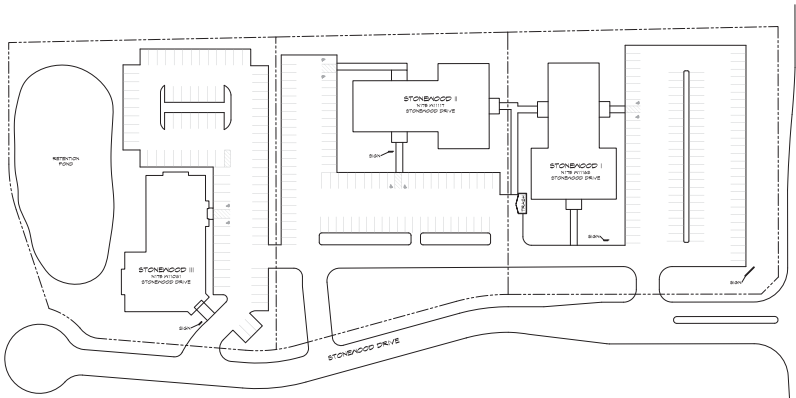


FOR LEASE
STONEWOOD CORPORATE CENTER
W175 N11163 STONEWOOD DRIVE
W175 N11117 STONEWOOD DRIVE
W175 N11081 STONEWOOD DRIVE
GERMANTOWN, WI



OFFICE SPACE AVAILABLE

Current Available Space:
152 SF - 2,038 SF

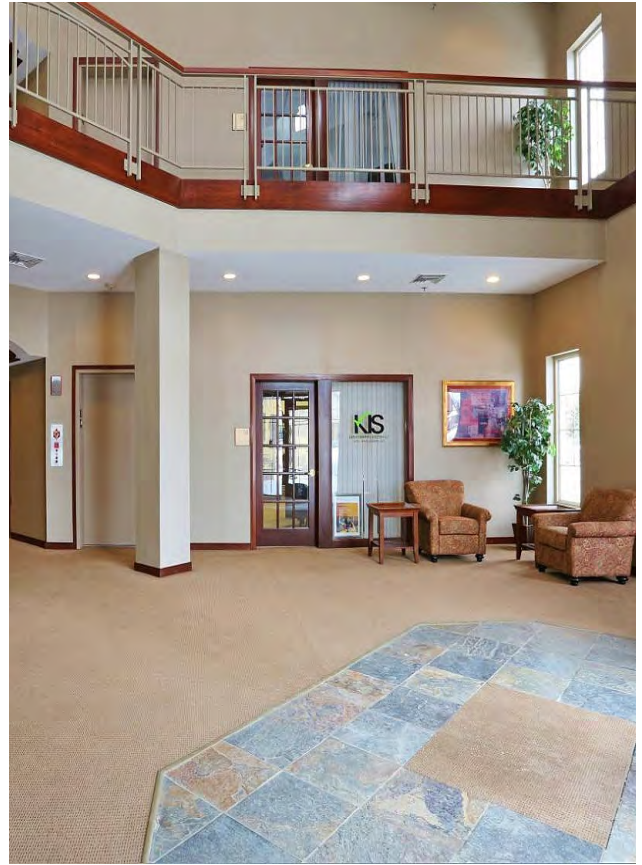


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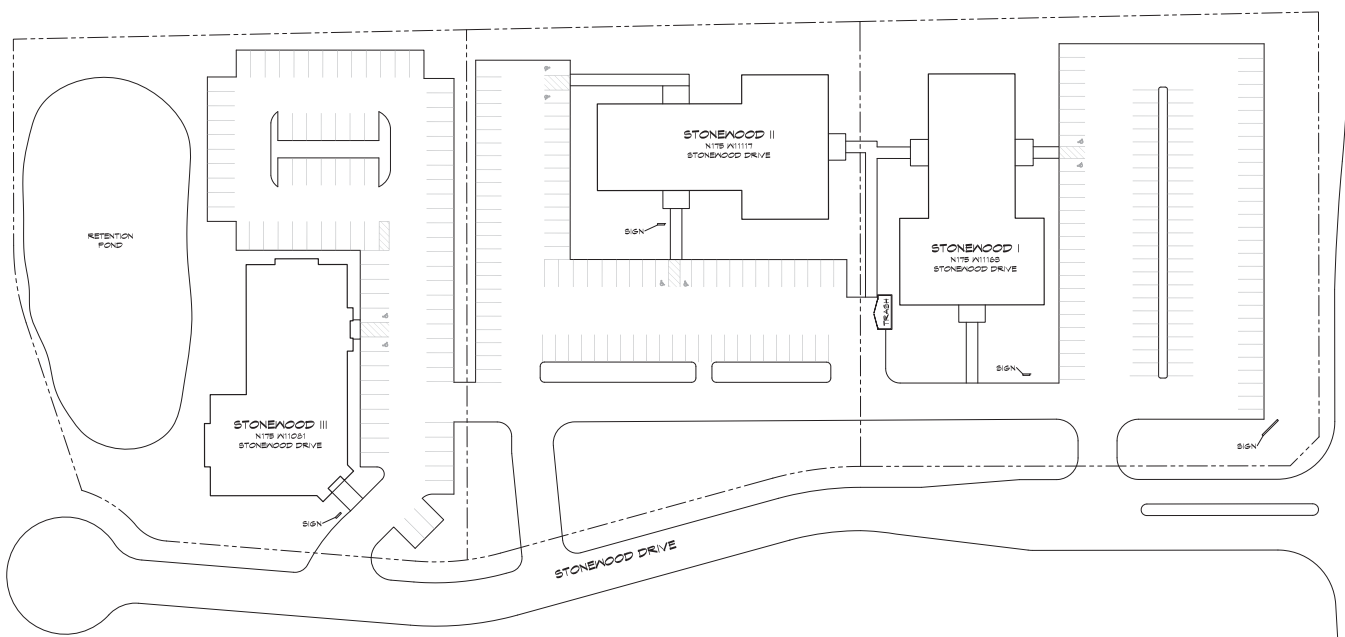


PROPERTY DETAILS

- 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: 5,825 RSF
 - Building N11117: 3,383 RSF
 - Building N11081: 10,770 RSF
- Lease Rate Includes All Utilities (Except Where Noted), RE taxes, Common Area Maintenance (Lawn Care, Snow Removal, etc.) & Parking



SITE PLAN



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)



FLOOR PLAN

W175 N11163 STONEWOOD | SECOND FLOOR

AVAILABLE SPACE:

SUITE 208:	497 SF	(MARKET READY SUITE - \$649/MO)
SUITE 214:	187 SF	(MARKET READY SUITE - \$289/MO)
SUITE 217:	152 SF	(MARKET READY SUITE - \$274/MO)
SUITE 226:	353 SF	(MARKET READY SUITE - \$524/MO)
SUITE 227:	284 SF	(MARKET READY SUITE - \$449/MO)
SUITE 231:	209 SF	(MARKET READY SUITE - \$299/MO)
SUITE 232:	727 SF	(MARKET READY SUITE - \$1,124/MO); AVAILABLE 12/1/2026
SUITE 234:	1,715 SF	(MARKET READY SUITE - \$2,289/MO)

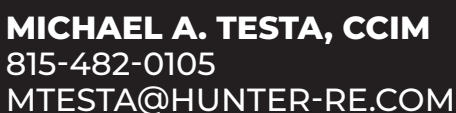


W175 N11117 STONEWOOD| FIRST FLOOR

SUITE 103:	1,493 SF	(MARKET READY SUITE - \$1,994/MO)
SUITE 106:	271 SF	(MARKET READY SUITE - \$379/MO); AVAILABLE 12/1/2026
SUITE 107:	199 SF	(MARKET READY SUITE - \$349/MO); AVAILABLE 12/1/2026
SUITE 108:	284 SF	(MARKET READY SUITE - \$399/MO); AVAILABLE 12/1/2026



SUITE 204:	341 SF	(MARKET READY SUITE - \$418/MO)
SUITE 220:	246 SF	(MARKET READY SUITE - \$389/MO); AVAILABLE 12/1/2026
SUITE 230:	342 SF	(MARKET READY SUITE - \$524/MO)
SUITE 240:	207 SF	(MARKET READY SUITE - \$379/MO)



AVAILABLE SPACE:

The floor plan illustrates the layout of the second floor. Key areas include:

- Suite 107:** Located in the top left, featuring a large open area and a smaller room labeled "SUITE 107".
- Suite 106:** Located in the top center, consisting of two adjacent rooms.
- Suite 105:** Located in the top right, a single room.
- Suite 100:** Located in the center, consisting of two adjacent rooms.
- Suite 102:** Located in the bottom left, a single room.
- Suite 103:** Located in the bottom right, a large room.
- Central Corridor & Stairs:** A horizontal area running through the center of the floor.
- Other Features:** Main Entrance, Elev. Rm, Elevator, Men, Women, STORAGE, Mech, and various closets (CLO).

Dimensions are provided for many of the rooms and corridors, such as 11'-0" x 11'-0" for Suite 107, 11'-0" x 11'-0" for Suite 106, 11'-0" x 11'-0" for Suite 105, 11'-0" x 11'-0" for Suite 100, 11'-0" x 11'-0" for Suite 102, and 11'-0" x 11'-0" for Suite 103.

The floor plan illustrates the second floor of a building, featuring a central corridor and stairs area. The plan is divided into several suites and common areas. The left side of the plan shows a large suite area with multiple rooms, including Suite 200, Suite 201, Suite 202, Suite 203, Suite 204, Suite 205, Suite 207, Suite 210, Suite 211, Suite 212, Suite 213, Suite 214, Suite 215, Suite 216, Suite 217, Suite 218, Suite 219, Suite 220, Suite 221, Suite 222, Suite 223, Suite 224, Suite 225, Suite 226, Suite 227, Suite 228, Suite 229, Suite 230, Suite 231, Suite 232, Suite 233, Suite 234, Suite 235, Suite 236, Suite 237, Suite 238, Suite 239, Suite 240, Suite 241, Suite 242, Suite 243, Suite 244, Suite 245, Suite 246, Suite 247, Suite 248, Suite 249, Suite 250, Suite 251, Suite 252, Suite 253, Suite 254, Suite 255, Suite 256, Suite 257, Suite 258, Suite 259, Suite 260, Suite 261, Suite 262, Suite 263, Suite 264, Suite 265, Suite 266, Suite 267, Suite 268, Suite 269, Suite 270, Suite 271, Suite 272, Suite 273, Suite 274, Suite 275, Suite 276, Suite 277, Suite 278, Suite 279, Suite 280, Suite 281, Suite 282, Suite 283, Suite 284, Suite 285, Suite 286, Suite 287, Suite 288, Suite 289, Suite 290, Suite 291, Suite 292, Suite 293, Suite 294, Suite 295, Suite 296, Suite 297, Suite 298, Suite 299, Suite 300. The right side of the plan shows a large suite area with multiple rooms, including Suite 200, Suite 201, Suite 202, Suite 203, Suite 204, Suite 205, Suite 207, Suite 210, Suite 211, Suite 212, Suite 213, Suite 214, Suite 215, Suite 216, Suite 217, Suite 218, Suite 219, Suite 220, Suite 221, Suite 222, Suite 223, Suite 224, Suite 225, Suite 226, Suite 227, Suite 228, Suite 229, Suite 230, Suite 231, Suite 232, Suite 233, Suite 234, Suite 235, Suite 236, Suite 237, Suite 238, Suite 239, Suite 240, Suite 241, Suite 242, Suite 243, Suite 244, Suite 245, Suite 246, Suite 247, Suite 248, Suite 249, Suite 250, Suite 251, Suite 252, Suite 253, Suite 254, Suite 255, Suite 256, Suite 257, Suite 258, Suite 259, Suite 260, Suite 261, Suite 262, Suite 263, Suite 264, Suite 265, Suite 266, Suite 267, Suite 268, Suite 269, Suite 270, Suite 271, Suite 272, Suite 273, Suite 274, Suite 275, Suite 276, Suite 277, Suite 278, Suite 279, Suite 280, Suite 281, Suite 282, Suite 283, Suite 284, Suite 285, Suite 286, Suite 287, Suite 288, Suite 289, Suite 290, Suite 291, Suite 292, Suite 293, Suite 294, Suite 295, Suite 296, Suite 297, Suite 298, Suite 299, Suite 300. The plan also shows common areas, corridors, stairs, and other facilities.



HUNTER
REAL ESTATE

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.