

FOR LEASE - INDIVIDUAL PROFESSIONAL OFFICE SUITES

N14 W23833 STONE RIDGE DR, PEWAUKEE, WIS.



FEATURES

FULL SUITE SIZE:

± 1,636 sq. ft.

AVAILABLE OFFICES:
THREE (3)

FLOOR:
THREE (3)

RESTROOMS:
COMMON IN HALLWAY

ELEVATOR:
YES

PROPERTY OVERVIEW

Join Our Team

Are you a health care professional looking for an opportunity to have your own private practice and enjoy the benefits of a collaborative clinic? Impact Health Care Experts provide the support and structure to do so with ease!

Impact Health Care Experts is a collaborative health care clinic for independent, established licensed health specialists. Our practitioners are dedicated to our mission to provide personalized care to improve the health of individuals applying their experience and expertise.

Our Pewaukee practice is located off Highway 164 with direct access to Highway 94 to easily support patients in the greater Milwaukee area.

PRICING

CONTACT BROKER FOR
DETAILS AND PRICING

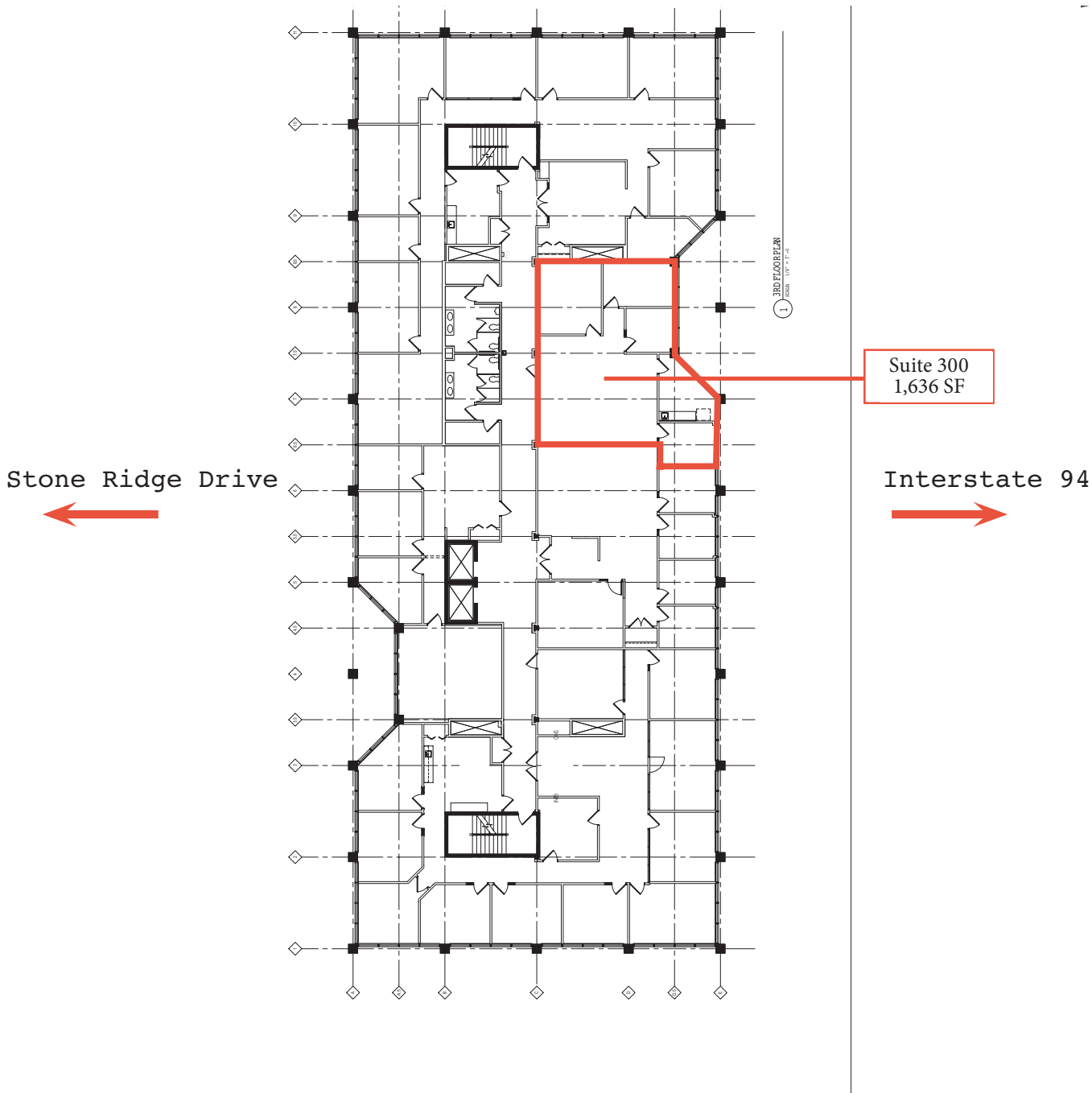


For more information, contact listing brokers:

MATTHEW QUEST
mquest@capital-cre.com

KEVIN CRARY
kcrary@capital-cre.com

3RD FLOOR PLAN



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STONE RIDGE III		
FIRST FLOOR		
Forward Dental	100	
Deerwood Orthodontics	100	
Advanced Dental Specialists	100	
SECOND FLOOR		
Performance Services	210	
Medex	220	
TMJ Pain Solutions	240	
Dr. Mary Karkow		
THIRD FLOOR		
Impact Health Care Experts	300	
Murphy & Prachthauser	310	
Global View Capital Advisors	350	
Global View Capital Management	350	
Global View Capital Insurance	350	
Pursho Kaplan Sterling Investments (PKS)	350	
aiAT PHA	350	
Dise Centers of America	360	
NeuroDoc Neuropathy Treatment Centers	360	
Waukesha Neurofeedback	360	
Waukesha Laser Pain Center	360	
FOURTH FLOOR		
Northwestern Mutual	400	
Structura Financial Partners	410	
Aplin & Ringsmuth LLC	444	
Ronald S. Aplin		
Hayley M. Clark		
Austin Lower		
	450	
MANAGED BY 414-271-2520		
LCM FUNDS REAL ESTATE		
LEASED BY FOUNDERS 3 414-271-1111		



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WHAT IS YOUR REAL ESTATE STRATEGY?

262.347.0700 | capital-cre.com

JOIN OUR PROFESSIONAL COMMUNITY

Join Our Professional Community at Impact Health Care Experts

Are you a dedicated health care professional seeking an exceptional opportunity to establish your own private practice while thriving in a collaborative and supportive environment? Look no further than Impact Health Care Experts – the perfect place for you to flourish!

Why Choose Impact Health Care Experts?

At Impact Health Care Experts, we understand the value of independence and collaboration. Our clinic offers a unique platform for established, licensed health specialists to craft their private practices within a vibrant community. We're committed to our mission of delivering personalized care that enhances individuals' well-being, utilizing your wealth of experience and specialized knowledge.

Benefits of Joining Our Community

Private Practice, Shared Success: Leverage the autonomy of running your own private practice while benefiting from a collaborative setting. Our community thrives on collective expertise, ensuring you have the support you need to excel.

Prime Location: Our Pewaukee practice is strategically located off Highway 164 with direct access to Highway 94. This prime location ensures easy accessibility for patients across the greater Milwaukee area.

Stress-Free Setup: Enjoy a seamless onboarding process with our dedicated support team. We provide the structure and assistance you need to establish your practice with ease.

Networking Opportunities: Connect with like-minded professionals, opening doors to valuable networking and knowledge-sharing experiences that can enrich your practice.

Experience Excellence at Impact Health Care Experts

Join us at Impact Health Care Experts and become part of a dynamic community of health care professionals. Elevate your practice, collaborate with peers, and make a lasting impact on individual well-being. Your expertise combined with our supportive environment is the recipe for success.

Your Journey to Professional Fulfillment Begins Here.

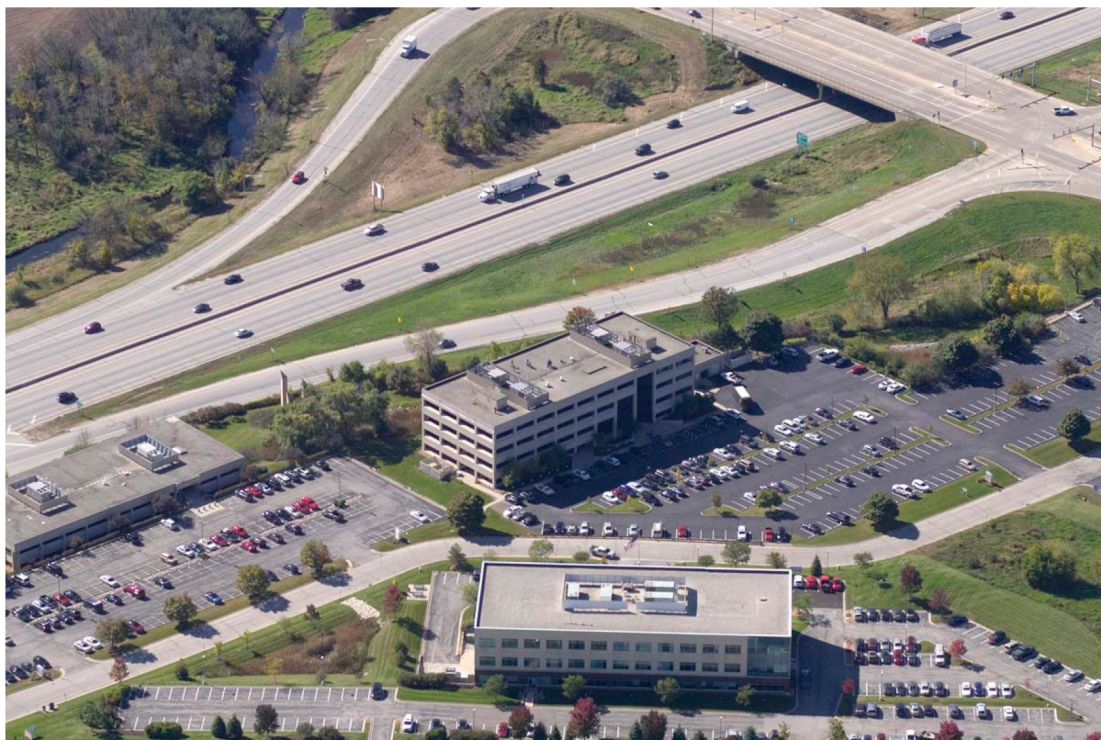


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AERIAL PHOTOS



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STATE OF WISCONSIN BROKER DISCLOSURE to Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customer

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

BROKER DISCLOSURE TO CUSTOMERS

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

- + *The duty to prove brokerage services to you fairly and honestly.*
- + *The duty to exercise reasonable skill and care in providing brokerage services to you.*
- + *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.*
- + *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 "Definition of Material Adverse Facts" below).*
- + *The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.*
- + *The duty to safeguard trust funds and other property the broker holds.*
- + *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. A broker or salesperson 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 a broker's duties to a customer under section 452.133 (1) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 section 452.01 (5g) of the Wisconsin statutes (see "definition of material adverse facts" below).

2. Any facts known by the broker 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 broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION:

The following information may be disclosed by Broker

INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION

CONSENT TO TELEPHONE SOLICITATION

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

SEX OFFENDER REGISTRY

Notice: 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://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

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 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.