

Westerra Business Center - 3,000 - , \$\$\$'Zh

721 Cornerstone Crossing, Waterford, WI 53185



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Large and small offices / conference rooms - great for medical, dental, insurance agency and related office requirements. Could easily be retail storefront with or without back office or light manufacturing / assembly area. Ready for move in. Owner occupies building.

Waterford, WI at the corner of Hwy 164 and Hwy 36. Lots of traffic on both highways. Part of village of Waterford. Newer office/retail area with 6 buildings already built and more coming soon.

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Walking / Bike path runs along lot line
High end, block construction
Long term existing tenants
Handicap accessible - parking lot, sidewalk and interior
Established yet growing business park
Owner Occupied - well kept building and lot

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VISTA Westerra, LP

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721 Suite - Front view with large parking lot

Listing space

1st Floor Ste 721

Space Available	3,000 - 8,000 SF
Rental Rate	\$8.00 - \$10.00 /SF/Yr
Date Available	30 Days
Service Type	Triple Net
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Retail
Lease Term	1 - 5 Years

80x100, 6 offices, ~12-24 cubicles, kitchen, large conf/training w/natural light, small conf. Small shipping area/storage. Light assembly/manufacturing combined with offices. Cubes, desks, tables & chairs avail to make 721 Suite a turnkey solution.

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Property Photos



721 Suite Front reception desk



721 Suite large conference room 20-25 ppl

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Property Photos



721 Suite conference room facing front of bldg



721 Suite small conference room

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Property Photos



721 Suite meeting area with front windows



721 Suite 15 cubicles view from front employee entrance

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Property Photos



721 Suite row of 5 offices next to 15 cubicles



721 Suite one of 5 offices

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Property Photos



721 Suite cubicle detail view 2



721 Suite kitchen with Refrig / Dishwasher / Sink

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Property Photos



721 Suite kitchen additional view



721 Suite open/flex area for 6 more cubicles or light manufacturing/assembly

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Property Photos



721 Suite open/flex area / open area 2nd view

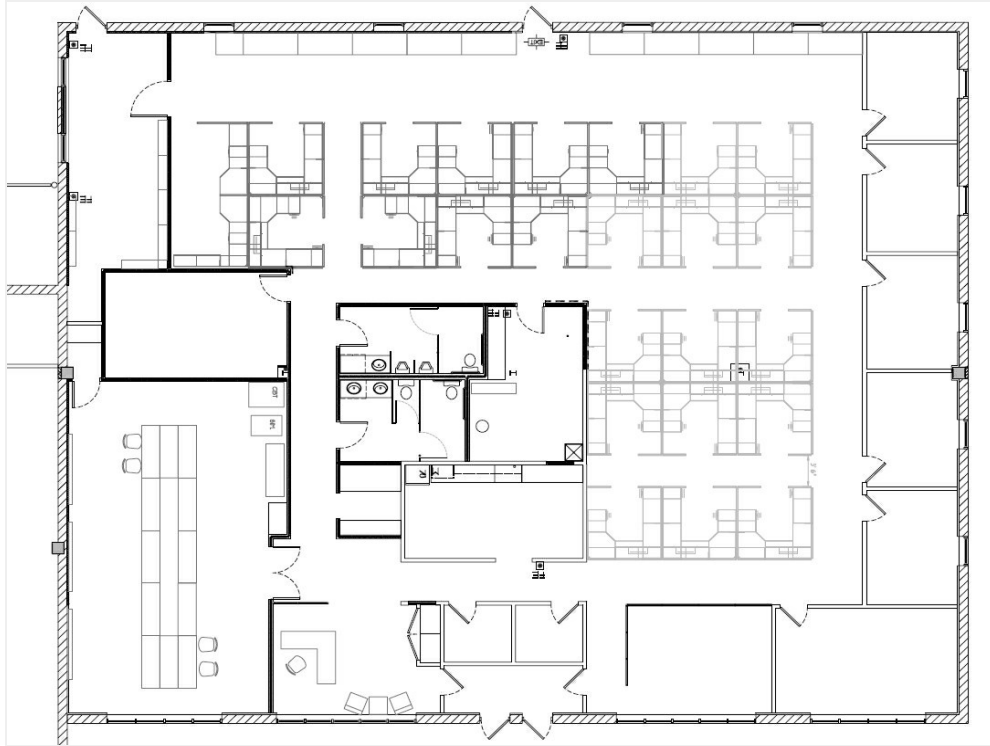


721 Suite storage/shipping area by back door

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721 Suite floor plan - divisible 80x100

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Location

