

FOR LEASE

PROSPECT 101

233 S/F - 18,760 S/F OFFICE SPACE AVAILABLE

101 E. Milwaukee St. Janesville, WI 53545



LANDMARKS	MILES
Rockford	35 Miles
I-90/39	3 Miles
State Capital/Downtown	44 Miles
Milwaukee	76 Miles
Chicago/O'Hare	94 Miles



PROPERTY PROFILE

Base Rent	\$16.00 - \$18.00/SF, FSG
Date Available	Available now
Other Expenses	In-suite janitorial
Parking	Covered parking adjacent to building
Required Term	1 year minimum
TI Allowance	Negotiable
Building Signage	Available/Negotiable

AVAILABLE SPACE

1st Floor	Suite 128	1,091 s/f	Immediate
2nd Floor	Suites 201 & 215	3,319 s/f	Immediate/215 - March '24
3rd Floor	Suites 306 & 324	1,207 s/f	Immediate
4th Floor	Suites 410 & 411	3,367 s/f	Immediate
5th Floor	Suite 507	1,372 s/f	Immediate
6th Floor	Suite 600(may be divided)	8,404 total s/f	Immediate
Total S/F		18,760 s/f	



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Suite 128 | 1,091 S/F

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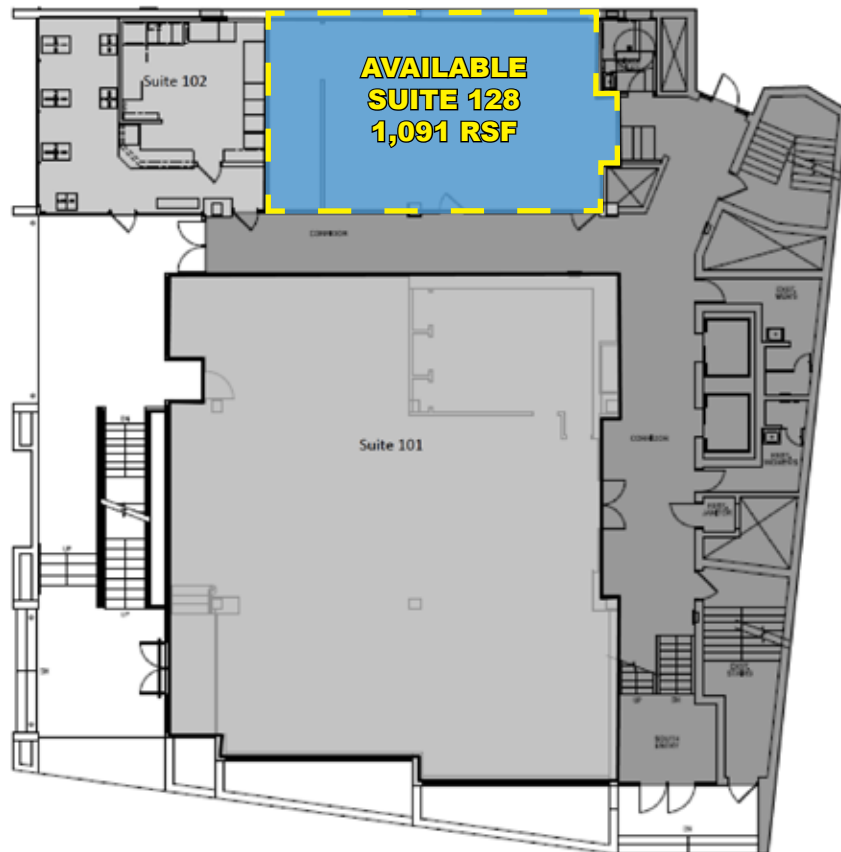


Floor to ceiling glass storefront



Adjacent to Draffhouse

1st Floor



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3,319 S/F Available

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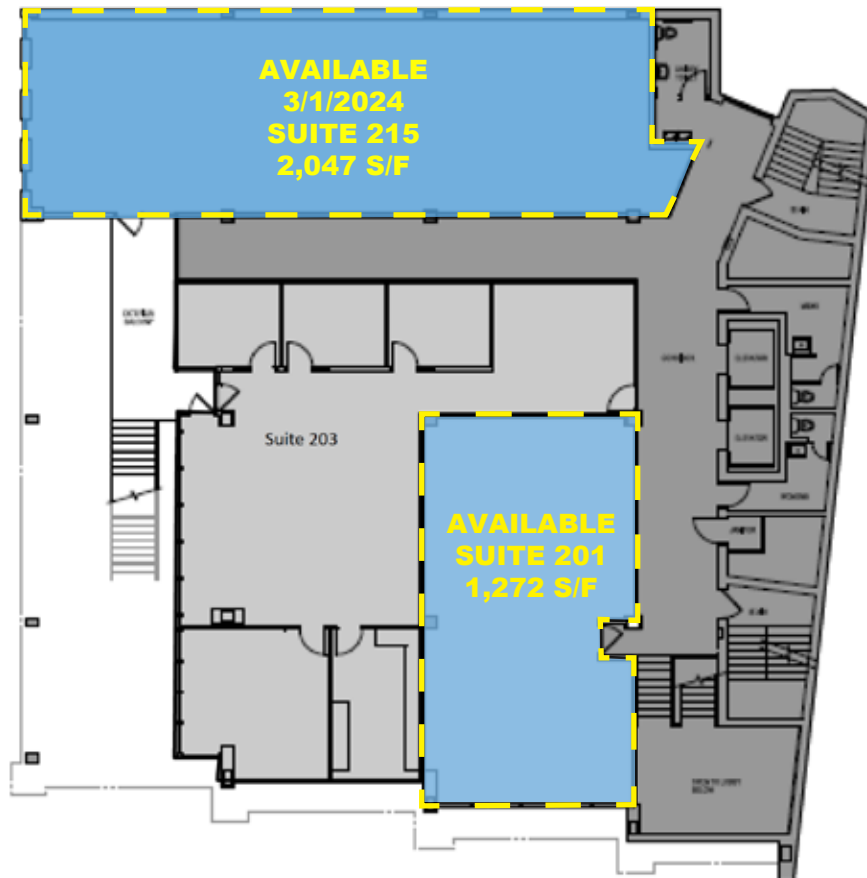


Open floorplan with office



Kitchenette

2nd Floor



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2,591 S/F Available

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Quality common elements



Open floor plan

3rd Floor



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2,783 S/F Available

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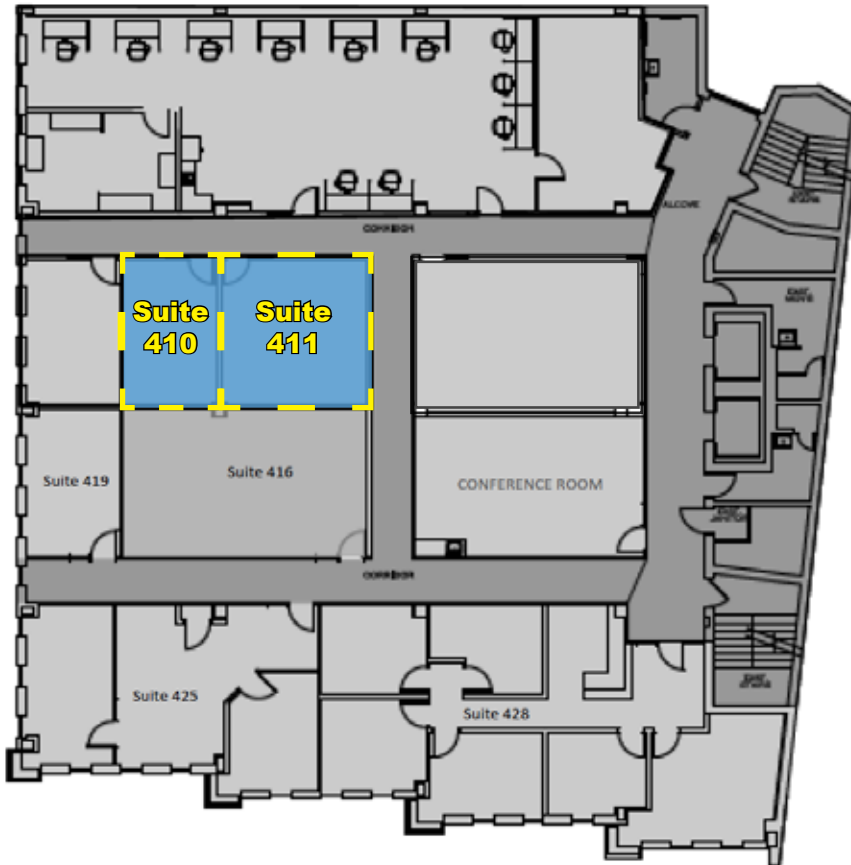


Shared conference room



River views

4th Floor



AVAILABLE

Suite 410 - 233 S/F

Suite 411 - 332 S/F

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1,372 S/F

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Build-out available



Open floor plan

5th Floor



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8,404 S/F

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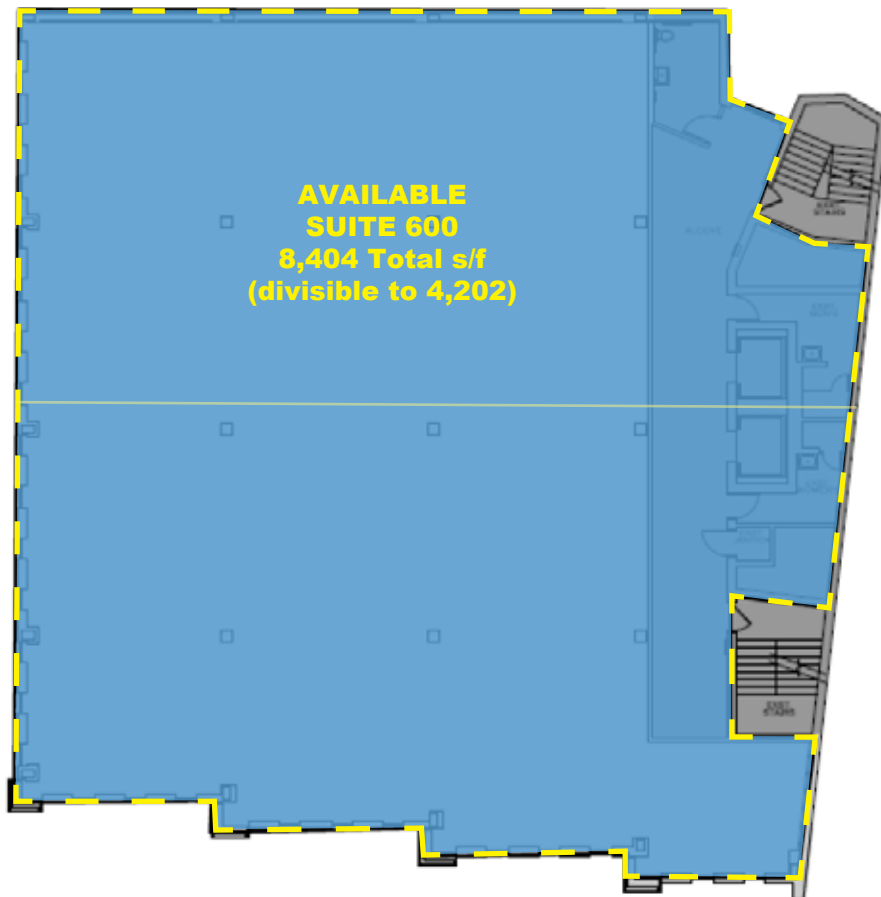


Open floorplan with executive offices



Private conference room

6th Floor



Space may be divided pending negotiations.

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Rock County Submarket Summary

The vacancy rate has risen significantly over the past 12 months, but at 3.6%, the rate was substantially below the 10-year average as of 2021Q2.

Annual net absorption came in at a decrease of 54,000 SF over the past year. The story improves over a longer timeframe: Over the past five years, the submarket has posted net absorption of about 36,000 SF per year, on average. Rents fell by 2.1% over the past year. Things do look somewhat better longer timescale, however, as rents have managed an average annual gain of 1.1% per year over the past 10 years.

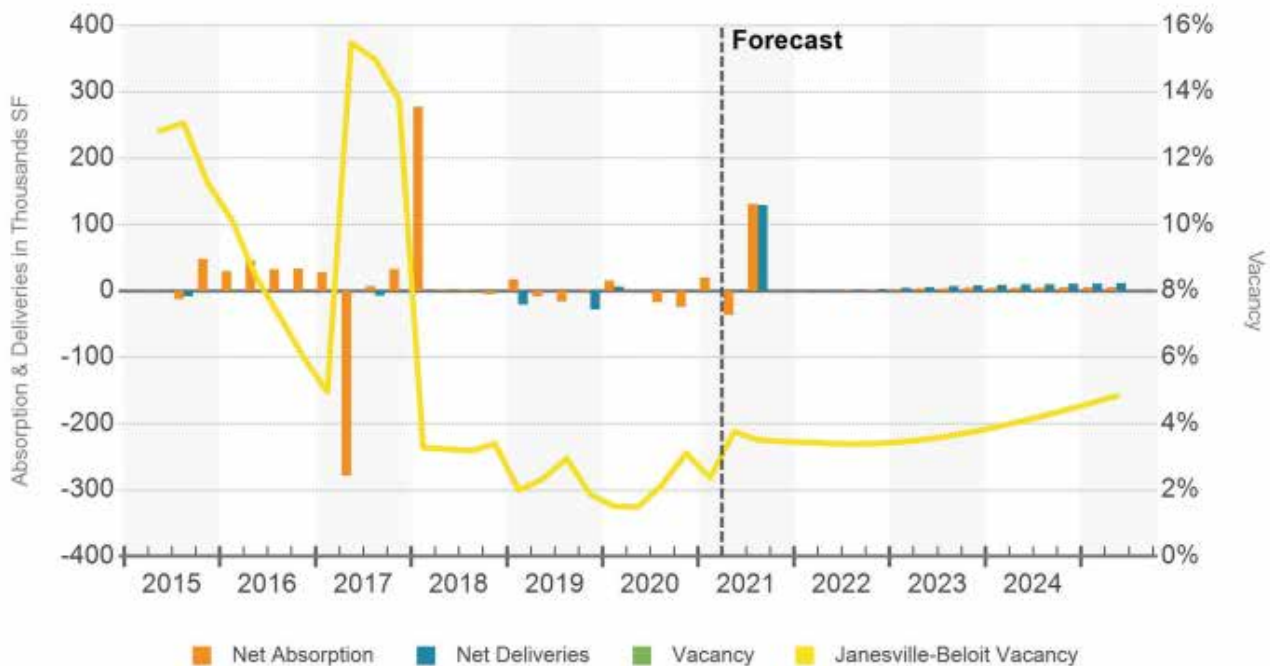
The 130,000 SF currently underway in Rock County represents a significant expansion to the

inventory. While this is not the only construction the submarket has seen in recent memory, it does represent a turnabout from the overall trend. Specifically, the inventory has contracted over the past 10 years, as demolition activity has outpaced new construction.

This has been a somewhat active submarket for office transactions in recent years, and the number of properties sold in the past year has surpassed the three-year average. The coronavirus remains a major disrupter to the economy at large and creates profound uncertainty in many markets. The effects of the pandemic could already be impacting the submarket's key metrics which indicates a strong and potentially fast recovery for the submarket.



NET ABSORPTION, NET DELIVERIES & VACANCY



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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 customers.

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

BROKER DISCLOSURE TO CUSTOMERS

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

- The duty to provide 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 Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see "Confidentiality Notice To Customers" below).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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. An agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional property inspection, contact an attorney, tax advisor, or property 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

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm 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 Firm or its Agents 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 Firm and its Agents is aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents): _____

(INSERT INFORMATION YOU AUTHORIZE TO BE DISCLOSED SUCH AS FINANCIAL QUALIFICATION INFORMATION)

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://www.doc.wi.gov/> 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 and 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.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.



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