

INTRODUCING...

MEDPOINT LAKE COUNTRY

HWY 164 & WATERTOWN RD | PEWAUKEE, WI

FOR LEASE

AVAILABLE 2027

ICAP
DEVELOPMENT



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MEDPOINT LAKE COUNTRY

Join Moreland ENT at Lake Country's newest medical office building

- High profile, single story multi-tenant medical office building anchored by Moreland ENT
- Located at light controlled intersection of Hwy 164 & Watertown Rd
- Up to 34,163 SF available for lease
- Private suite entrances
- Ground breaking in 2026 with completion in late 2027
- Low CAM expenses given no common area within building

AVAILABLE SPACE

Up to 34,163 SF

OCCUPANCY

Late 2027

LEASE RATE

Contact Broker

Property Details

Location	W240N2687 Pewaukee Rd Pewaukee, WI
Building Size	Option 1: 30,500 SF Option 2: 47,663 SF
Available Space	Up to 34,163 SF
Suites	3 - 5 Suites (planned)
Parking	169 stalls (5.5 / 1,000 SF)
Construction	Masonry, architectural panels and glass
Ingress/Egress	Two access points: Watertown Road (north) and River Park Drive (south)



Site Plan - Option 1



Site Plan - Option 2



Site Aerial - Option 1



Site Aerial - Option 2



Location



Driving Times

I-94 2 Mins | 1 Mi

Capitol Dr 2 Mins | 1 Mi

Hwy 16
(via Capitol Dr) 5 Mins | 2 Mi

Building Renderings



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