



# 3175

# HILLSIDE DRIVE

DELAFIELD, WI - *For Lease*

*For more information:*

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3175 HILLSIDE DRIVE



3175 Hillside Drive in Delafield presents an excellent opportunity for users to establish a new lake country location in a highly sought after, high-visibility setting with strong curb appeal and monument signage.

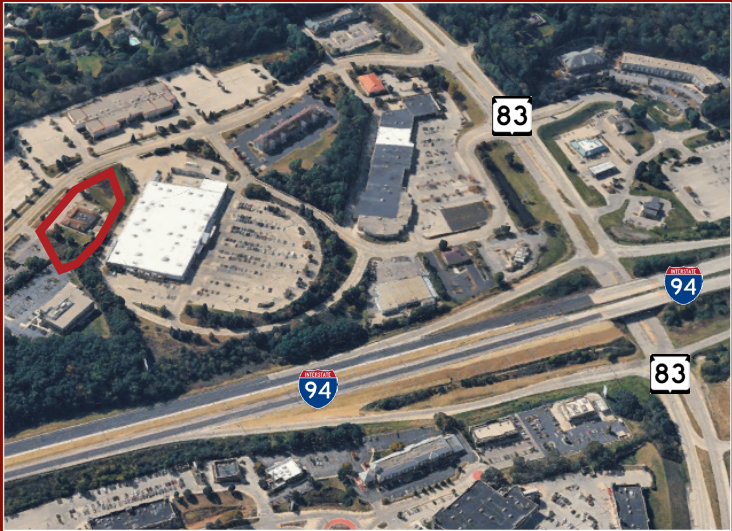
This high-quality, single-story office building offers approximately 7,980 sq. ft. of professional space within a well-maintained and efficient layout.

The property was recently occupied by KinderCare, creating a unique opportunity for a full-building user. The structure features a functional rectangular footprint supporting efficient build-out, strong exterior visibility, and abundant natural light. Finally, the lot size may offer opportunities for expansion of the existing building footprint.

Its location within the main retail corridor provides excellent accessibility and visibility, a difficult feat to achieve within the incredibly tight Interstate 94/Highway 83 submarket. Additionally, strong signage opportunities and high traffic counts further elevate the strength of this site.

PROPERTY SPECIFICATIONS

|             |                                                                              |
|-------------|------------------------------------------------------------------------------|
| Total SF:   | 7,980 SF                                                                     |
| Year Built: | 2005                                                                         |
| Lot Size:   | 1.97 Acres                                                                   |
| Tenancy:    | Single                                                                       |
| Parking:    | 36 surface stalls                                                            |
| Lease Rate: | Negotiable based on T.I. needs and lease term. Call Luther Group to discuss. |



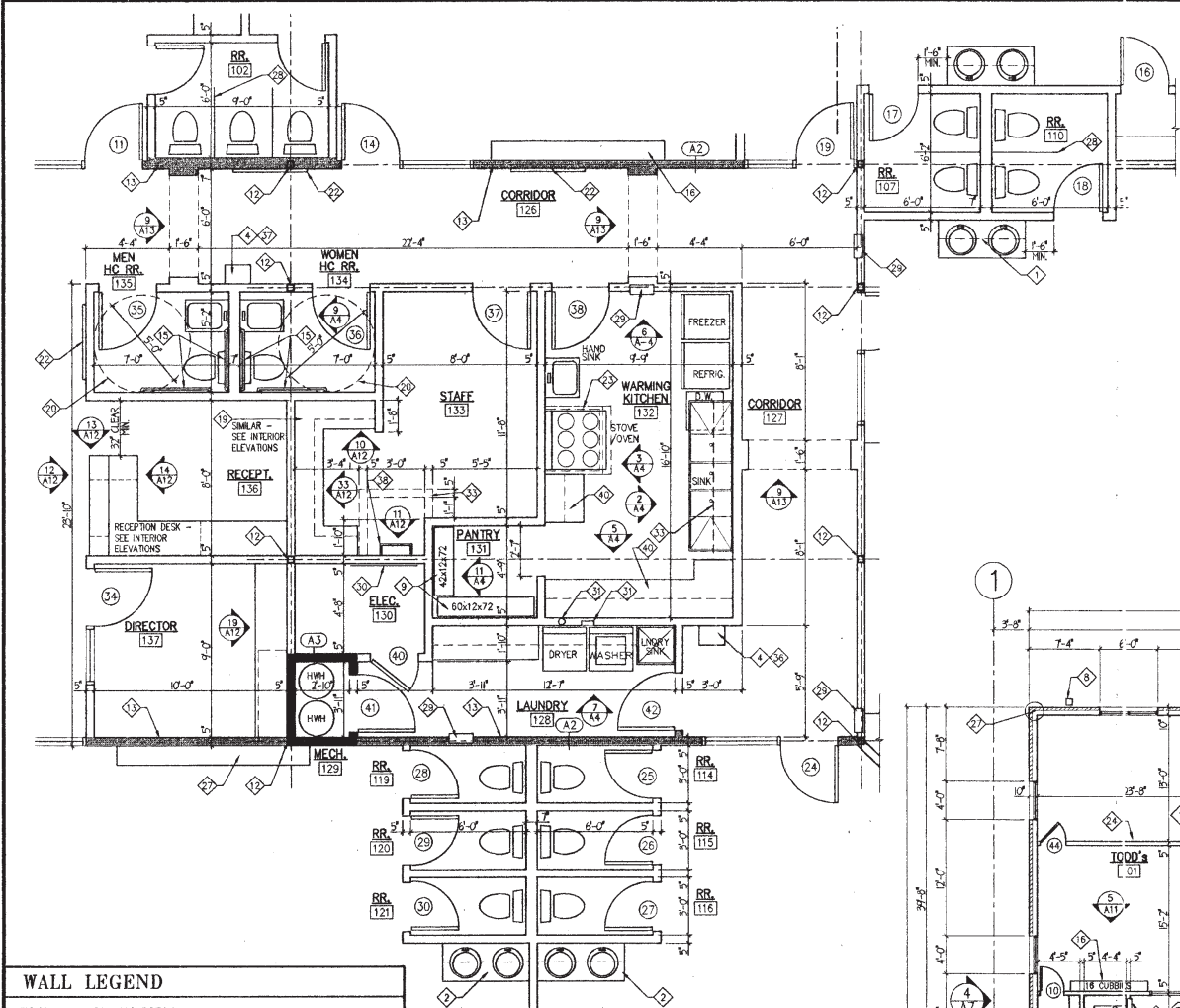
HIGHLY  
VISIBLE  
LOCATION  
*One Minute to Interstate*



POTENTIAL  
FOR  
EXPANSION  
*Of Existing Building*



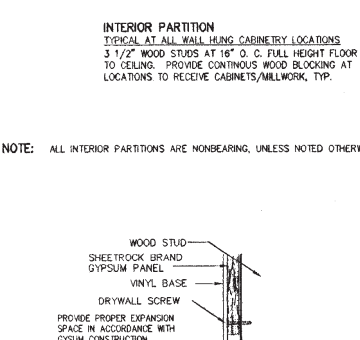
EXISTING LAYOUT - 7,980 SF  
3175 HILLSIDE DRIVE



WALL LEGEND

| SYMBOL | KEY                               | DESCRIPTION                                                                                                                                                                                                                                                                                                                               |
|--------|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (E1)   | EXTERIOR WALL                     | REFER TO WALL SECTION, SHEET A7:<br>4" FACE BRICK VENEER, 3/4" INSULATED SHEATHING W/ 1" VYCK BUILDING WRAP, 3 1/2" WOOD STUDS AT 16" O.C. W/ 8" x 5/8" ANCHOR BOLTS AT BOTTOM PLATE AT 4'-0" O.C. MAX. (MIN. 2 BOLTS PER PLATE), 3 1/2" R11 BATT INSULATION W/ VAPOR BARRIER, 5/8" GYPSUM BOARD SHEATHING                                |
| (A1)   | NON-BEARING WALL                  | TYPICAL U.N.O.<br>3 1/2" WOOD STUDS AT 16" O.C. W/ 5/8" GYP. BD. UP TO 8" ABOVE CEILING. (ANCHOR STUDS TO STRUCTURE ABOVE AT 48" O.C.)<br>UTILITY GRADE SOUTHERN YELLOW PINE ACCEPTABLE AT NON-BRG. LOCATIONS                                                                                                                             |
| (A2)   | INTERIOR PARTITION - BEARING WALL | 3 1/2" WOOD STUDS AT 12" O.C.<br>BEARING PARTITION LOCATION:<br>COL. LINE 3' FROM COL. A TO COL. D                                                                                                                                                                                                                                        |
| (A3)   | INTERIOR 1 HOUR RATED WALL        | UL. DES. NO. U305<br>3 1/2" WOOD STUDS AT 16" O.C. WITH 5/8" TYPE X GYPSUM BOARD FULL HEIGHT EACH SIDE, TIGHT TO UNDERGIRTS OF ROOF DECK. FIRESTOP ALL OPENINGS AND PENETRATIONS WITH APPROVED NON-COMBUSTIBLE MATERIALS. ALL DUCT PENETRATIONS TO HAVE FIRE-DAMPERS, UTILITY GRADE SOUTHERN YELLOW PINE ACCEPTABLE AT NON-BRG. LOCATIONS |
|        | INTERIOR PARTITION                | TYPICAL AT ALL WALL HUNG CARNERY LOCATIONS<br>3 1/2" WOOD STUDS AT 16" O.C. FULL HEIGHT FLOOR TO CEILING. PROVIDE CONTINUOUS WOOD BLOCKING AT LOCATIONS TO RECEIVE CABINETS/MILLWORK, TYP.                                                                                                                                                |

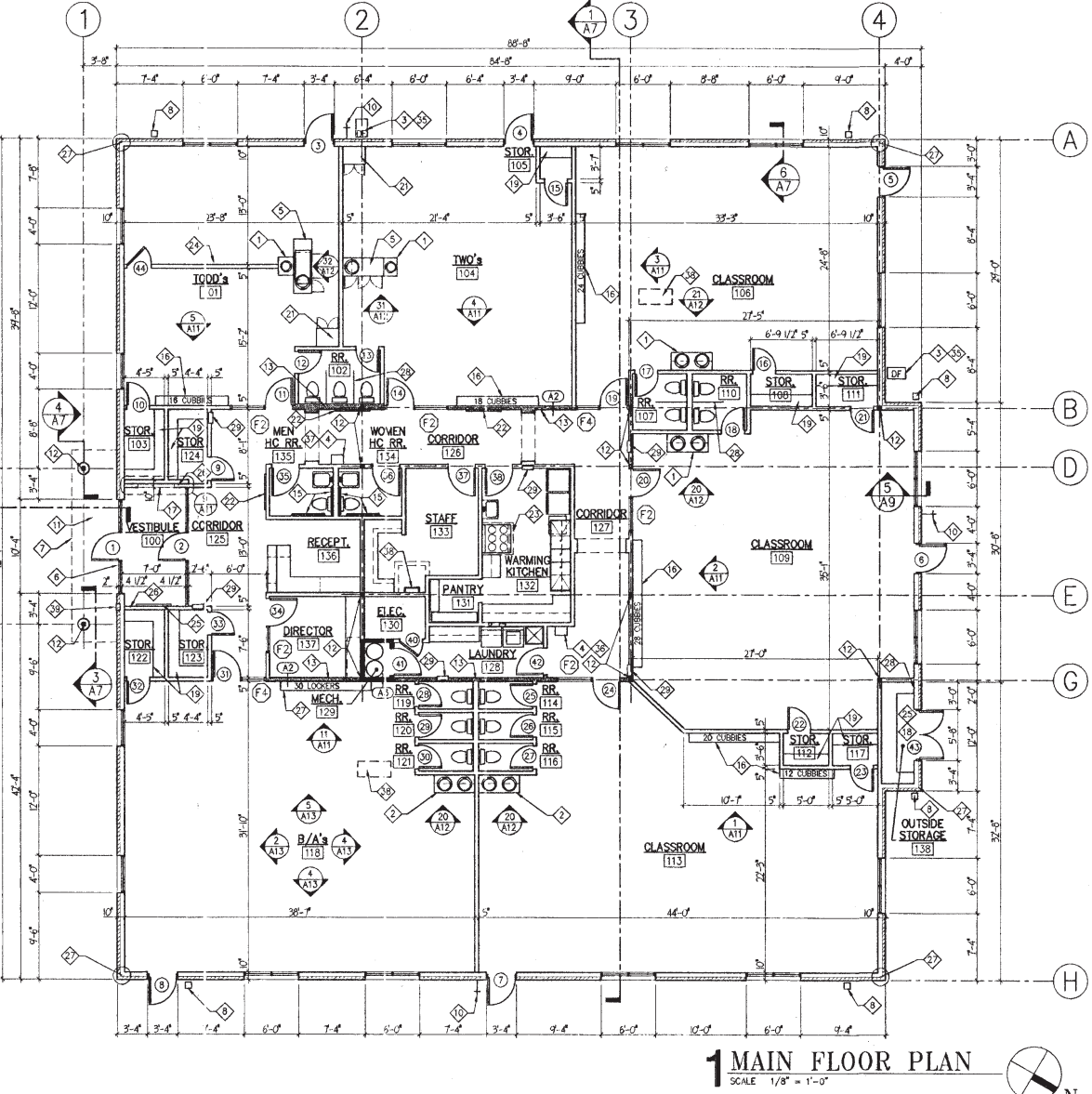
NOTE: ALL INTERIOR PARTITIONS ARE NONBEARING, UNLESS NOTED OTHERWISE.



2 CORE FLOOR PLAN  
SCALE 1/4" = 1'-0"

NOTE: WOOD STUD BEARING WALLS

| INTERIOR                                                                                                                                                                                                                                      | EXTERIOR                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| AT COLUMN LINE 'B', BETWEEN COLUMN LINES 2 AND 3<br>AT COLUMN LINE 'G', BETWEEN COLUMN LINES 2 AND 3                                                                                                                                          | FULL PERIMETER                                                                                                                                                       |
| MINIMUM STRUCTURAL WOOD GRADE VALUES REQ'D                                                                                                                                                                                                    |                                                                                                                                                                      |
| DOUGLAS FIR - LARCH (NORTH)<br>MINIMUM GRADE:<br>FOR WALL STUDS                                                                                                                                                                               | NO. 1, NO. 2 OR BETTER<br>(STUD GRADE NOT ACCEPTABLE)<br>MINIMUM F <sub>c</sub> (PARALLEL): 1350 PSI<br>MINIMUM F <sub>b</sub> : 825 PSI<br>MINIMUM E: 1,600,000 PSI |
| OR<br>HEMLOCK FIR:<br>MINIMUM GRADE:<br>FOR WALL STUDS                                                                                                                                                                                        | NO. 1 OR BETTER<br>(NO. 2 NOT ACCEPTABLE)<br>MINIMUM F <sub>c</sub> (PARALLEL): 1300 PSI<br>MINIMUM F <sub>b</sub> : 950 PSI<br>MINIMUM E: 1,500,000 PSI             |
| OR "OTHER" WOOD SPECIES WITH MINIMUM VALUES AS LISTED ABOVE FOR THE WALL STUDS. PLYWOOD OR 1/4" LET CORNER BRACING REQ'D AT ALL EXTERIOR CORNERS. UTILITY GRADE S.Y. PINE, OR NO. 3 HEMLOCK FIR ACCEPTABLE FOR INTERIOR NONBEARING PARTITIONS |                                                                                                                                                                      |



ROOM AREAS

| NO.                                            | ROOM    | NET ROOM AREA                      | EXCESS  | TOTAL     |
|------------------------------------------------|---------|------------------------------------|---------|-----------|
| 101                                            | TODD'S  | 16 CHILDREN at 35 S.F. = 560 S.F.  | 35 S.F. | 595 S.F.  |
| 104                                            | TWO'S   | 18 CHILDREN at 35 S.F. = 630 S.F.  | 25 S.F. | 655 S.F.  |
| 106                                            | THREE'S | 23 CHILDREN at 35 S.F. = 805 S.F.  | 1 S.F.  | 806 S.F.  |
| 109                                            | FOUR'S  | 28 CHILDREN at 35 S.F. = 980 S.F.  | 3 S.F.  | 983 S.F.  |
| 113                                            | FIVE'S  | 32 CHILDREN at 35 S.F. = 1120 S.F. | 10 S.F. | 1130 S.F. |
| 118                                            | B/A     | 32 CHILDREN at 35 S.F. = 1120 S.F. | 12 S.F. | 1132 S.F. |
| SUBTOTAL                                       |         |                                    |         | 149       |
| TOTAL BUILDING AREA: 7,980 SQ.FT.              |         |                                    |         |           |
| *B/A REFERS TO BEFORE & AFTER SCHOOL AGE GROUP |         |                                    |         |           |
| TOTALS                                         |         |                                    |         | 149       |

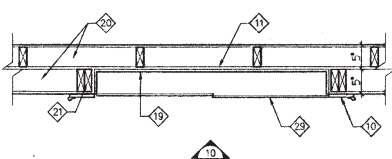
WISCONSIN MIX  
35 S.F. PER CHILD

| CHILD        | STAFF | TOTAL |
|--------------|-------|-------|
| 1 DIRECTOR   | 1     | 2     |
| 1 ASST. DIR. | 1     | 2     |
| 1 COOK       | 1     | 2     |
| TOTALS       |       | 15    |

- KEY NOTES
- PLASTIC LAMINATE BASE & WALL CABINET, 21" HIGH - SEE SPECS FOR LAVATORY SELECTION - SEE DETAIL 21/A12
  - PLASTIC LAMINATE BASE & WALL CABINET, 30" HIGH - SEE SPECIFICATIONS FOR LAVATORY SELECTION - SEE DETAIL 21/A12
  - EXTERIOR DRINKING FOUNTAIN - SEE SPECIFICATIONS
  - WATER FOUNTAIN - SEE SPECIFICATIONS
  - CHANGING TABLE W/ SINK AND WALL CABINET - SEE 6/A12
  - ANODIZED ALUMINUM STORE FRONT SYSTEM W/ INSULATED SAFETY GLAZING AS REQUIRED BY CODE
  - EDGE OF CANOPY ABOVE
  - 2 x 4 DOWNSPOUT, 28 GA. G.I. (OR ALUM.) CORRUGATED RECTANGULAR
  - STAINLESS STEEL WIRE RACKS, 12" DEEP (SEE SHEET A4 FOR ELEV.)
  - FROST PROOF HOSE BIB
  - 5" THICK CONCRETE ENTRANCE SLAB, REINFORCED W/ W2.1 x W2.1 WVF. BROOM FINISH AT EXTERIOR WALKS (REFER TO SITEPLAN FOR WALKS)
  - STEEL COLUMN (TYPICAL) - REFER TO FRAMING PLAN
  - 3 1/2" WOOD STUD BEARING WALL FROM COL. NO. 2 THRU 3
  - DECORATIVE FIBERGLASS COLUMN ENCLOSURE - SEE DETAIL 4/A7
  - HANDICAPPED ACCESSIBLE GRAB BARS - REFER TO INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
  - WALL MOUNTED "COBBIES" - REFER TO INTERIOR ELEVATIONS ON SHEET A-11 FOR MOUNTING HEIGHT
  - WALL MOUNTED RECESSED DISPLAY CASE - REFER TO INTERIOR DETAIL 9/A11 FOR MOUNTING HEIGHT. INTERIOR SURFACE TO BE CORK BOARD (MINIMUM CLASS II MATERIAL). CONTRACTOR TO SUBMIT TEST DATA AND MANUF. CUT SHEET INDICATING ICBO CLASS II MATERIAL TO BUILDING DEPARTMENT PRIOR TO INSTALLATION
  - THERMAL INSULATED INTERIOR WALLS AND CEILING ABOVE
  - 5 HEAVY DUTY SHELVES - 15" DEEP - 3/4" THICK PARTICLE BOARD, PAINTED, TYP. ALL STORAGE ROOMS (SEE SHEET A12 FOR MOUNTING HEIGHTS). VERIFY HEIGHTS WITH OWNER BEFORE CONSTRUCTION
  - 5'-0" DIAMETER WHEELCHAIR TURNING RADIUS
  - STORAGE CABINET - SEE DWG. 16/A12
  - SURFACE MOUNTED BULLITT BOARD
  - EXHAUST HOOD W/ GYP. BD. ENCLOSURE AT HOOD TO CONCEAL DUCTWORK (VERIFY SIZE REQUIREMENTS W/ HOOD MANUF.). PROVIDE ONE HOUR RATED DUCT SHUTT TO ROOF - SEE DETAIL 4/A10
  - HALF HEIGHT PARTITION, TOP OF PARTITION AT 36" A.F.F. PROVIDE HARDWOOD CAP
  - 5/8" EXTERIOR GYPSUM BOARD WITH 4" VINYL BASE. TAPE AND SAND FOR PAINT
  - FULL HEIGHT PARTITIONS AT ENTRY PERIMETER
  - 3 TIER METAL LOCKERS - SEE ELEVATION 13/A11
  - 48" HIGH x 42" LONG TOILET PARTITION
  - PROVIDE POTTER-POTTER TYPE 2A-10-8C MODEL 3005 FIRE EXTINGUISHER IN SEMI-RECESSED STEEL CABINET IN ACCORDANCE WITH NFPA 10. VERIFY LOCATION WITH LOCAL FIRE DEPARTMENT PRIOR TO INSTALL. CABINET TO BE POTTER-FREARER MODEL #7005-9-RR (7064-B-RR AT KITCHEN) (OR APPROVED EQUAL) - TO BE PAINTED
  - PROVIDE PLYWOOD BASE ON WALL F REQUIRED BY PHONE COMPANY. VERIFY WITH PHONE CO. (PAINT TO MATCH WALL)
  - SHEET METAL DRYER VENT PIPE
  - "GUY - GREY" BOX FOR WASHER SUPPLY AND WASTE
  - 12" WIDE SOLID STAINLESS STEEL SHELF
  - HAND SINK CABINET WITH ADJACENT REFRIGERATOR - SEE DETAIL 32/A12
  - MOUNTING HEIGHT OF SPOUT SHALL BE 30" A.F.F.
  - MOUNTING HEIGHT OF SPOUT SHALL BE 34" A.F.F.
  - MOUNTING HEIGHT OF SPOUT SHALL BE 36" A.F.F.
  - ATTIC ACCESS - SEE DETAIL 3/A10
  - FIRE DEPARTMENT "TOMB BOX" SECURITY KEY BOX, LOCATED AS PER FIRE DEPARTMENT DIRECTION
  - PLASTIC LAMINATE BASE & WALL CABINETS - REFER TO INTERIOR ELEVATIONS, SHEET A4

FLOOR PLAN GENERAL NOTES

- 12'-0" x 12'-0" PIECE OF CARPET LAID LOOSE OVER VINYL COMPOSITION TILE FLOORING - ONE SECTION - TYPICAL OF EACH CLASSROOM. INSURE EDGES OF CARPET ARE BOUND.
- PROVIDE RUBBER TRANSITION STRIP AT ALL FIXED CARPET/ VCT
- PROVIDE PLYWOOD BACKING FOR PHONE EQUIPMENT AS REQUIRED. VERIFY REQUIREMENTS WITH UTILITY COMPANY.
- AT GYP. BD. PARTITIONS, ALL GYP. BD. SHALL BE INSTALLED IN ACCORDANCE WITH THE "GYPSUM HANDBOOK" TO ALLOW FOR PROPER EXPANSION/ CONTRACTION OF BLDG. COMPONENTS.
- PROVIDE FLOOR DRAINS IN ALL TOILET ROOMS AND PUBLIC RESTROOMS - REFER TO PLUMBING PLAN, SHEET M1, FOR EXACT LOCATIONS



3 DISPLAY CASE DETAIL  
SCALE 3/4" = 1'-0"

1 MAIN FLOOR PLAN  
SCALE 1/8" = 1'-0"

NEW DAY CARE FACILITY FOR:  
**CHILDREN'S WORLD LEARNING CENTERS**  
HILLSIDE MARKET CENTER  
DELAFIELD, WISCONSIN

**BASIL ASSOCIATES, INC.**  
architects  
planners  
PHONE (847) 441-8800 FAX (847) 441-8831  
480 CENTRAL AVE. NORTHBELD, IL 60063 ©2000  
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DO NOT SCALE  
DRAWINGS

| REV | DATE |
|-----|------|
|     |      |
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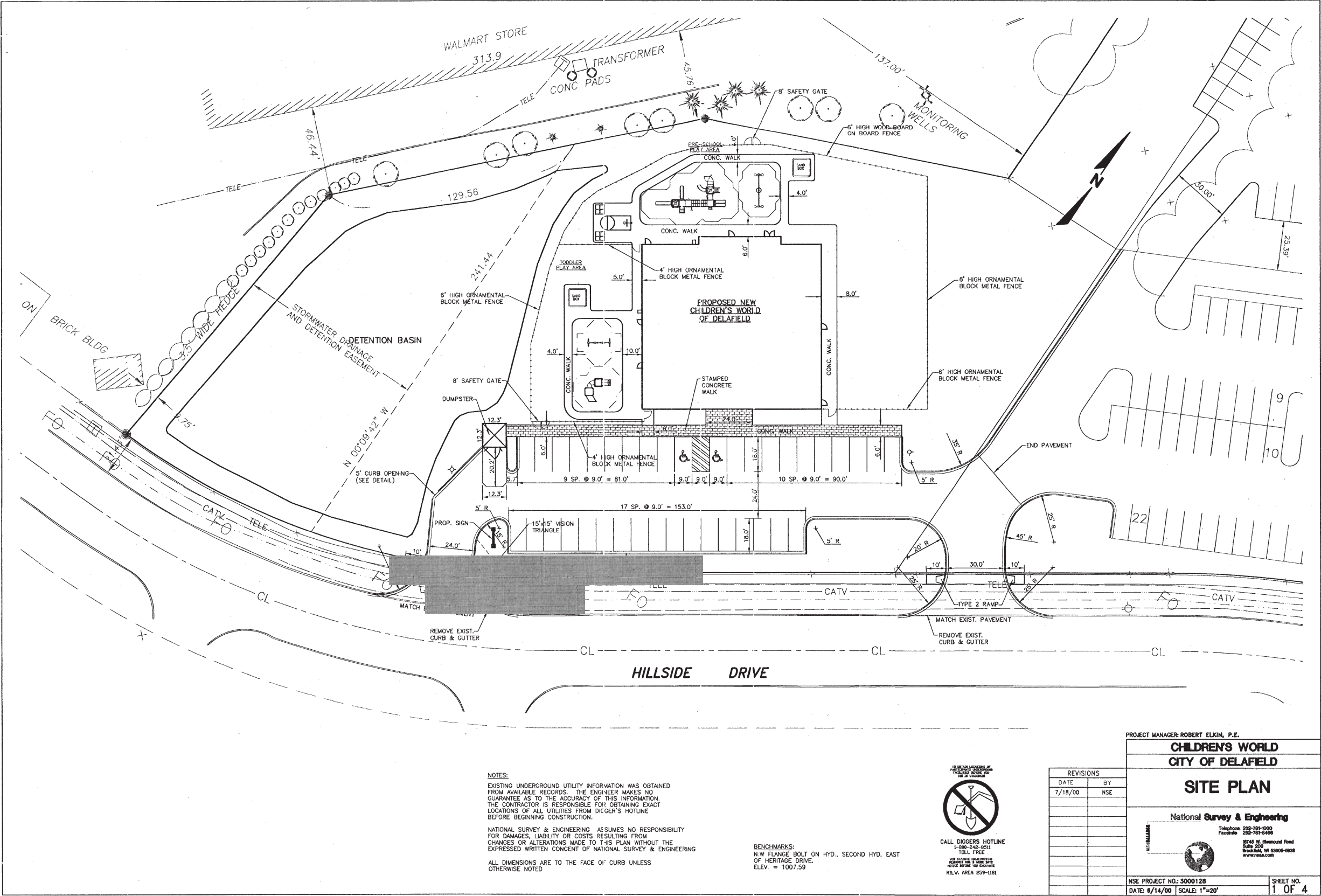
FOR BIDDING  
9-29-00  
FOR PERMIT  
9-29-00

DRAWN:  
JOB NO.  
0025  
SHEET  
**A3**  
5 of 5



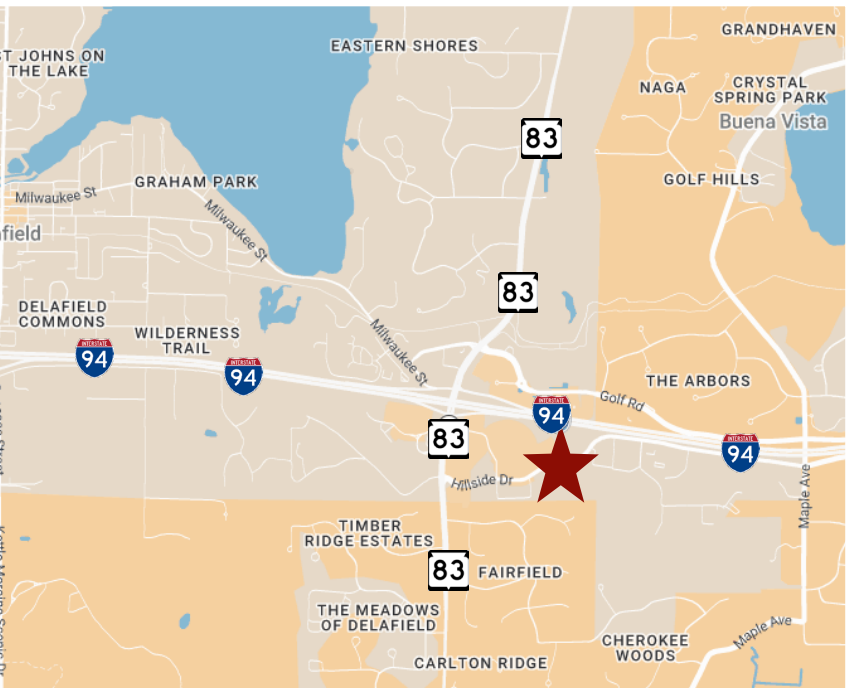
SITE PLAN

3175 HILLSIDE DRIVE



# LOCATION

3175 HILLSIDE DRIVE



## DEMOGRAPHICS

|                 | 1 MILE    | 3 MILES   | 5 MILES   |
|-----------------|-----------|-----------|-----------|
| POPULATION      | 1,554     | 14,750    | 49,637    |
| # OF HOUSEHOLDS | 634       | 5,799     | 19,789    |
| AVG HH INCOME   | \$154,067 | \$162,635 | \$143,922 |

## TRAFFIC COUNTS

|                |            |
|----------------|------------|
| INTERSTATE 94  | 74,400 VPD |
| HIGHWAY 83     | 26,200 VPD |
| HILLSIDE DRIVE | 5,700 VPD  |

## REGIONAL ADVANTAGE

3175 Hillside Drive is strategically located in one of Lake Country’s busiest interchanges and Southeast Wisconsin’s strongest retail markets. Positioned in the heart of Delafield in Waukesha County, one of the most affluent counties in the state, the property benefits from exceptional demographics, strong population growth, and stable economic drivers. Easy access to Interstate 94 and Highway 83 provides seamless connectivity to metro Milwaukee, regional business corridors, and the executive residential enclaves of Lake Country. This combination of high-income households, quality schools, and abundant amenities creates long-term stability and sustained demand for professional and service-oriented tenants.

## LOCATION HIGHLIGHTS

**AFFLUENT MARKET:** Median household incomes exceed \$100k in overall Waukesha County, with nearby Lake Country communities ranking among the wealthiest in the entire State of Wisconsin.

**GROWING POPULATION:** Consistent growth with a strong base of families, professionals, and executives.

**HIGH-QUALITY HOUSING:** Proximity to premier residential neighborhoods and executive lakefront properties attracts a stable, affluent tenant base.

**REGIONAL CONNECTIVITY:** Immediate access to I-94 offers quick access to all of Lake Country and metro Milwaukee.

**SUSTAINABLE DEMAND DRIVERS:** Strong schools, healthcare systems, and professional services continue to attract long-term investment & development.