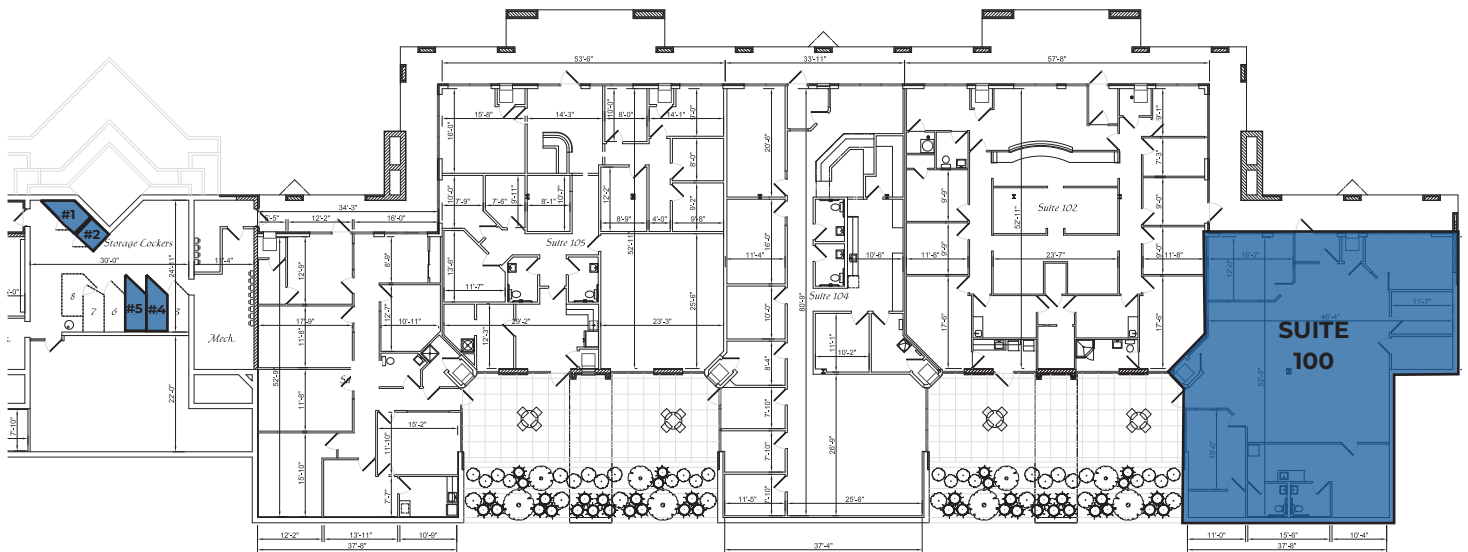
AVAILABLE SPACE:

SUITE 231 190 SF (MARKET READY SUITE - \$329/MO); AVAILABLE 10/1/2026
 SUITE 229 592 SF (MARKET READY SUITE - \$1,029/MO); AVAILABLE 10/1/2026



W177 N9856 RIVERCREST DRIVE | LOWER LEVEL

SUITE 100: 2,434 SF (STANDARD SUITE - \$14.00/SF NNN)
 STORAGE LOCKERS #1, #2, #4 & #5: (\$59.00/MONTH)



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W177 N9886 RIVERCREST DRIVE | UPPER LEVEL
AVAILABLE SPACE:



This is a detailed architectural floor plan of the second floor of a building. The plan shows a central corridor system connecting various rooms. Key features include:

- Suites:** Numerous suites are labeled, including Suite 101, Suite 105, Suite 107, Suite 108, Suite 109, Suite 110, Suite 111, Suite 112, Suite 113, Suite 114, Suite 115, Suite 116, Suite 117, Suite 118, Suite 119, Suite 120, Suite 121, Suite 122, Suite 123, Suite 124, Suite 125, Suite 126, Suite 127, Suite 128, Suite 129, Suite 130, Suite 131, Suite 132, Suite 133, Suite 134, Suite 135, Suite 136, Suite 137, Suite 138, Suite 139, Suite 140, Suite 141, Suite 142, Suite 143, Suite 144, Suite 145, Suite 146, Suite 147, Suite 148, Suite 149, Suite 150, Suite 151, Suite 152, Suite 153, Suite 154, Suite 155, Suite 156, Suite 157, Suite 158, Suite 159, Suite 160, Suite 161, Suite 162, Suite 163, Suite 164, Suite 165, Suite 166, Suite 167, Suite 168, Suite 169, Suite 170, Suite 171, Suite 172, Suite 173, Suite 174, Suite 175, Suite 176, Suite 177, Suite 178, Suite 179, Suite 180, Suite 181, Suite 182, Suite 183, Suite 184, Suite 185, Suite 186, Suite 187, Suite 188, Suite 189, Suite 190, Suite 191, Suite 192, Suite 193, Suite 194, Suite 195, Suite 196, Suite 197, Suite 198, Suite 199, Suite 200.
- Common Areas:** There are several outdoor patios and a central corridor. A large outdoor patio is located at the bottom center, featuring a grid of circular planters.
- Service Areas:** A storage room and a kitchen area are located on the right side of the plan.
- Dimensions:** Numerous dimensions are provided for rooms and corridors, such as 10' x 10', 12' x 12', 14' x 14', etc.
- Orientation:** The plan includes a north arrow pointing towards the top right.



HUNTER
REAL ESTATE

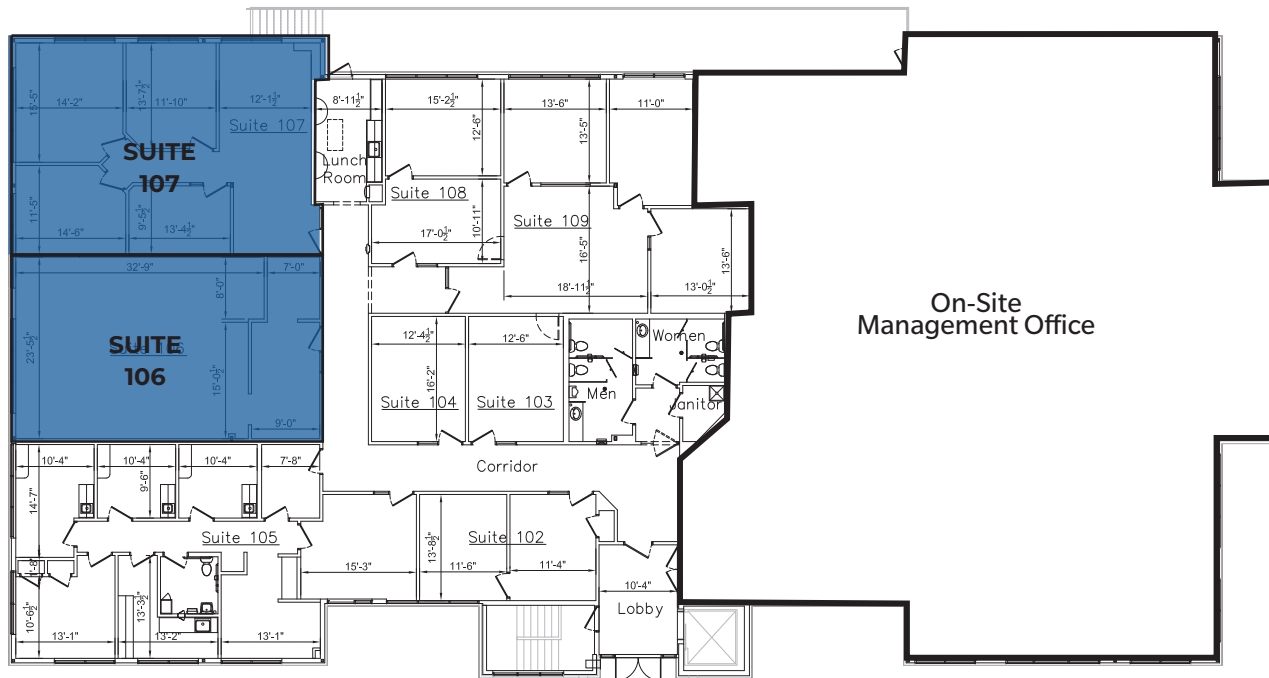
FLOOR PLAN

W178 N9912 RIVERCREST DRIVE

AVAILABLE SPACE:

SUITE 106: 1,181 SF (MARKET READY SUITE - \$1,934/MO)

SUITE 107: 1,325 SF (MARKET READY SUITE - \$2,294/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
I-41/45	77,300
County Line Road	31,800

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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.