



# STONE RIDGE IV

N14 W23800 STONE RIDGE DRIVE | WAUKESHA, WISCONSIN



 **IRGENS®**  
866.443.0701 | [irgens.com](http://irgens.com)



**STONE RIDGE IV** is a three-story, multi-tenant, professional office building conveniently located in Stone Ridge Business Park which is adjacent to I-94 in Pewaukee/Waukesha. The 76,200 square foot building features underground parking and a modern design with flexible and efficient floorplates.

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#### LOCATION HIGHLIGHTS

##### **SURROUNDINGS**

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

##### **ACCESS**

Less than a mile from Highway 164 and Interstate 94

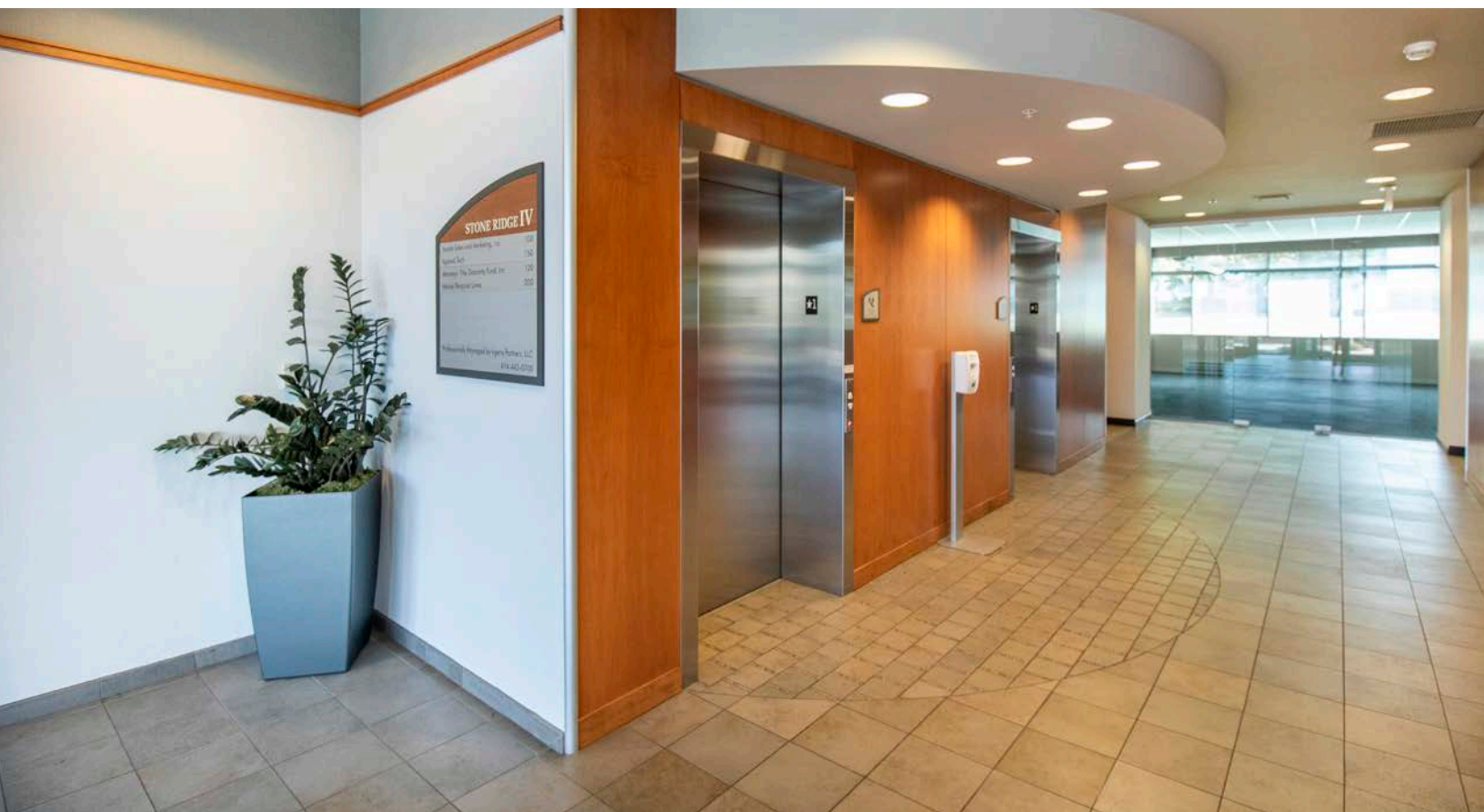
##### **DRIVABLE AMENITIES**

- › 26 minutes to Gen. Mitchell International Airport
- › 20 minutes to Downtown Milwaukee
- › 10 minutes to Brookfield Square
- › 8 minutes to The Corners of Brookfield

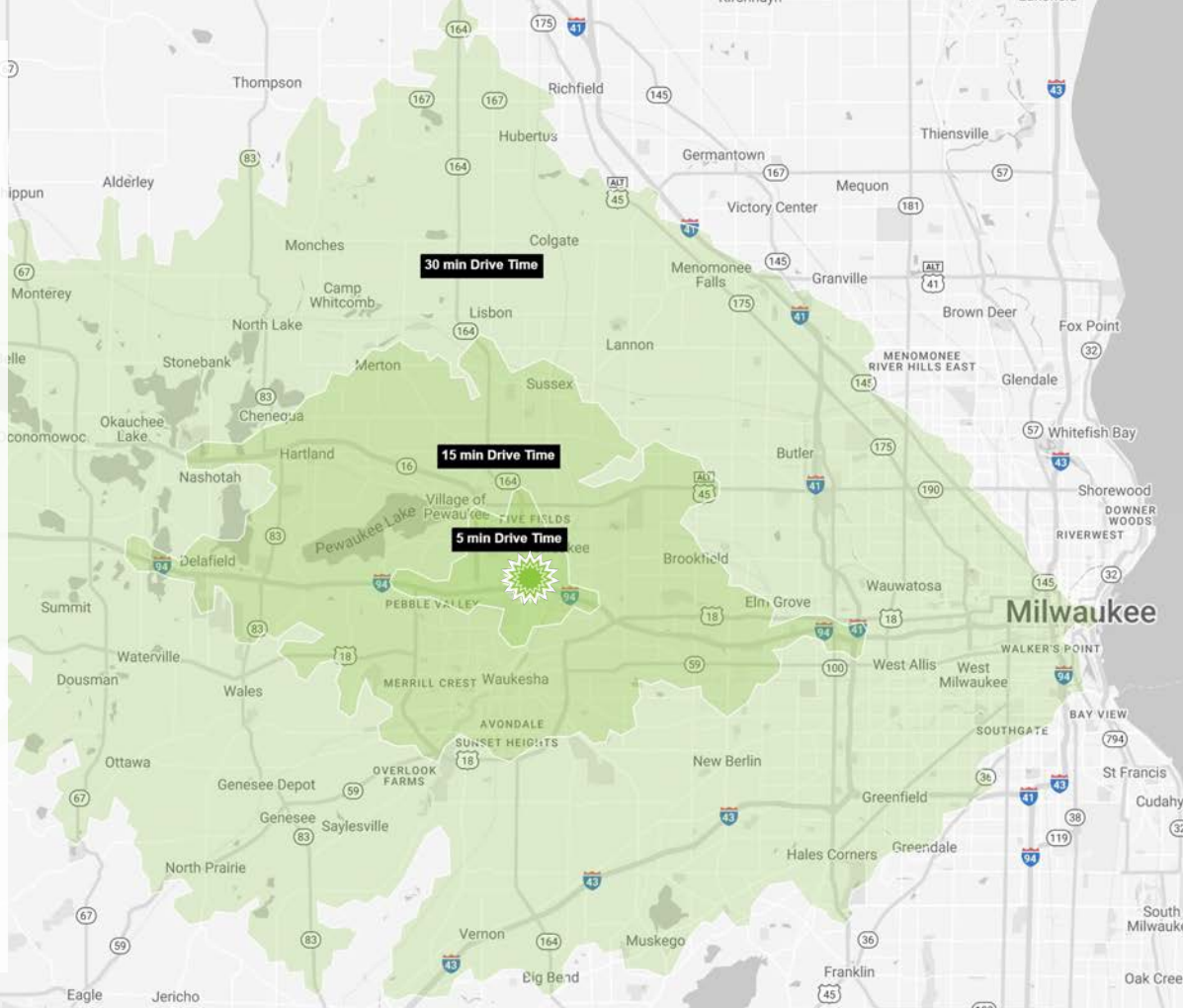
#### BUILDING HIGHLIGHTS

- › Modern design with glass and brick exterior
- › Attractive lobby
- › Lower level tenant lounge
- › Minimum 10' ceiling height
- › Extensively landscaped grounds
- › Heated underground parking and storage available
- › Two passenger elevators and one service elevator
- › 1,000 kw backup generator
- › Monument and on-building signage available
- › Professional, pro-active property management

## STONE RIDGE IV | HIGHLIGHTS



## NEARBY AMENITIES



## STONE RIDGE IV | BY THE NUMBERS



POPULATION 2023

**71,038**



AVG. HOUSEHOLD EARNING

**\$81,370**

Source: [regis.sitesusa.com](https://regis.sitesusa.com) and [worldpopulationreview.com](https://worldpopulationreview.com)



MEDIAN AGE  
MALE FEMALE

**36.4 36.3**



5-MIN DRIVE	15-MIN	30-MIN
<b>1,142</b>	<b>8,130</b>	<b>29,821</b>



5-MIN DRIVE	15-MIN	30-MIN
<b>25,846</b>	<b>133,291</b>	<b>440,173</b>

# STONE RIDGE IV | AVAILABLE SPACE

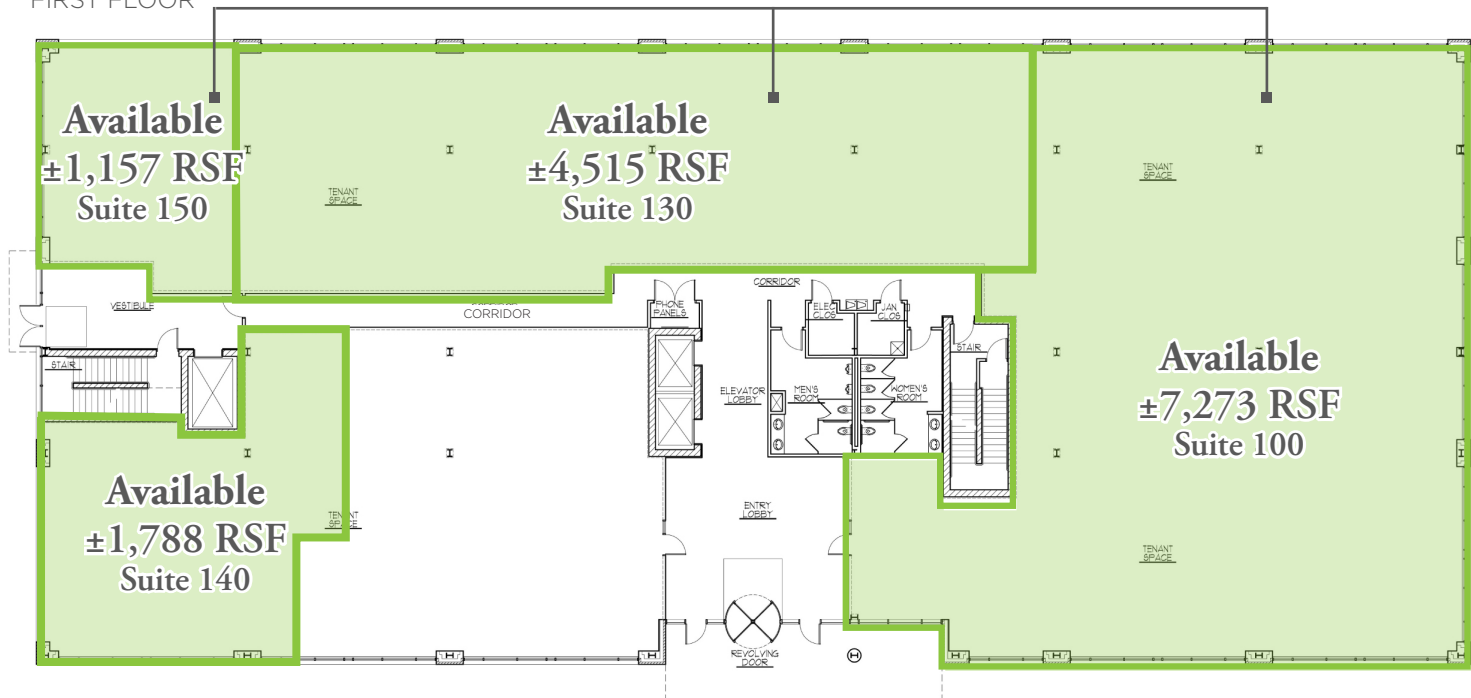
## LOWER LEVEL



Available  
±4,620 RSF

12,945 RSF Contiguous

## FIRST FLOOR



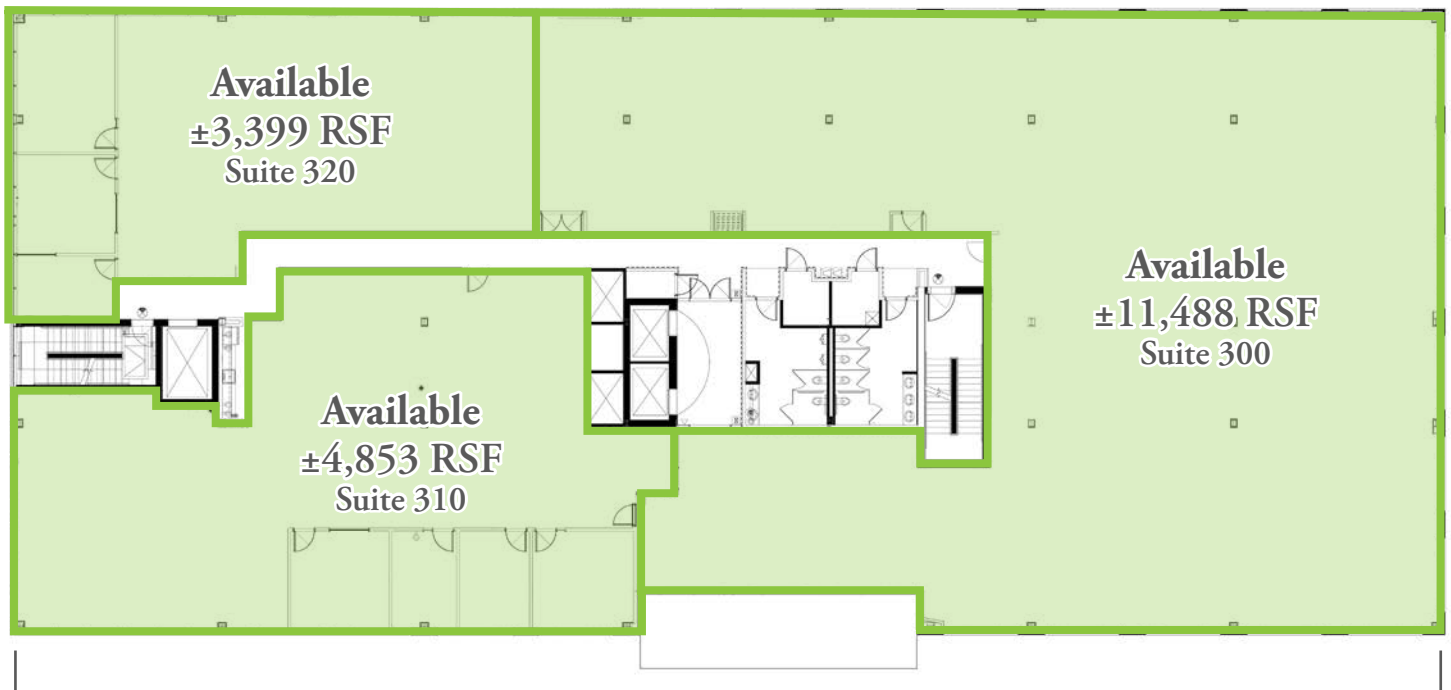


# STONE RIDGE IV | AVAILABLE SPACE

## SECOND FLOOR



## THIRD FLOOR



**Full Floor Available | ±19,740 RSF**



## STONE RIDGE IV | CONTACT



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414.443.2580



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**BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction of a subagent of another broker  
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide  
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the  
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless  
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is  
12 prohibited by law **(See Lines 47-55)**.
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the  
14 confidential information of other parties **(See Lines 22-39)**.
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and  
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you  
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of  
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION  
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,  
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR  
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER  
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES **(SEE LINES 47-55)**.
- 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION  
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- 32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST  
33 THAT INFORMATION BELOW **(SEE LINES 35-36)**. AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER  
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36 \_\_\_\_\_

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): \_\_\_\_\_

38 \_\_\_\_\_

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may  
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we  
43 withdraw this consent in writing. **List Home/Cell Numbers:** \_\_\_\_\_

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the  
46 Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public> or by phone at 877-234-0085.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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  
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
51 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  
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
53 the structural integrity of improvements to real estate, or present a significant health risk to occupancy of the property; or information  
54 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  
55 agreement made concerning the transaction.

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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Drafted by Attorney Richard J. Staff

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