



# Riverwood **CORPORATE** Center

N19 W24400 Riverwood Dr. Pewaukee, WI 53188



ENJOY THE VIEW





# Building Details

## Total building size

Approx. 90,066 SF

## Stories

3

## Available Space

545 - 45,383 RSF

## Year built

2001

## Lease Rate

\$15.00/SF NNN

## Parking

5 per 1,000 SF

Heated underground executive parking and ample surface parking

## Operating Expenses

\$9.71/SF (2022 est.)

[zeller.us/riverwood](https://zeller.us/riverwood)





# Key Highlights & Features

[Click to View Amenities](#)

- › Modern tenant lounge with Wi-Fi, soft seating and a kitchenette
- › Common conference room with new furniture and state-of-the-art technology
- › New exterior patio facing the Conservancy with seating and custom built-in gas grill
- › Heated, reserved, underground executive parking available
- › Located 1/4 of a mile from I-94
- › Access to Conference/Training Center & Classroom Space, with state-of-the-art audio and visual equipment
- › Access to fitness center with locker room and showers
- › Great views from all levels overlooking the conservancy
- › Dock door with leveler for deliveries
- › WELL Health-Safety Rating
- › Green Building Initiatives: The Building was, once again, awarded the EPA's Energy Star certification
- › Kingsley Associates Tenant Excellence Award



Tenant lounge with wifi access



State of the art conference room



Outdoor patio & grilling station



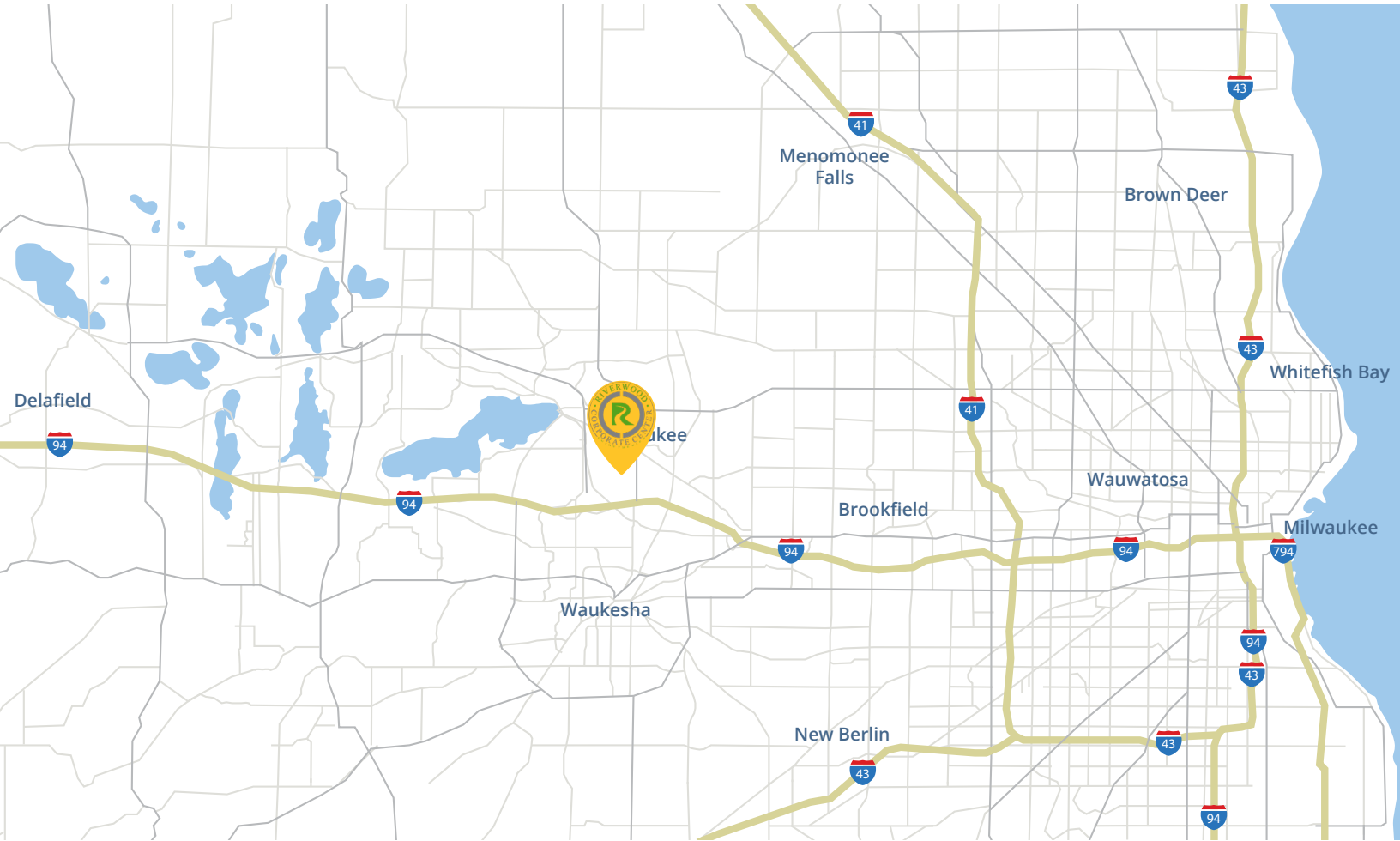
Fitness Center with locker rooms



Large and small training rooms



# Building Location



# Distance to Key Areas

## to Milwaukee

18 miles (22 minutes) via I-94 East

## to Zoo Interchange

13 miles (17 minutes) via I-94 East

## to Madison

63 miles (1 hour, 4 minutes) via I-94 West

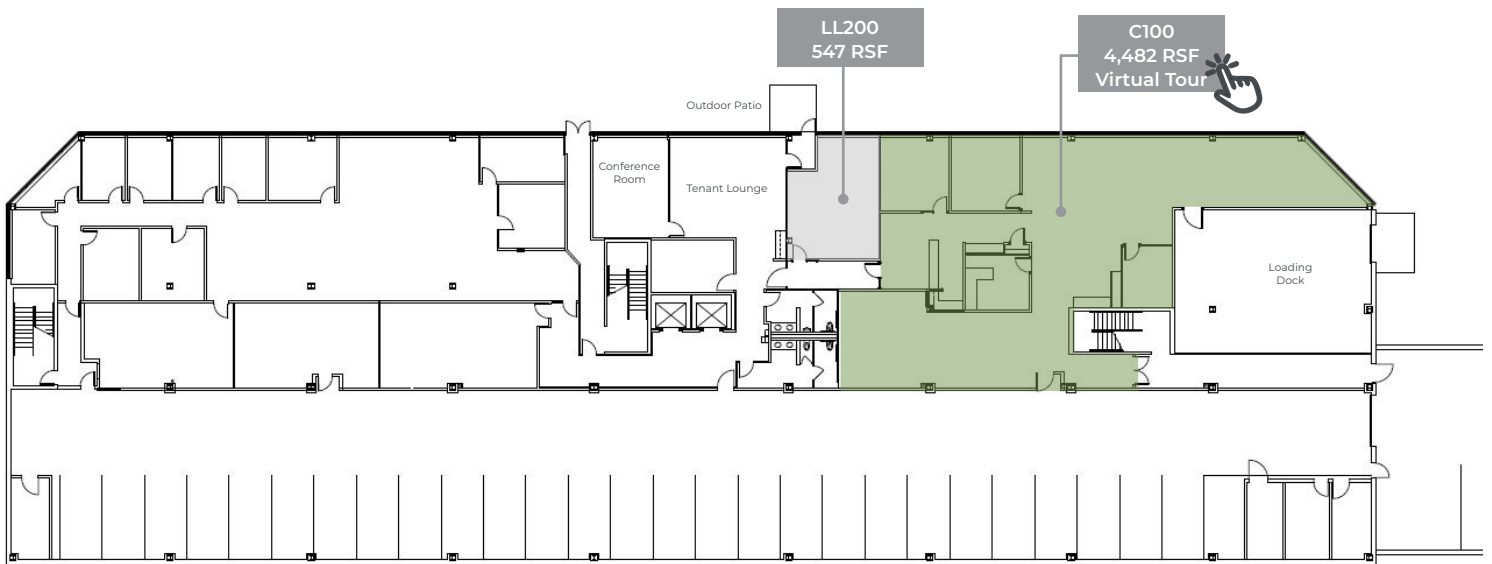
## to Mitchell International Airport

26 miles (26 minutes) via I-41 & I-94 West

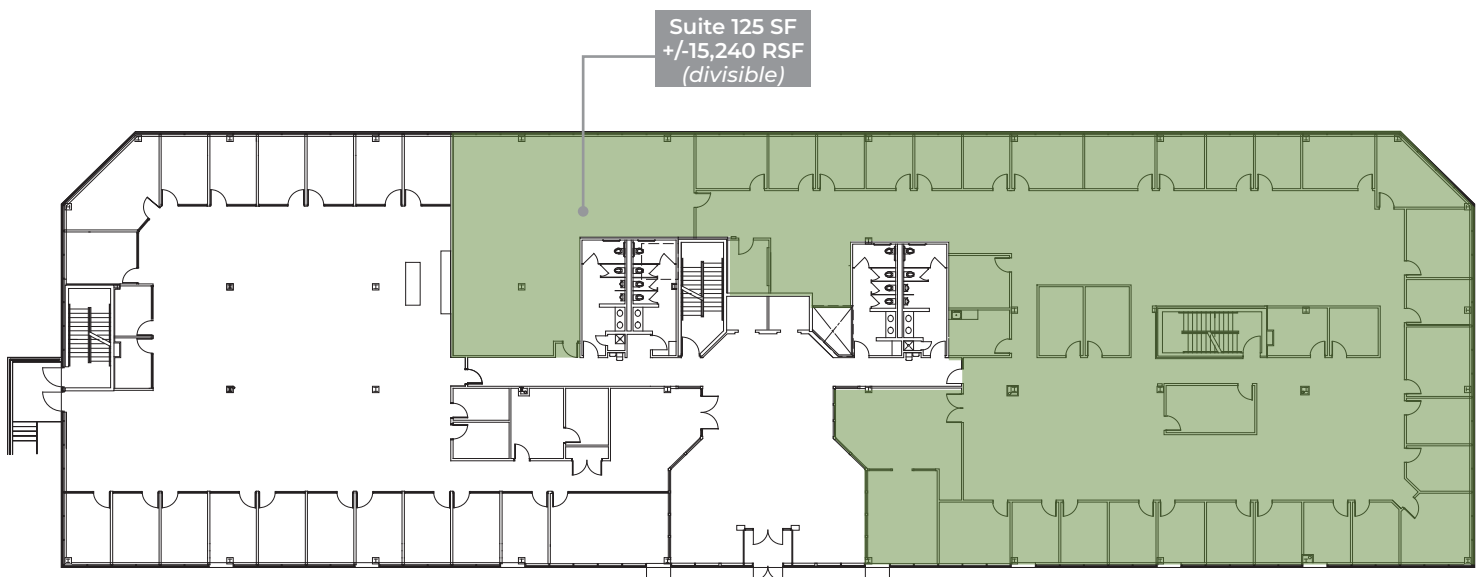


# Availability

## Lower Level



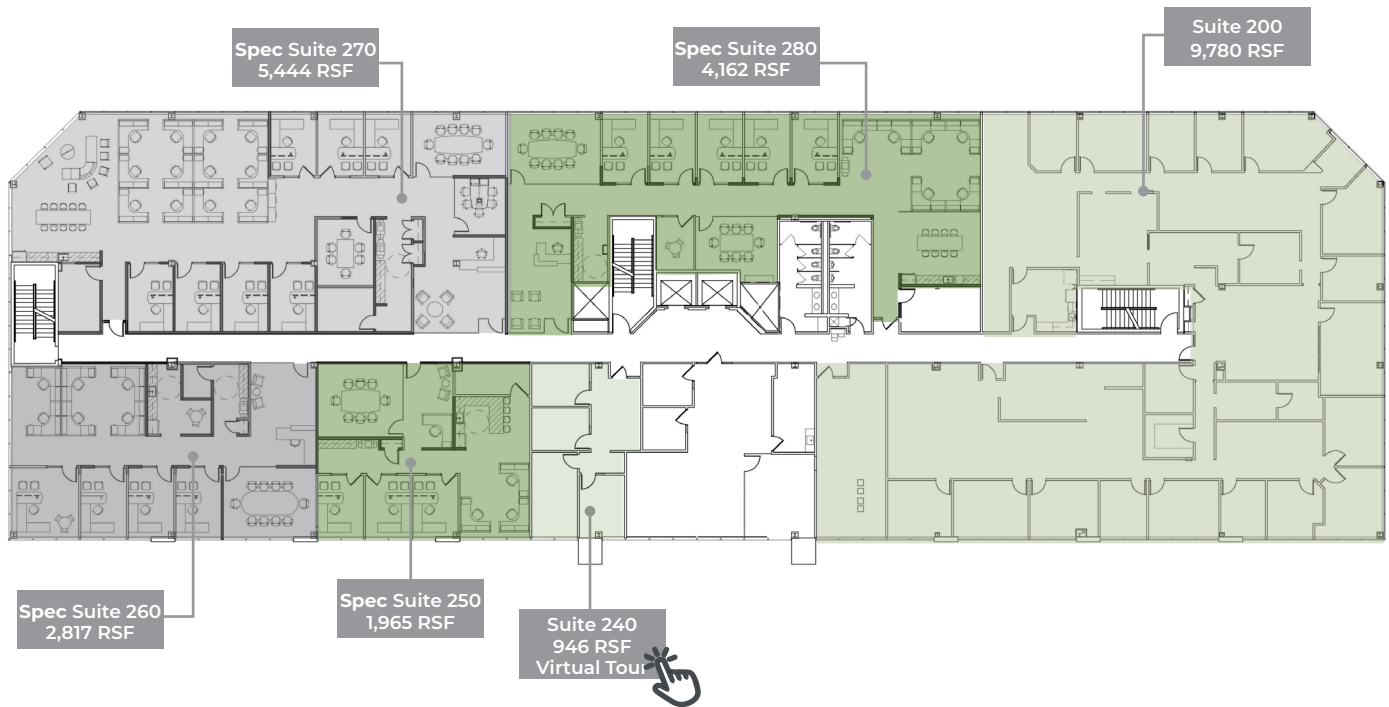
## First Floor





# Availability

## Second Floor





# Available Spec Suites

## Second Floor



### Suite 270 - 5,444 RSF

- 3 Private Offices - Exterior
- 4 Private Offices - Interior
- 12 Workstations
- 1 Medium Conference Room
- 1 Small Conference Room
- 1 Huddle Room
- 1 Breakroom
- Reception/Waiting Area
- Copy/Print Area, Storage Closet, IT/Storage Closet, Coat Closet, Add'l Closet

### Suite 260 - 2,817 RSF

- 4 Private Offices - Exterior
- 6 Workstations
- 1 Medium Conference Room
- 1 Breakroom
- Reception/Waiting Area
- Copy/Print Area, IT/Storage Closet, Coat Closet

### Suite 280 - 4,162 RSF

- 5 Private Offices - Exterior
- 6 Workstations
- 1 Medium Conference Room
- 1 Small Conference Room
- 1 Huddle Room
- 1 Breakroom
- Reception/Waiting Area
- Copy/Print Area, IT/Storage Closet, Coat Closet

### Suite 250 - 1,965 RSF

- 3 Private Offices - Exterior
- 3 Workstations
- 1 Medium Conference Room
- Reception/Waiting Area
- Kitchenette
- IT/Storage Closet, Copy/Print Area, Coat Closet

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## CONTACT US

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