



HIGHWAY 44
BUSINESS PLACE
■ ■ ■ ■ ■

Thomas James Real Estate, LLC

HWY 44 BUSINESS PLACE, OSHKOSH

FOR LEASE

Starting at \$350/month

HWY 44 BUSINESS PLACE

2370-2380-2390 State Road 44, Oshkosh

This Oshkosh Multi-Building Multi-Tenant Office Center Is Located
Just Minutes Off of HWY 41

On HWY 41 Exit State Road 44 and Go West 2 Minutes - Office
Complex Is on The North Side of State Road 44



BUILDING 2370 STATE ROAD 44, OSHKOSH

Suite	Space Size	Monthly Rent	Available
A	1,900 SF	-----	Leased
B	550 SF	-----	Leased
C	600 SF	-----	Leased
D	1,950 SF	\$2,895.00	Now

BUILDING 2380 STATE ROAD 44, OSHKOSH

Suite	Space Size	Monthly Rent	Available
A	800 SF	-----	Leased
B	800 SF	\$1,395.00	Now
C	800 SF	-----	Leased
E	300 SF	-----	Leased
F	300 SF	-----	Leased
G	140 SF	-----	Leased
H	140 SF	-----	Leased
I	200 SF	-----	Leased
J	200 SF	-----	Leased
K	200 SF	-----	Leased

BUILDING 2390 STATE ROAD 44, OSHKOSH

Suite	Space Size	Monthly Rent	Available
A-1	475 SF	-----	Leased
A/C	3,150 SF	-----	Leased
B	225 SF	-----	Leased
D	1,000 SF	-----	Leased

Tenants Pay:

Gas, Electric, Internet and Tenant Specific Signage

Landlord Pays:

Real Estate Taxes, Lawn Care, Snow Removal, Common Area Janitorial Services and All Maintenance Repairs and Replacements.

An 8 Person Shared Conference Room in Building 2380 is Available by Calendar.

This Is a Personally-Owned Property of Broker. Broker Does Offer Other Broker Compensation.

LISTING CONTACTS**Thomas J Scharpf - Broker/Owner**

Mobile: (920) 379-0744

Email: tthomasjamesrealestate@gmail.com

Website: tjrsite.com

Fax: (920) 233-9809

Debra D Scharpf - Owner

Mobile: (920) 379-2591

Email: dthomasjamesrealestate@gmail.com

Website: tjrsite.com

Fax: (920) 233-9809

NORTHEAST WISCONSIN EXPERTISE - NATIONWIDE MARKETING SERVICES

THOMAS J SCHARPF was granted a license to practice as a REAL ESTATE BROKER in the State of Wisconsin in accordance with Wisconsin Law on the 19th day of June in the year 2006. License NO. 53835-90.

THOMAS JAMRES REAL ESTATE, LLC a business entity, was granted a license as a REAL ESTATE BUSINESS ENTITY in the State of Wisconsin in accordance with Wisconsin Law on the 20th day of June in the year 2006. License NO. 701492-91.

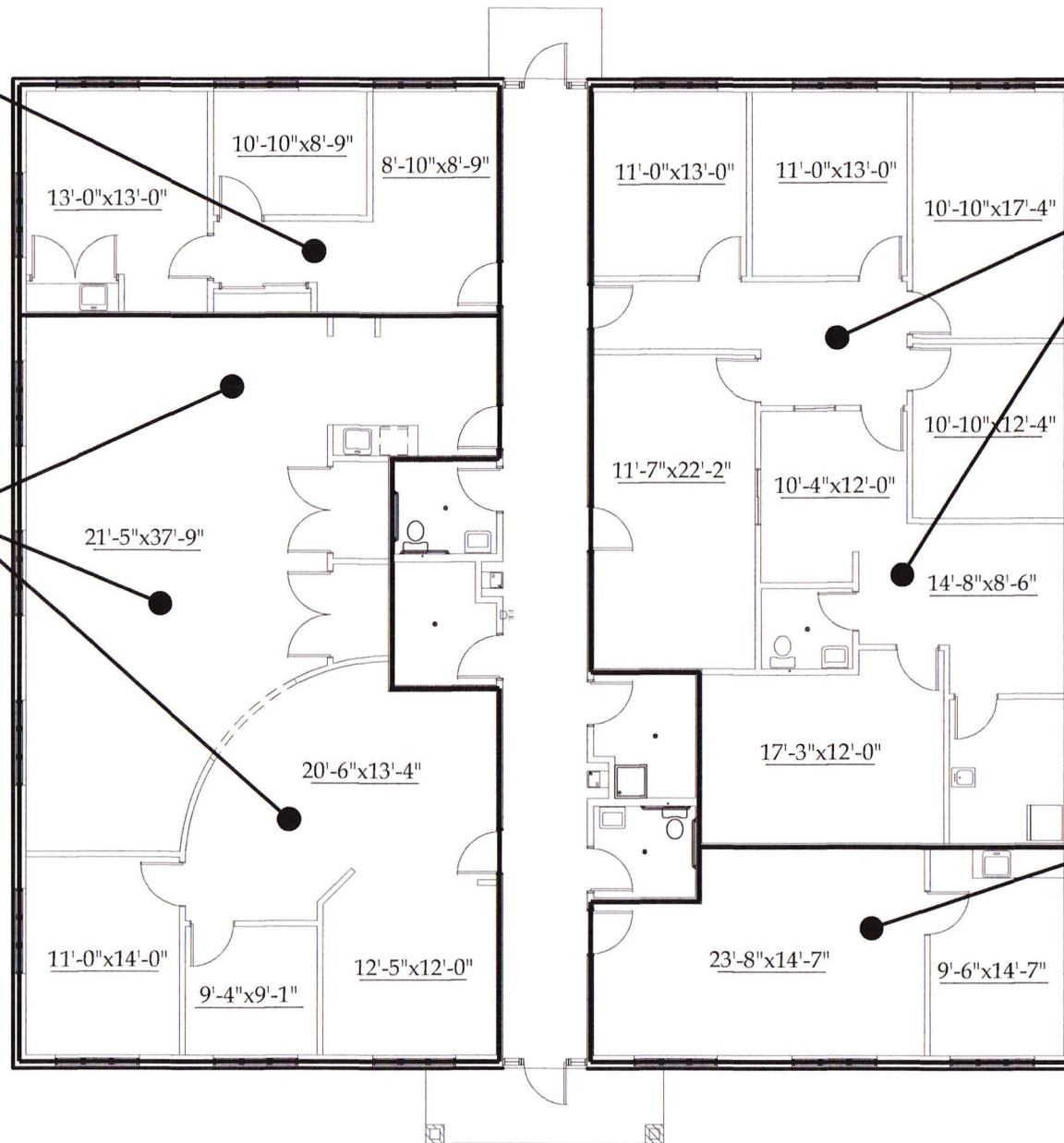
The Property Information Above Is Obtained From Sources Deemed Reliable. We have Not Verified Its Accuracy And Make No Promises, Representations, Warranties Or Guarantees About This Information. It Is Submitted With The Possibility Of Errors And Omissions.

SUITE C
600 SF

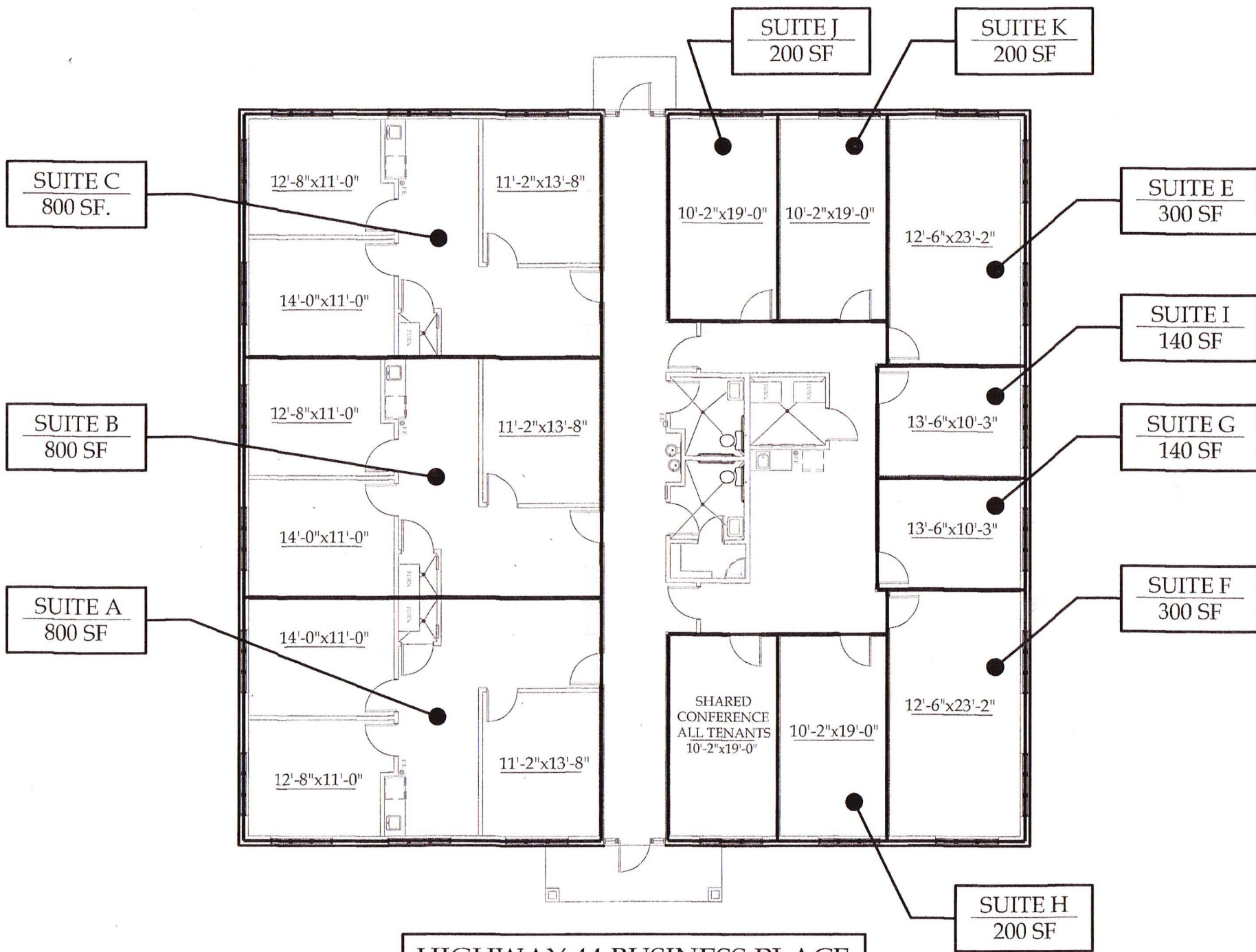
SUITE A
1900 SF

SUITE D
1950 SF

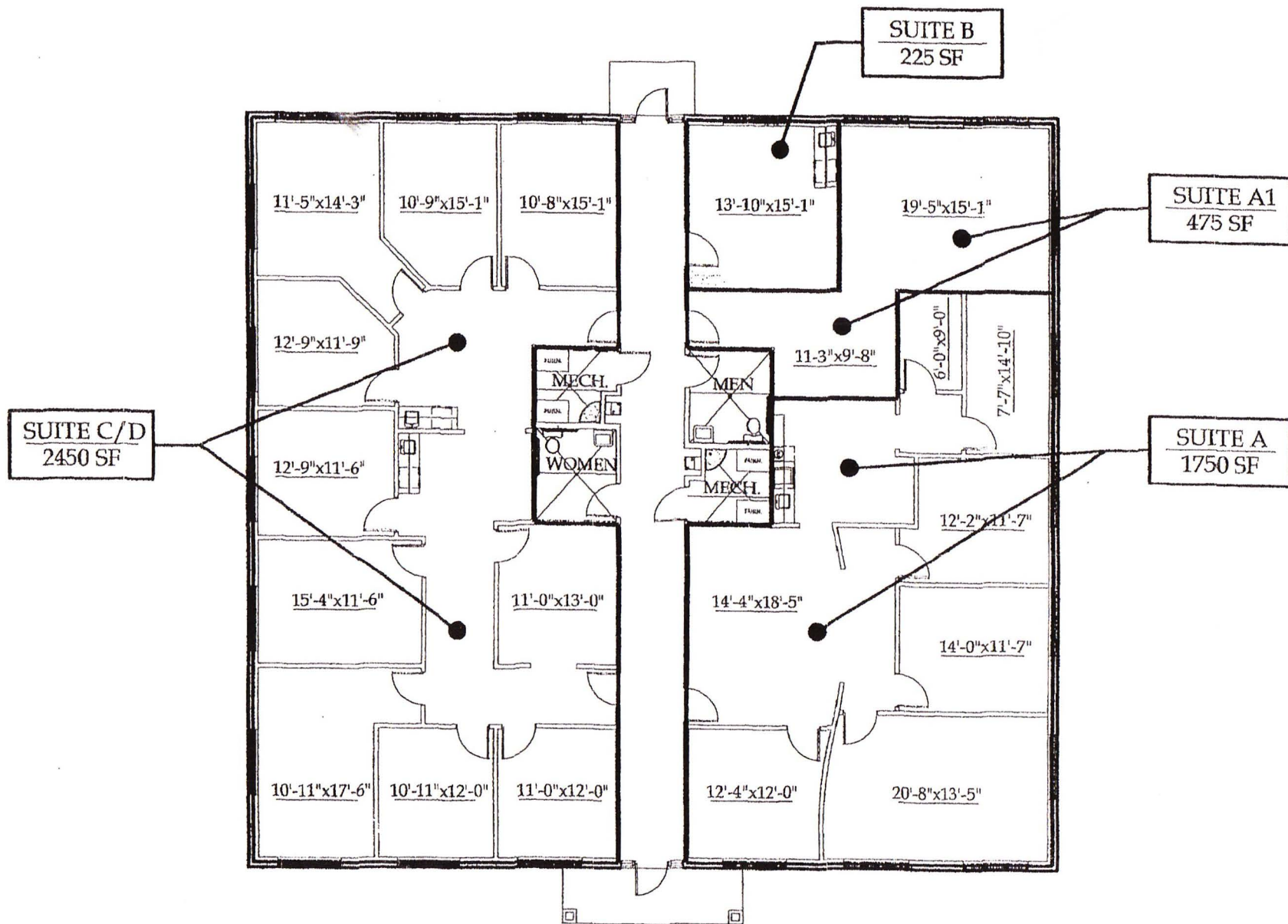
SUITE B
550 SF



HIGHWAY 44 BUSINESS PLACE
2370 STATE ROAD 44



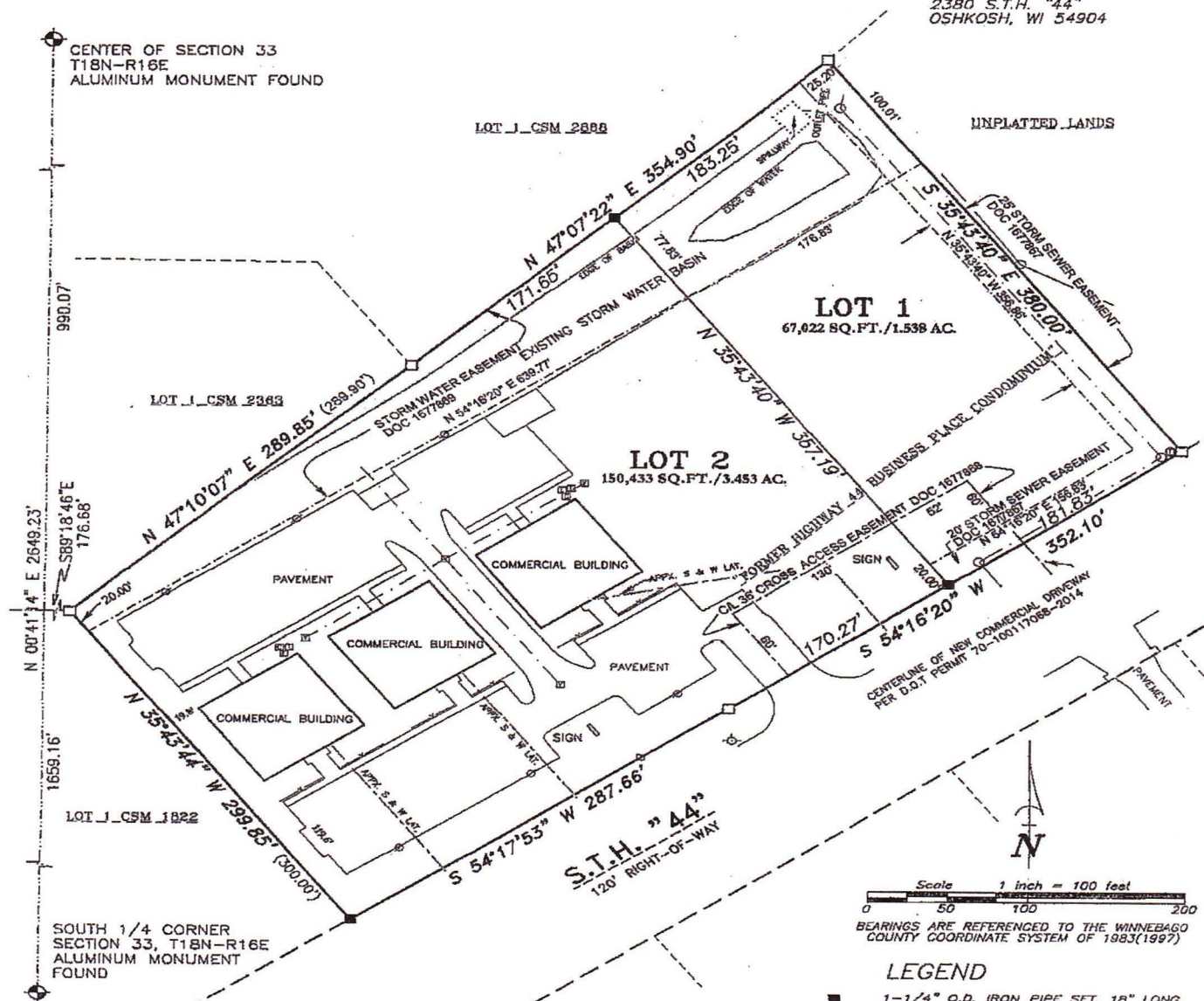
HIGHWAY 44 BUSINESS PLACE
2380 STATE ROAD 44



HIGHWAY 44 BUSINESS PLACE
2390 STATE ROAD 44

ALL OF THE "FORMER HIGHWAY 44 BUSINESS PLACE CONDOMINIUM", BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR:
HWY 44 BUSINESS PLACE, LLC.
2380 S.T.H. "44"
OSHKOSH, WI 54904



109 West Main Street
Omro, WI 54963
www.martenson-else.com
P 920.685.6240 F 920.685.6340

Planning
Environmental
Surveying
Engineering
Architecture

A circular postmark from Wisconsin, Oshkosh, WI, dated S-1803, with the name JAMES E. SMITH. The postmark is circular with a double-lined border. The word "WISCONSIN" is arched across the top, and "LAND SURVEYOR" is arched across the bottom. Two small stars are positioned on the left and right sides. In the center, the text "JAMES E. SMITH" is printed, followed by "S-1803" and "OSHKOSH, WI" on separate lines. There are some handwritten marks and a date stamp "APR 20 1964" visible in the bottom right corner of the page.

OSHKOSH,
WI

SURVEY

John Smith

NOV 10, 2014

REV DEC 5, 2014

REV DEC 12, 2014

- # LEGEND
- | | |
|-----|--|
| ■ | 1-1/4" O.D. IRON PIPE SET, 18" LONG,
WEIGHING 1.130 LBS. PER LIN. FOOT. |
| □ | 1-1/4" O.D. IRON PIPE FOUND |
| ⊕ | GOVERNMENT CORNER FOUND |
| ✕ | FENCE LINE |
| () | RECORDED AS |
| Ø | LIGHT POLE |
| ▣ | PEDESTALS |
| ⊞ | TRANSFORMER |
| ○ | EXIST STORM MANHOLE |
| ⊙ | YARD DRAIN |

PROJECT NO. 0-1916-001
FILE 1916001CSM SHEET 1 OF 2
This instrument was drafted by: DSL

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)
42

DEFINITION OF MATERIAL ADVERSE FACTS

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.