FOR LEASE

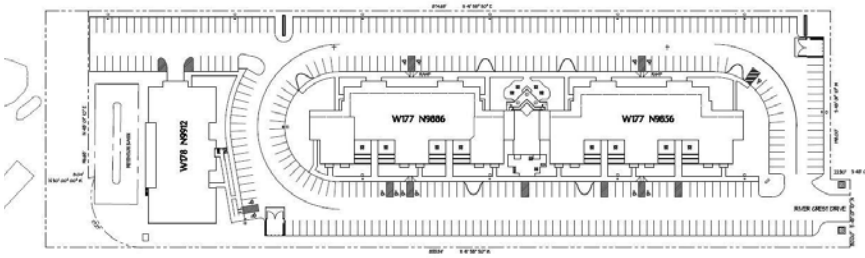
FOUNTAIN SQUARE

W177 N9856 RIVERCREST DRIVE
W177 N9886 RIVERCREST DRIVE
W178 N9912 RIVERCREST DRIVE
GERMANTOWN, WI

OFFICE SPACE AVAILABLE

Current Available Space:

259 SF - 2,434 SF



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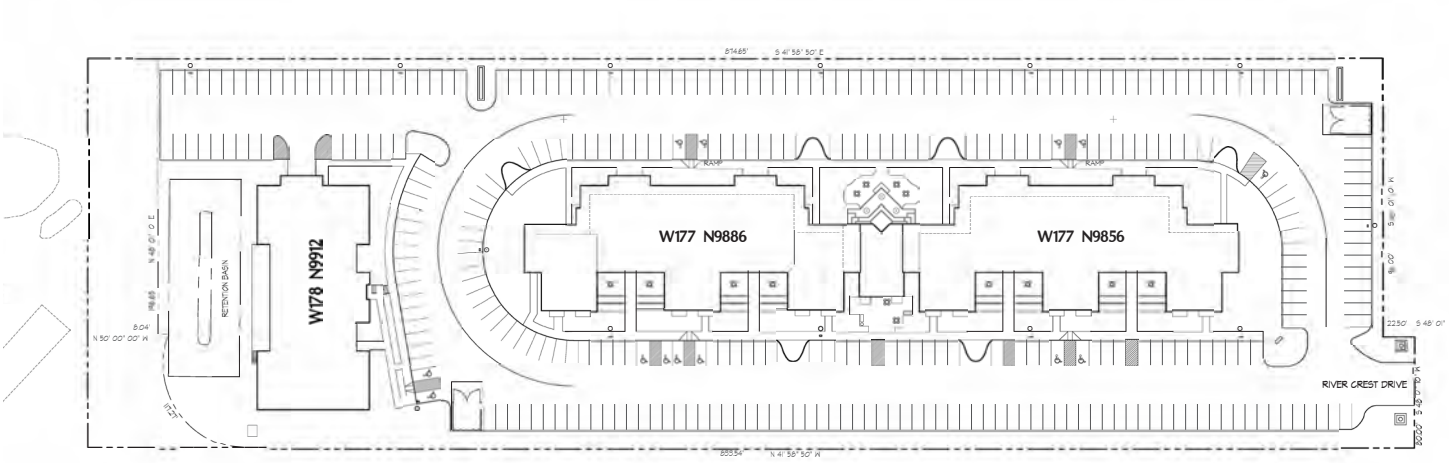
PROPERTY DETAILS

- 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: 4,284 RSF
  - Building N9886: 2,042 RSF
  - Building N9912: 1,440 RSF
  - Storage Locker #1, #2, & #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



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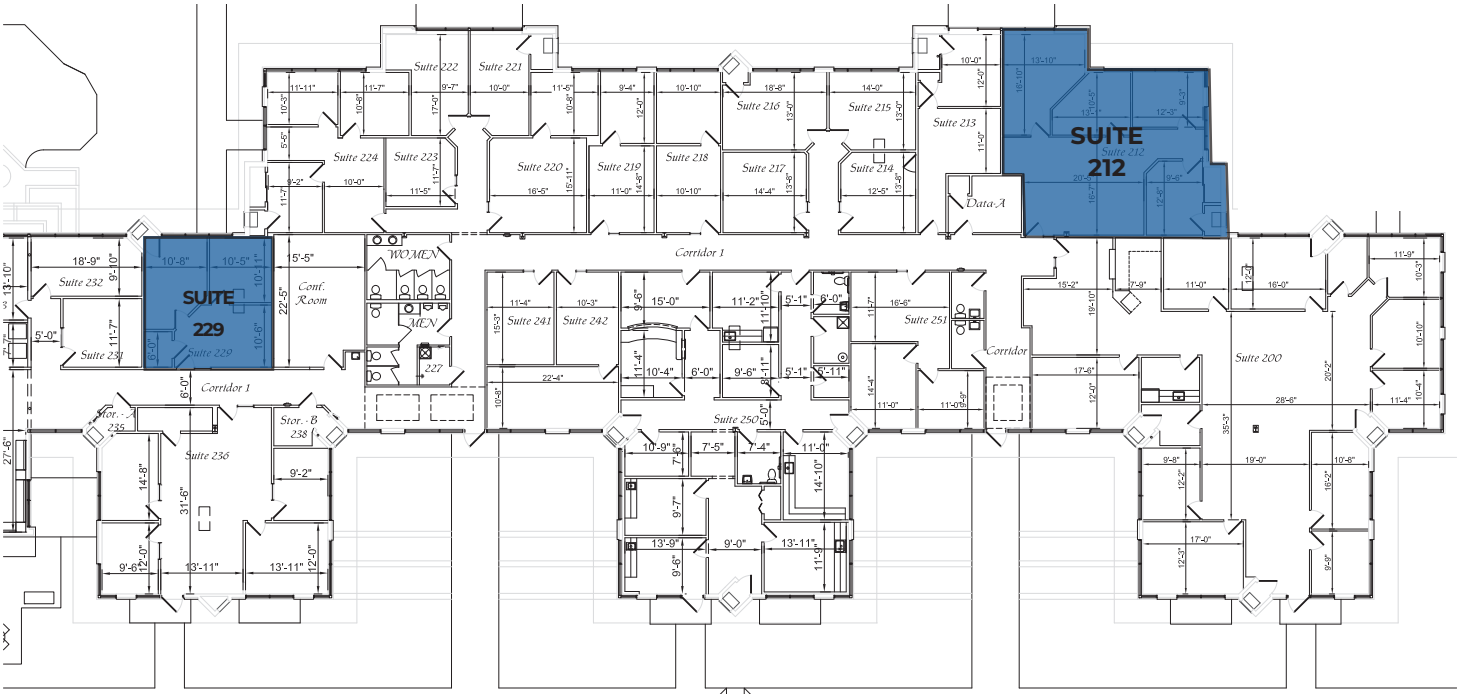
FLOOR PLAN

W177 N9856 RIVERCREST DRIVE | UPPER LEVEL

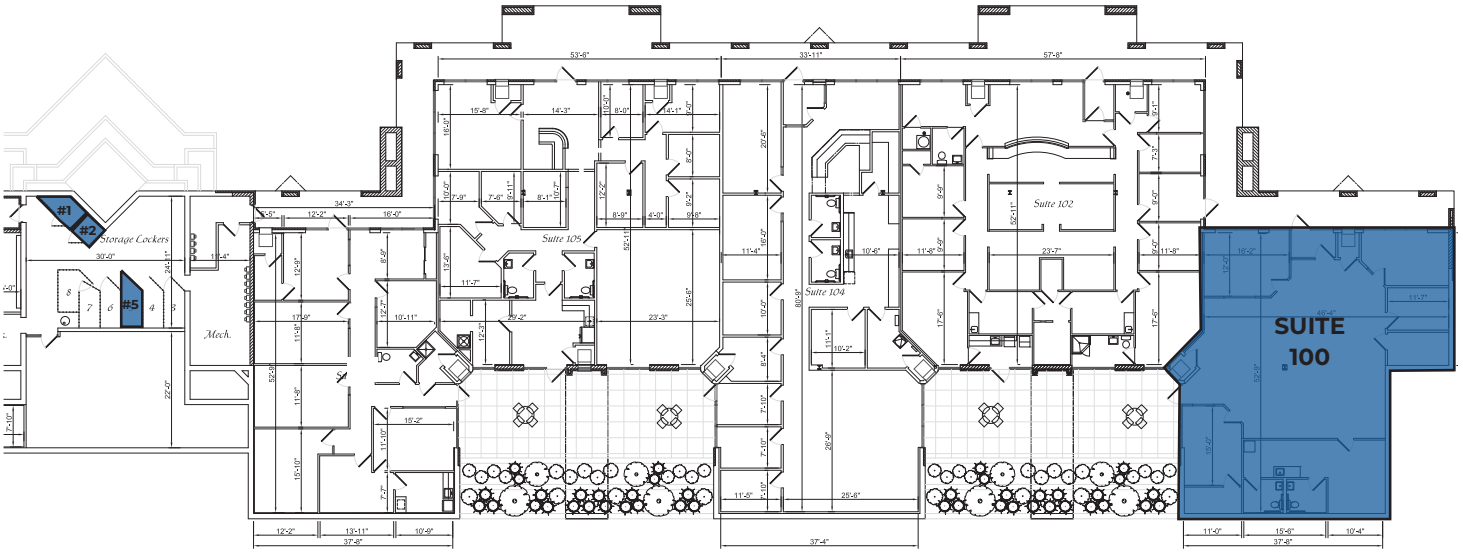
AVAILABLE SPACE:

SUITE 212 1,258 SF (MARKET READY SUITE - $2,195/MO; AVAILABLE 1/1/2027)
SUITE 229 592 SF (MARKET READY SUITE - $1,029/MO)



W177 N9856 RIVERCREST DRIVE | LOWER LEVEL

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



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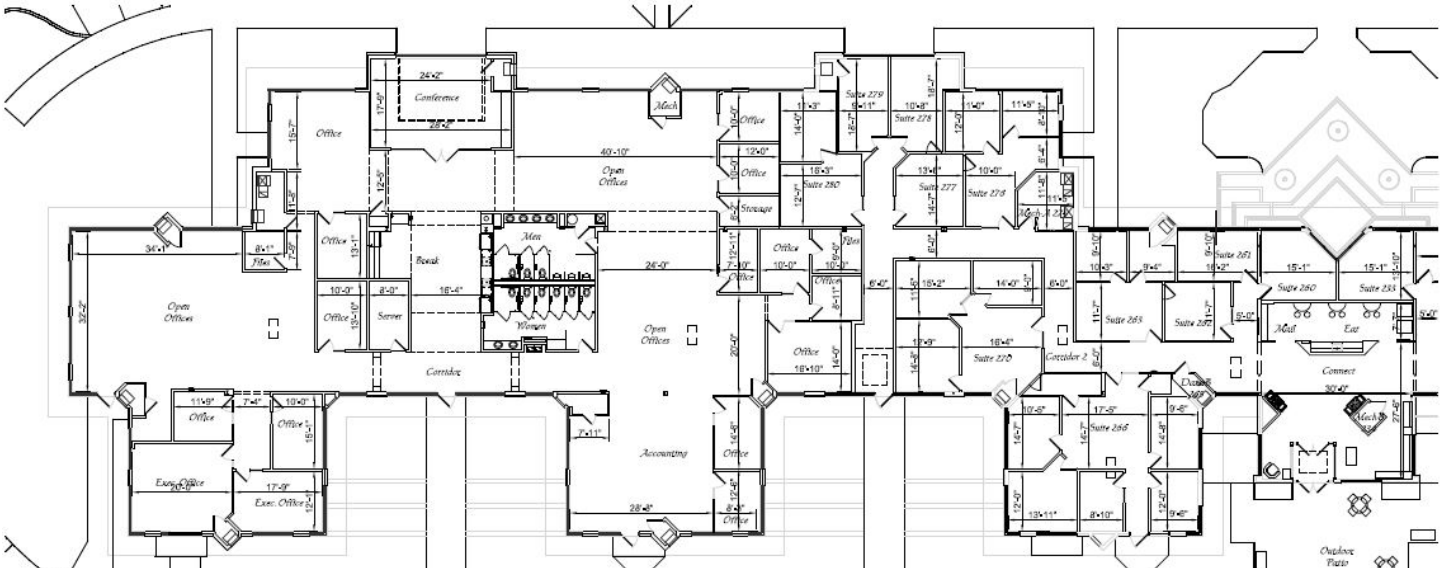
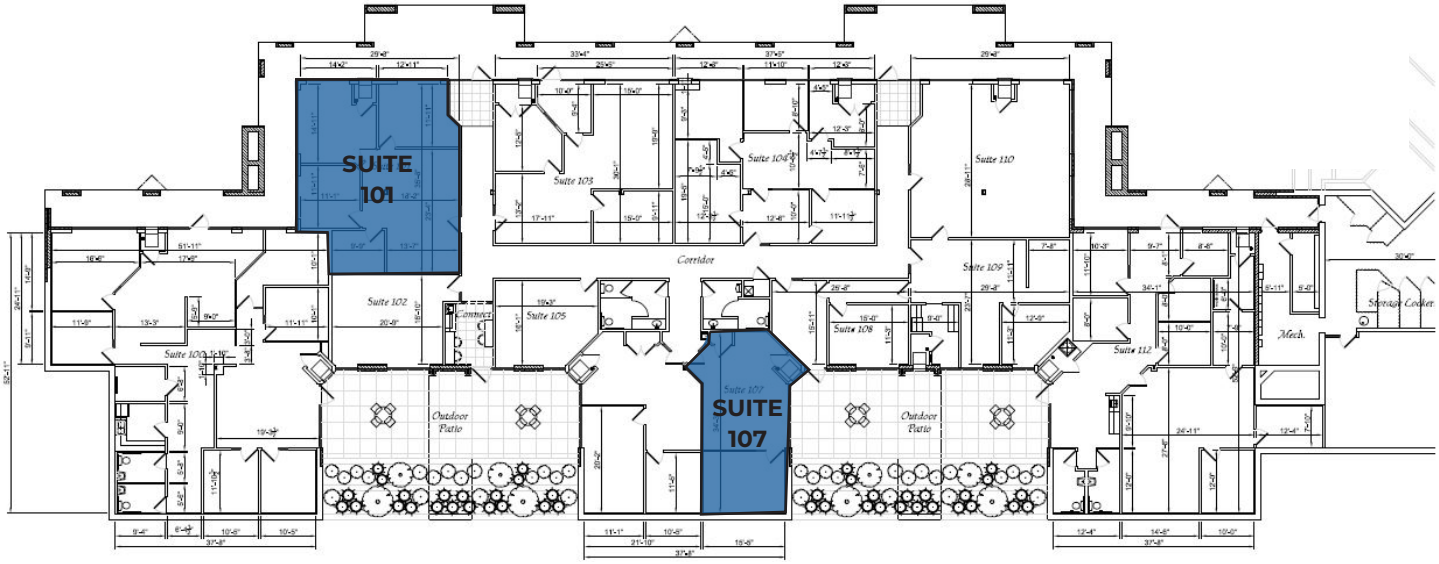
FLOOR PLAN

W177 N9886 RIVERCREST DRIVE | UPPER LEVEL
AVAILABLE SPACE:



W177 N9886 RIVERCREST DRIVE | LOWER LEVEL
AVAILABLE SPACE:

SUITE 101: 1,327 SF (MARKET READY SUITE - $2,199/MO)
SUITE 107: 715 SF (MARKET READY SUITE - $1,149/MO)



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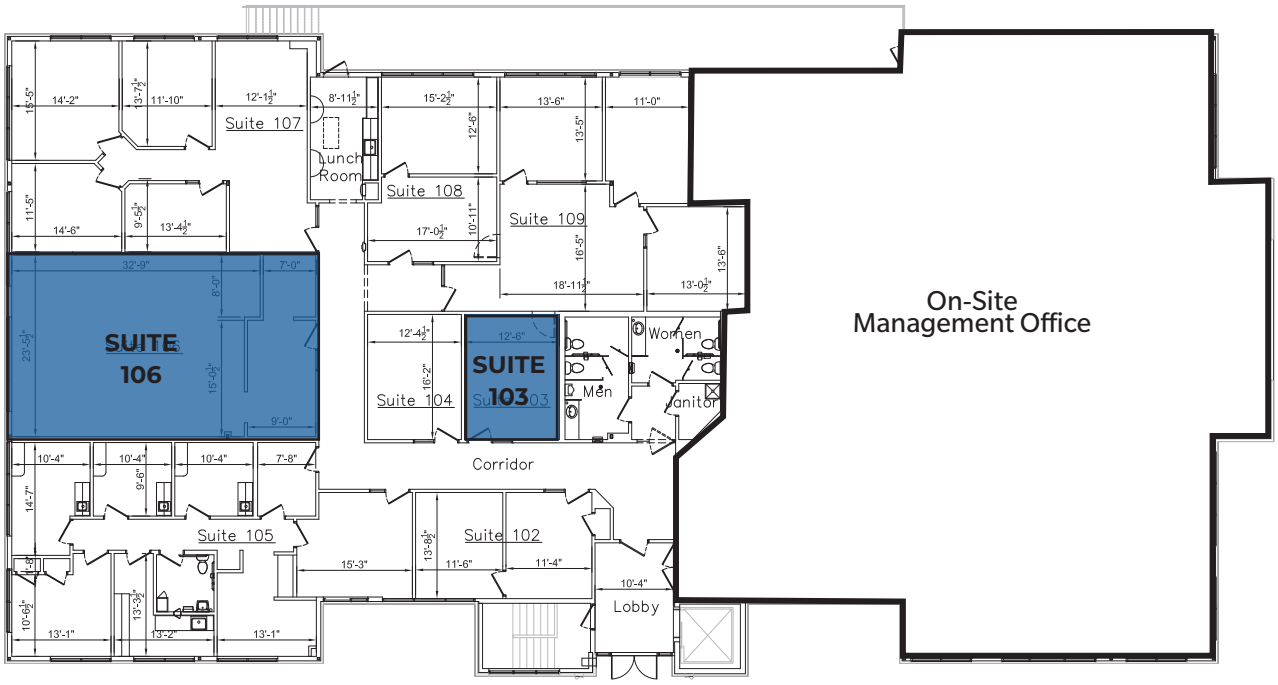
FLOOR PLAN

W178 N9912 RIVERCREST DRIVE

AVAILABLE SPACE:

SUITE 103: 259 SF (MARKET READY SUITE - $494/MO)
SUITE 106: 1,181 SF (MARKET READY SUITE - $1,934/MO)



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PROPERTY IMAGES

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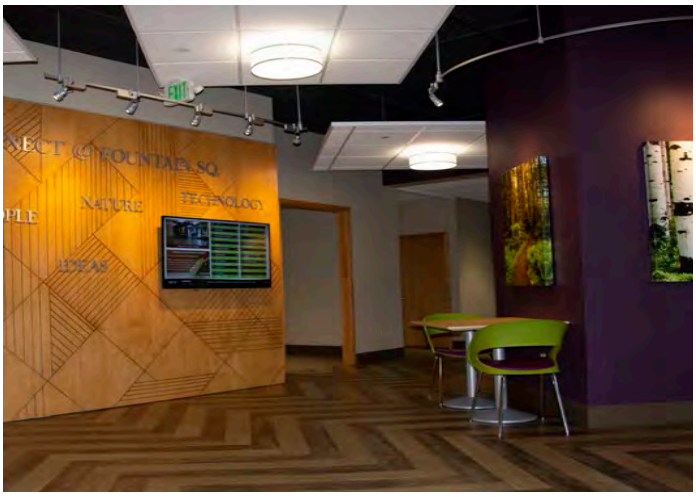
PROPERTY IMAGES



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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 my 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.