

MEDICAL/OFFICE FOR LEASE

UP TO 22,000 SF AVAILABLE

Located in established retail corridor


RIVERCREST
POINTE

Rivercrest Drive
Menomonee Falls, WI

FALL 2027 OCCUPANCY



For leasing information:

TIM NELSON, CCIM

Vice President

+1 262 239 0970

timothy.nelson@jll.com



Jones Lang LaSalle Brokerage, Inc. a licensed real estate broker.

RIVERCREST POINTE



Rivercrest Pointe offers a premier build-to-suit medical development opportunity featuring 22,000 square feet of customizable healthcare space on a 3.55-acre site in Menomonee Falls. This proposed single-story facility provides complete design flexibility to create your unique medical practice vision.



High profile gateway position within popular Target anchored development



Right across the street from Target - easy to find and easy to access.



Individual Tenant entrances



Custom signage opportunities



Ample front-door parking for patient convenience



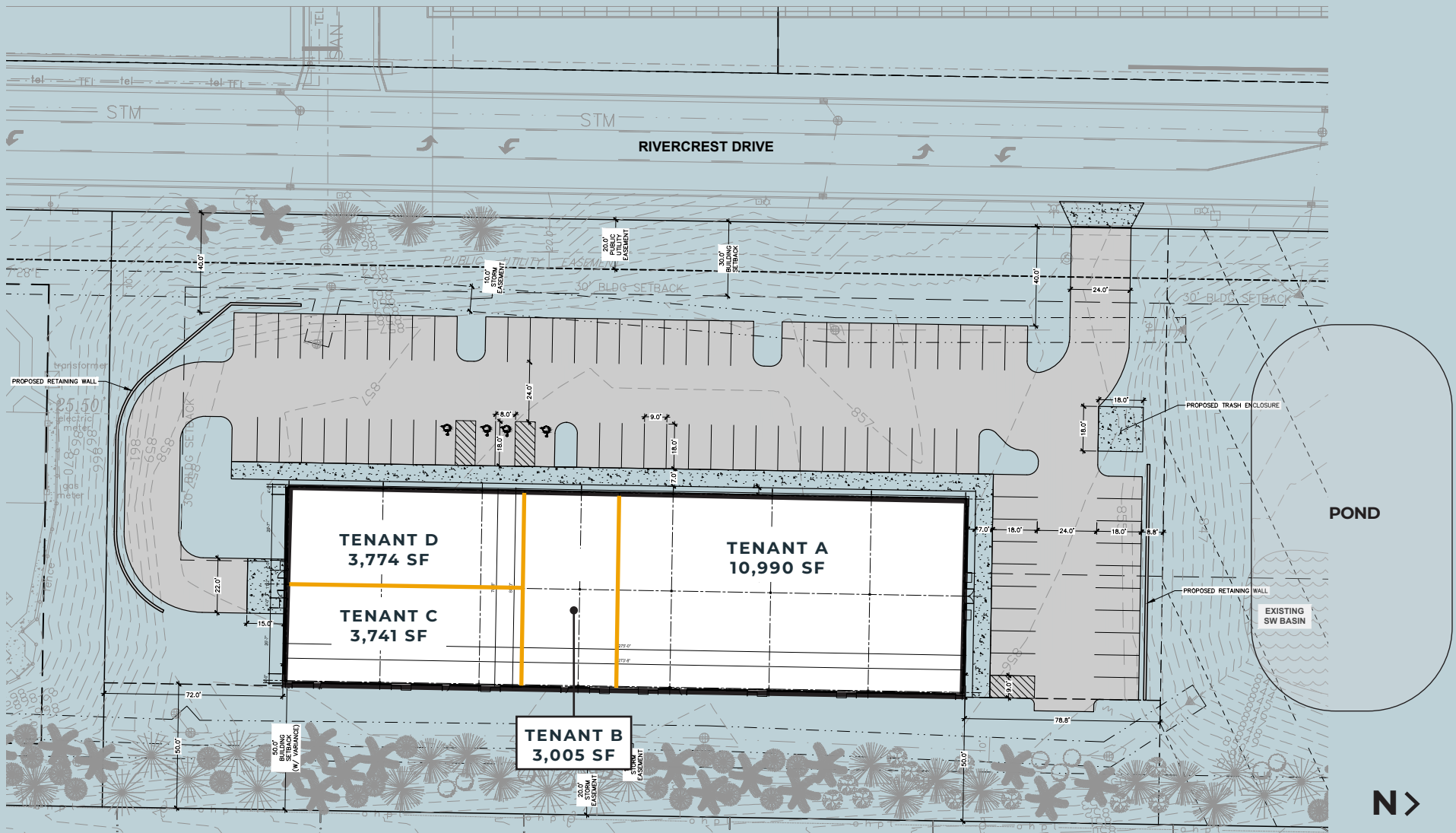
3,005 SF - 22,000 SF of available space



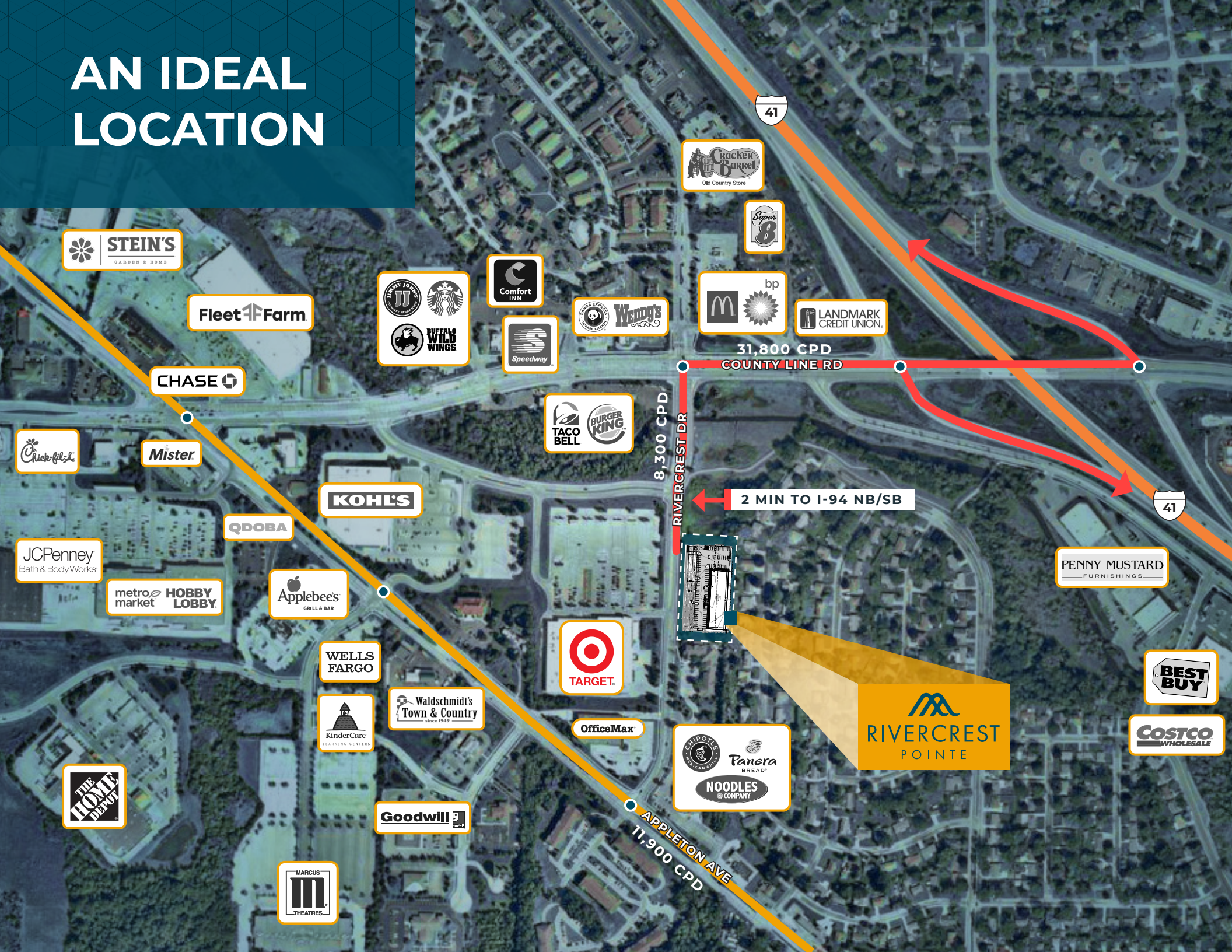
One of the last quality development sites in area



POTENTIAL SITE PLAN



AN IDEAL LOCATION



DEMOGRAPHICS

THE CUSTOMER

Within 5 mile radius

26,045

Total Households
(HH)

\$87,484

Median HH
Income

62,657

Area Residents

43.6

Median Age

\$888M

Total Consumer
Spending

\$34,126

Avg. HH Consumer
Spending

\$9,100

Food & Beverage
HH spend on
average

\$5,150

Entertainment HH
spend on average

\$1,710

Apparel HH spend
on average

\$1,630

Home Furnishings
HH spend on
average



BUSINESSES

Within 5 mile radius



3,753

Total
Businesses



52,455

Total
Employees



14

Employees per
Business



212

Leisure &
Hospitality
Businesses



1,132

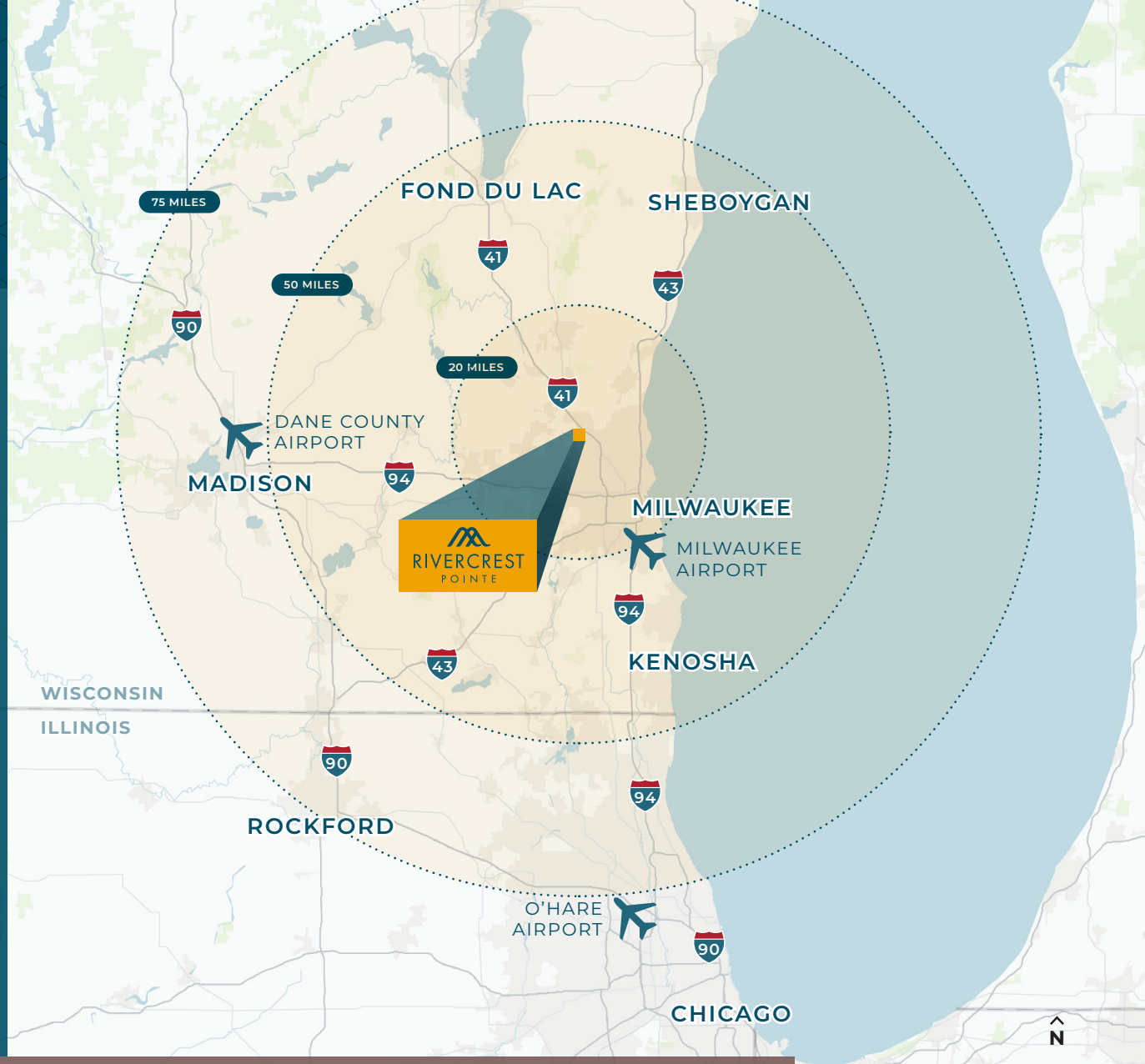
Education
& Health
Services
Businesses

UP TO 22,000 SF

MEDICAL / OFFICE SPACE FOR LEASE

DISTANCE TO:

WAUKESHA	8 miles
MILWAUKEE	20 miles
MITCHELL AIRPORT	25 miles
FOND DU LAC	45 miles
MADISON	75 miles
O'HARE AIRPORT	95 miles
CHICAGO	105 miles



For leasing, contact:

TIM NELSON, CCIM

Vice President

+1 262 239 0970

timothy.nelson@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

©2026 Jones Lang LaSalle IP, Inc. All rights reserved.

