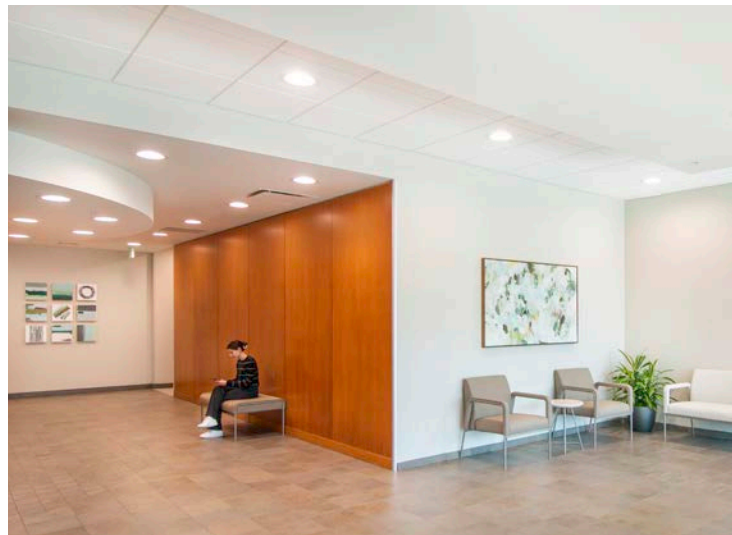




STONE RIDGE MEDICAL COMMONS

N14 W23800 STONE RIDGE DRIVE | WAUKESHA, WISCONSIN



 IRGENS®

866.443.0701 | irgens.com

STONE RIDGE MEDICAL COMMONS is a three-story, multi-tenant, medical office building conveniently located at the Interstate 94 and Highway 164 interchange in Pewaukee/Waukesha. The 59,806 square foot building features underground parking, a modern design and best-in-class amenities.

LOCATION HIGHLIGHTS

SURROUNDINGS

In the Stone Ridge Business Park, near restaurants, hotels and other amenities

ACCESS

1/4 mile from Highway 164 and Interstate 94

DRIVABLE HEALTH CARE FACILITIES

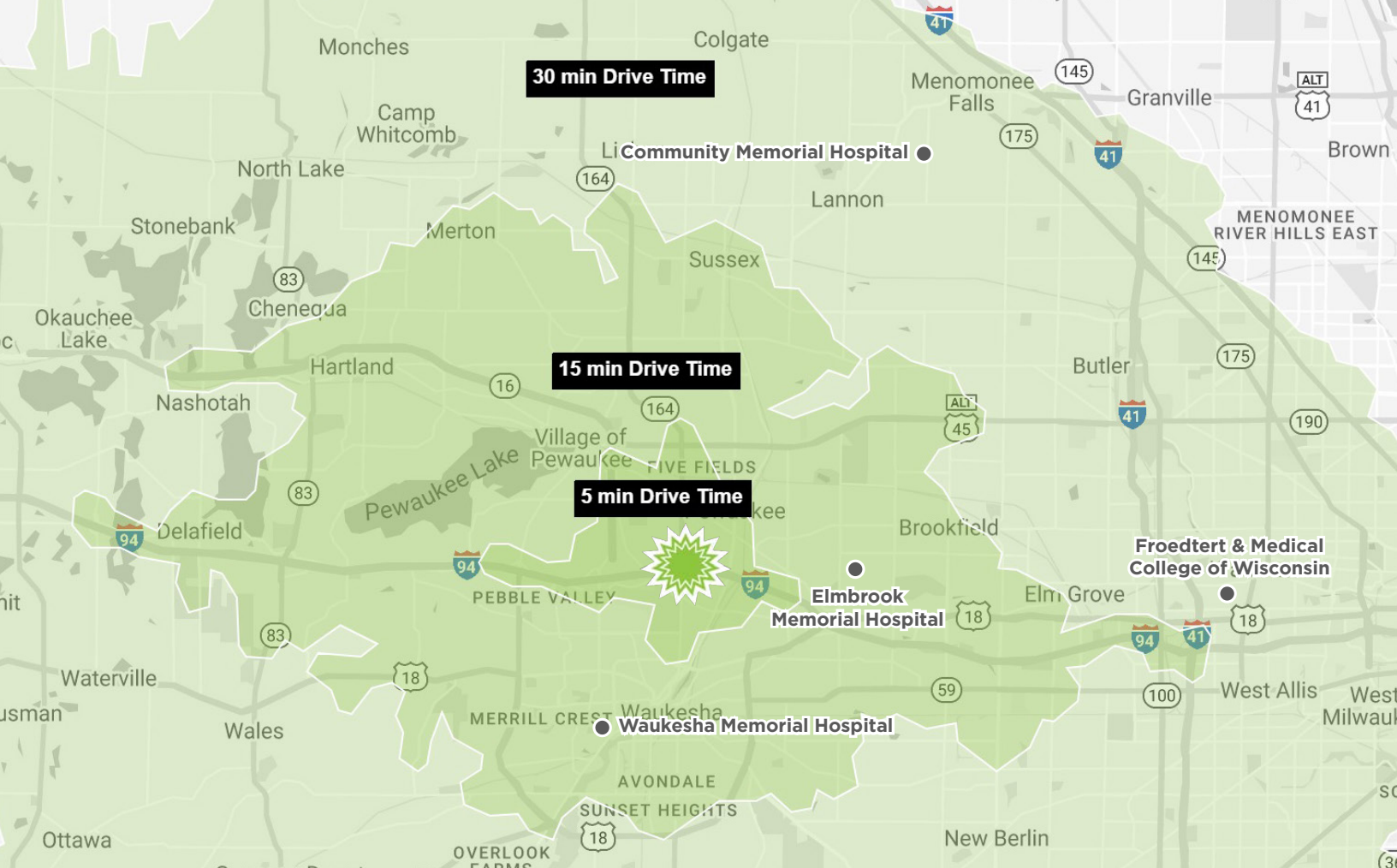
- › 1 minute to ProHealth Urgent Care & Cancer Center
- › 8 minutes to Elmbrook Memorial Hospital
- › 8 minutes to Waukesha Memorial Hospital
- › 14 minutes to Milwaukee Regional Medical Center

BUILDING HIGHLIGHTS

- › Modern design with glass and brick exterior
- › Common conference, fitness and cafe amenities
- › Minimum 10' ceiling height
- › Heated underground parking for providers
- › Two passenger elevators and one gurney-sized elevator
- › 1,000 kw backup generator
- › Monument and on-building signage available
- › Extensively landscaped grounds
- › Convenient surface parking for patients
- › Professional, pro-active property management

STONE RIDGE MEDICAL COMMONS | HIGHLIGHTS





STONE RIDGE MEDICAL COMMONS | BY THE NUMBERS



WAUKESHA
POPULATION 2024

70,929



AVG. HOUSEHOLD EARNING

\$88,235



MEDIAN AGE
MALE FEMALE

35.4 36.5



1-MILE DRIVE

316

TOTAL BUSINESSES
2-MILE 3-MILE

1,175

3,305

5-MILE

5,220



1-MILE DRIVE

10,251

TOTAL EMPLOYEES
2-MILE 3-MILE

27,450

61,033

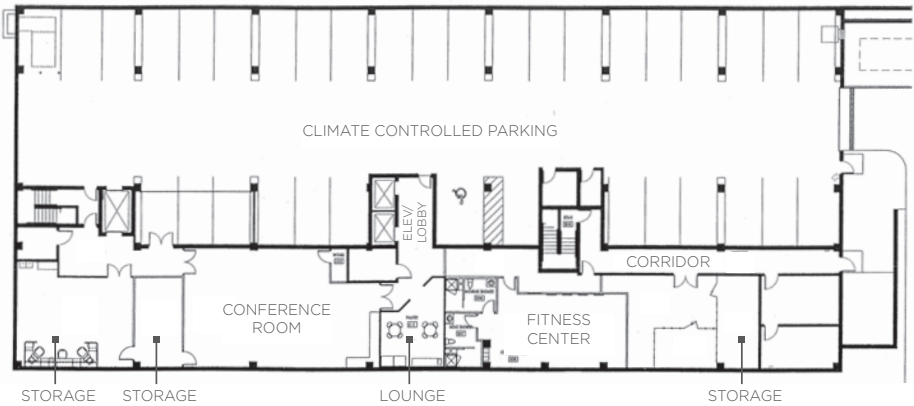
5-MILE

91,410

Source: regis.sitesusa.com and
worldpopulationreview.com

STONE RIDGE MEDICAL COMMONS | FLOOR PLANS

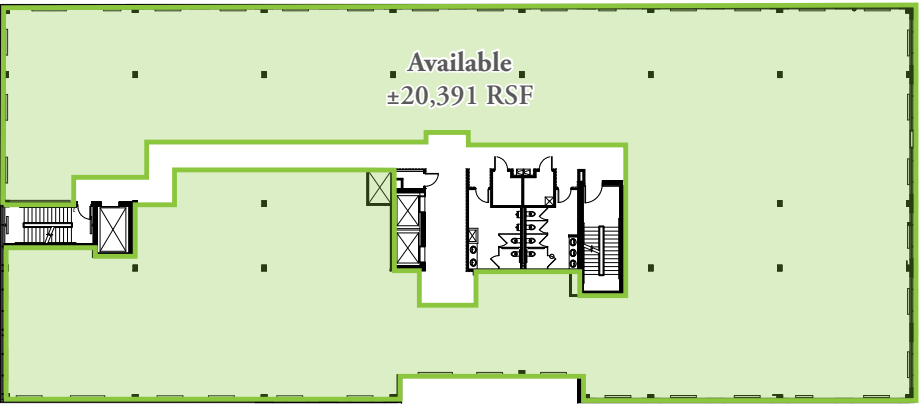
LOWER LEVEL



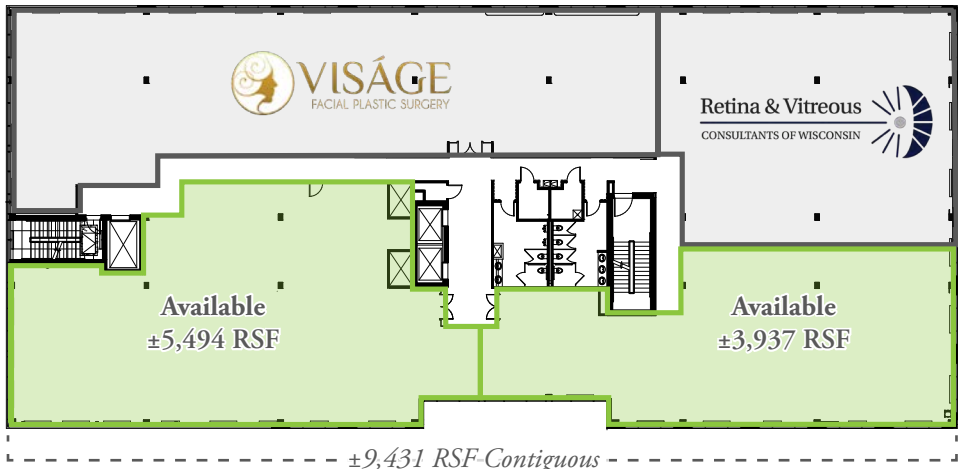
FIRST FLOOR



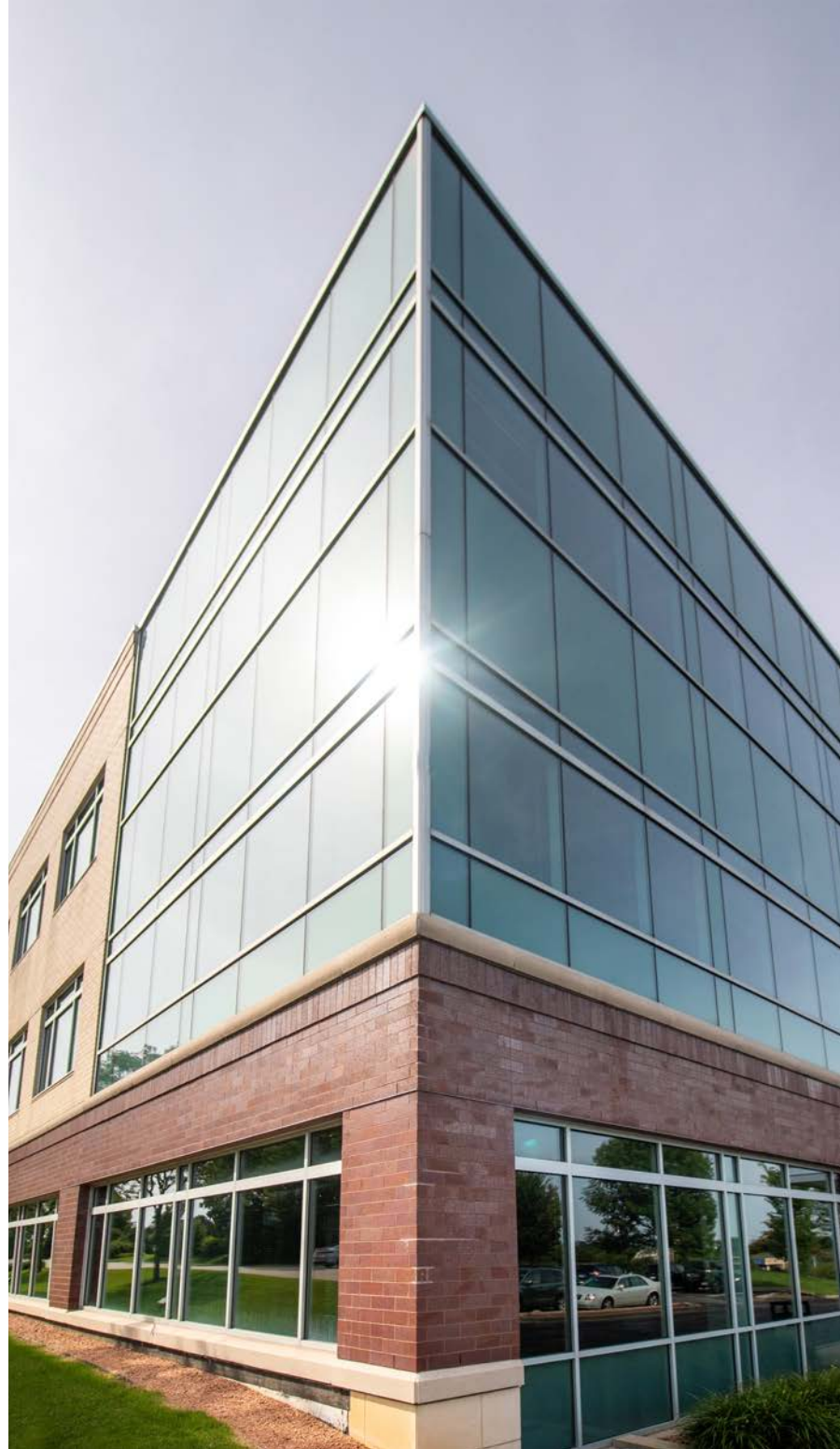
SECOND FLOOR



THIRD FLOOR



±9,431 RSF-Contiguous



STONE RIDGE MEDICAL COMMONS | CONTACT



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DISCLOSURE TO NON-RESIDENTIAL 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 lines 42-51).
- (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 (see lines 23-41).
- (f) The duty to safeguard trust funds and 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 lines 42-51).
- 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 (see lines 35-41) or provide that information to the Firm or its Agents by other means. 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.)

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.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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