



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 - 15,534 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

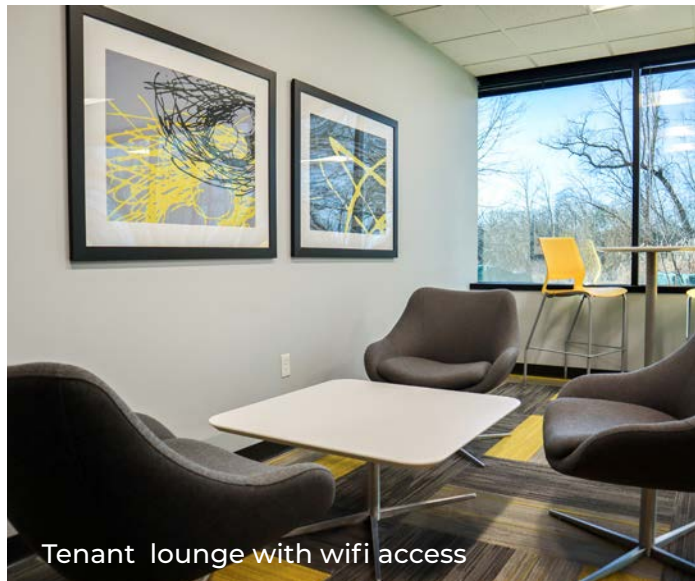
\$10.37/SF (2025 est.)





Key Highlights & Features

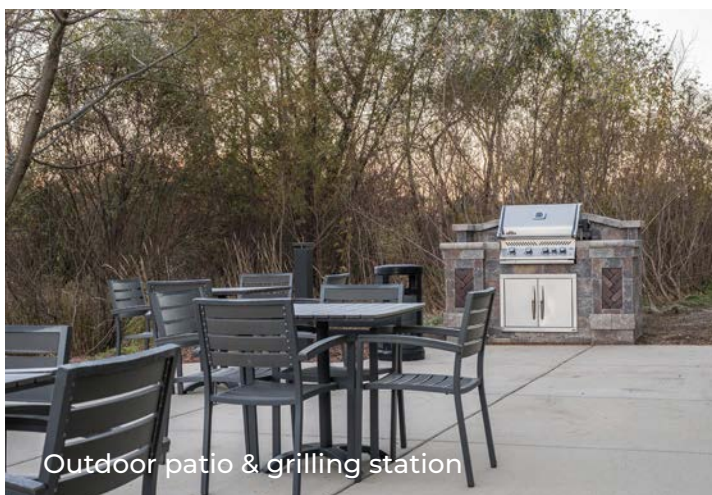
- › Modern tenant lounge with Wi-Fi, soft seating and a kitchenette
- › Common conference room with new furniture and state-of-the-art technology
- › New exterior patio facing the Conservancy with seating and custom built-in gas grill
- › Heated, reserved, underground executive parking available
- › 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



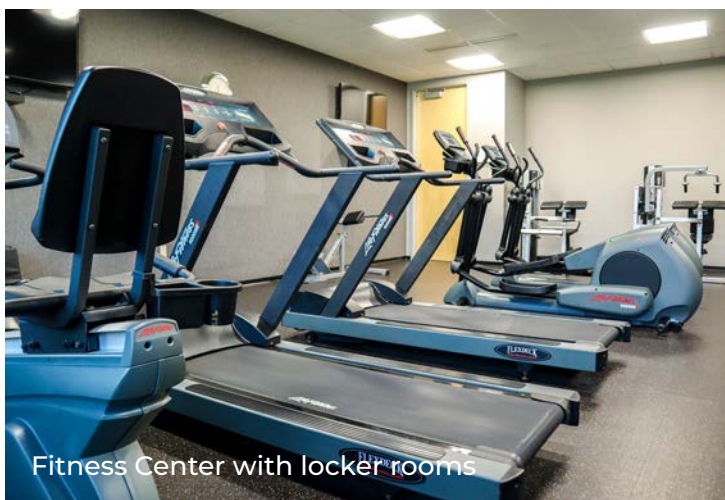
Tenant lounge with wifi access



State of the art conference room



Outdoor patio & grilling station



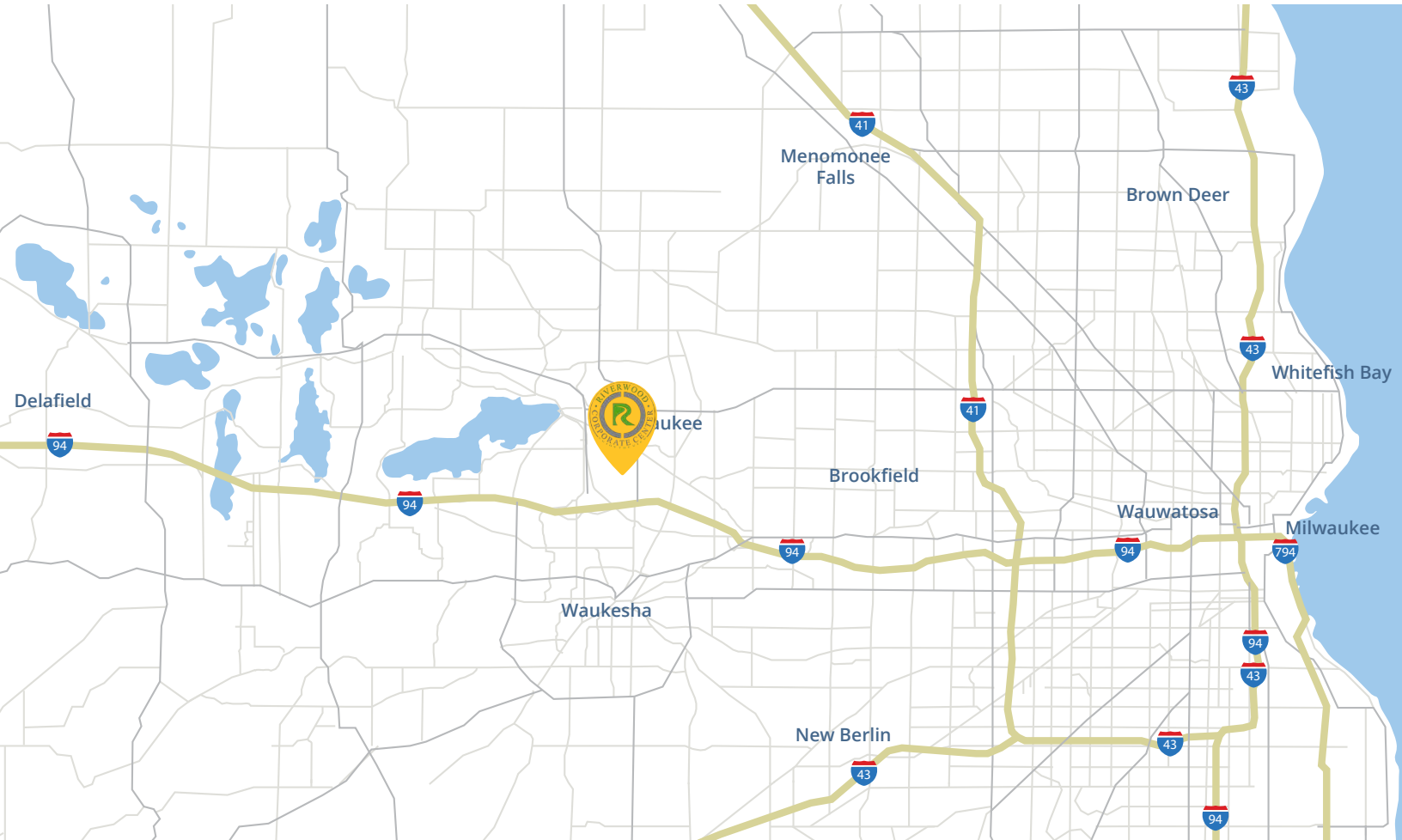
Fitness Center with locker rooms



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

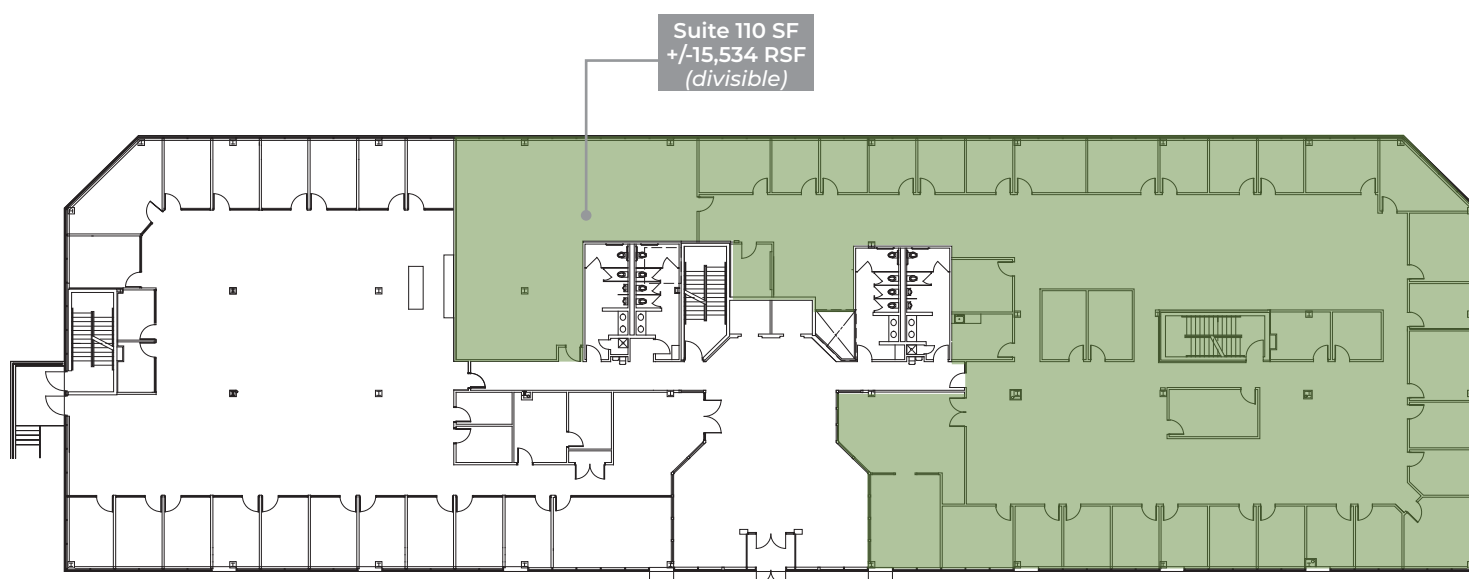


Availability

Lower Level



First Floor

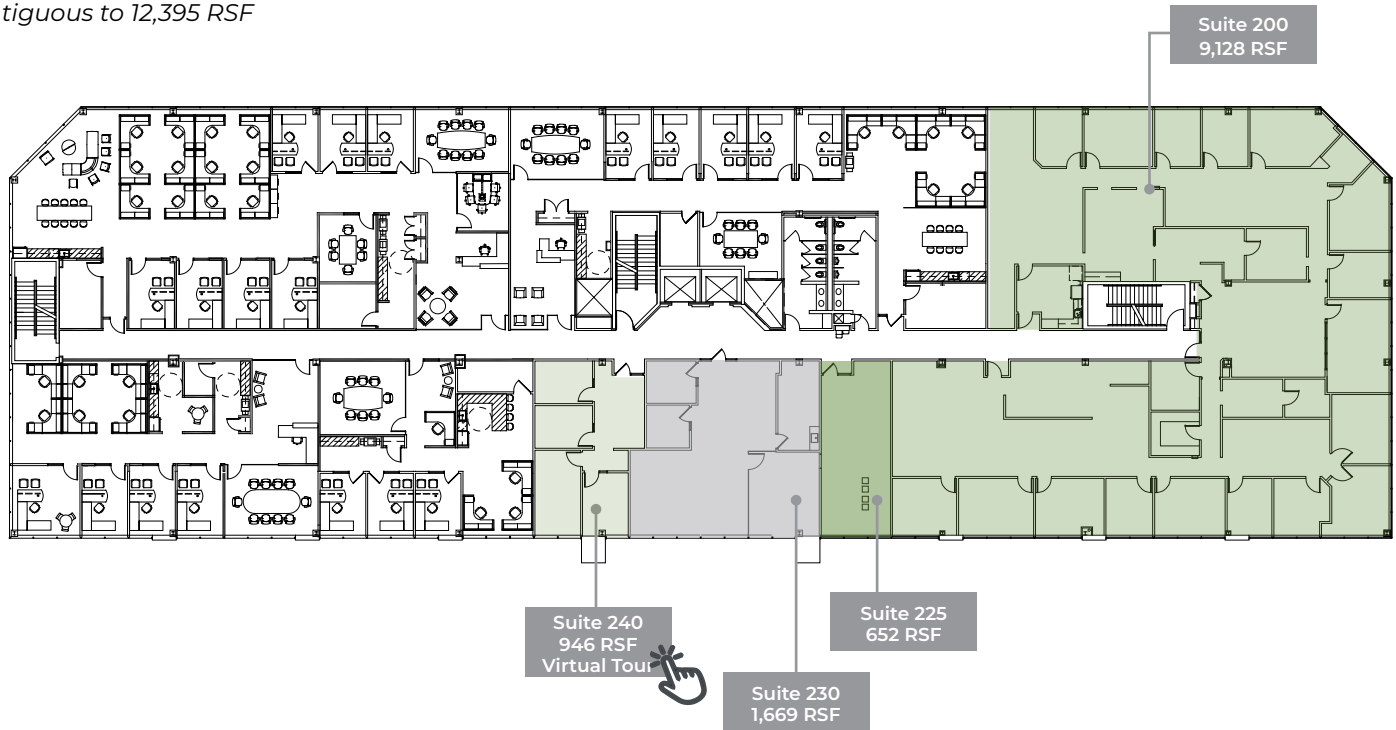




Availability

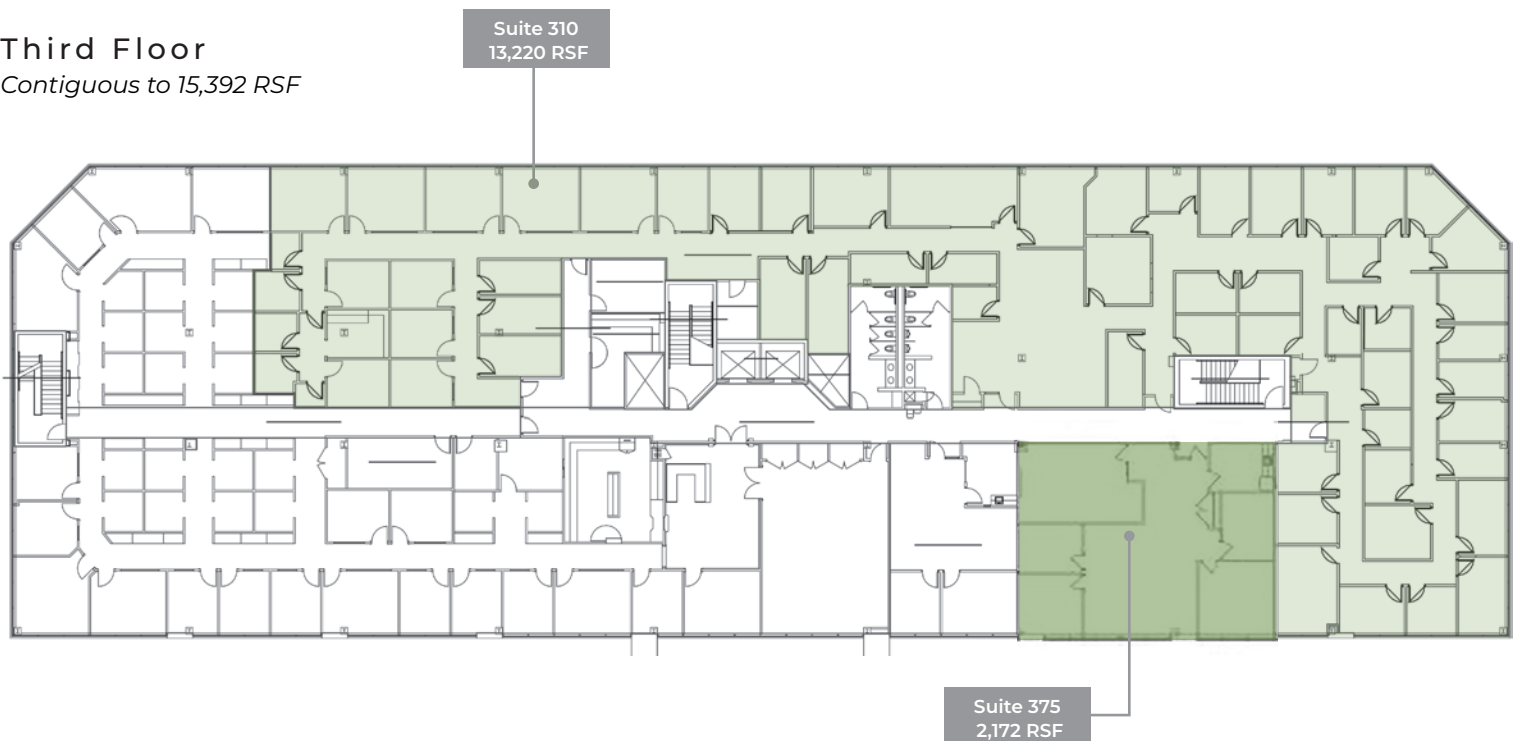
Second Floor

Contiguous to 12,395 RSF



Third Floor

Contiguous to 15,392 RSF



Riverwood **CORPORATE** Center

N19 W24400 Riverwood Dr. Pewaukee, WI 53188



CONTACT US

Joe Moritz

414 278 6871 (direct)
joe.moritz@colliers.com

Caitlin Ackatz

414 278 6868 (direct)
caitlin.ackatz@colliers.com



Colliers | Wisconsin | 833 E Michigan St., Suite 500 | Milwaukee, WI 53202 | P: +1 414 276 9500

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2023. All rights reserved.