

RETAIL SPACE FOR LEASE

10040-46 N. PORT WASHINGTON RD.
MEQUON, WI 53092



RETAIL SPACE FOR LEASE

BUILDING SIZE: 8,823 SQ FT
TOTAL FIRST FLOOR: 7,500 SF
AVAILABLE SUITE: 1,725 SF
TRAFFIC COUNT: 21,800 VPD/North Port
Washington Rd.; 63,900 VPD/Interstate 43

CO-TENANTS: Hong Anh Palace, Well Body Spa
and Hair by Renee

COMMENTS & IMPROVEMENTS:

High visibility with great traffic counts. Clean and modern building. Ample parking. Right off I-43. Area Retailers include Sendik's, Metro Market, Sears, Bed Bath & Behond, Office Depot, Panera Bread, US Bank, PNC Bank, Bank Mutual and Aurora Healthcare.

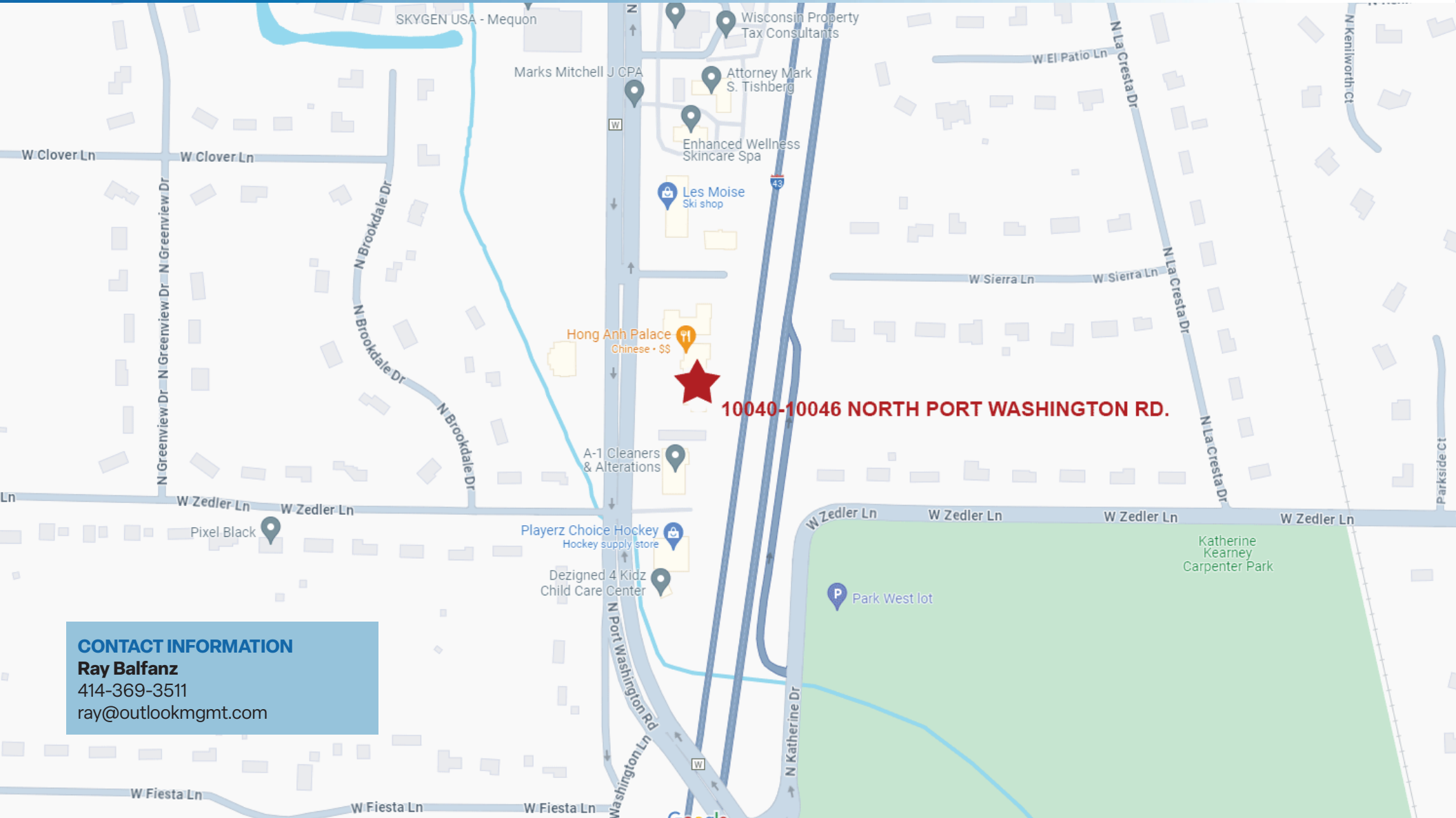


CONTACT INFORMATION

Ray Balfanz
414-369-3511
ray@outlookmgmt.com

LOCATION MAP

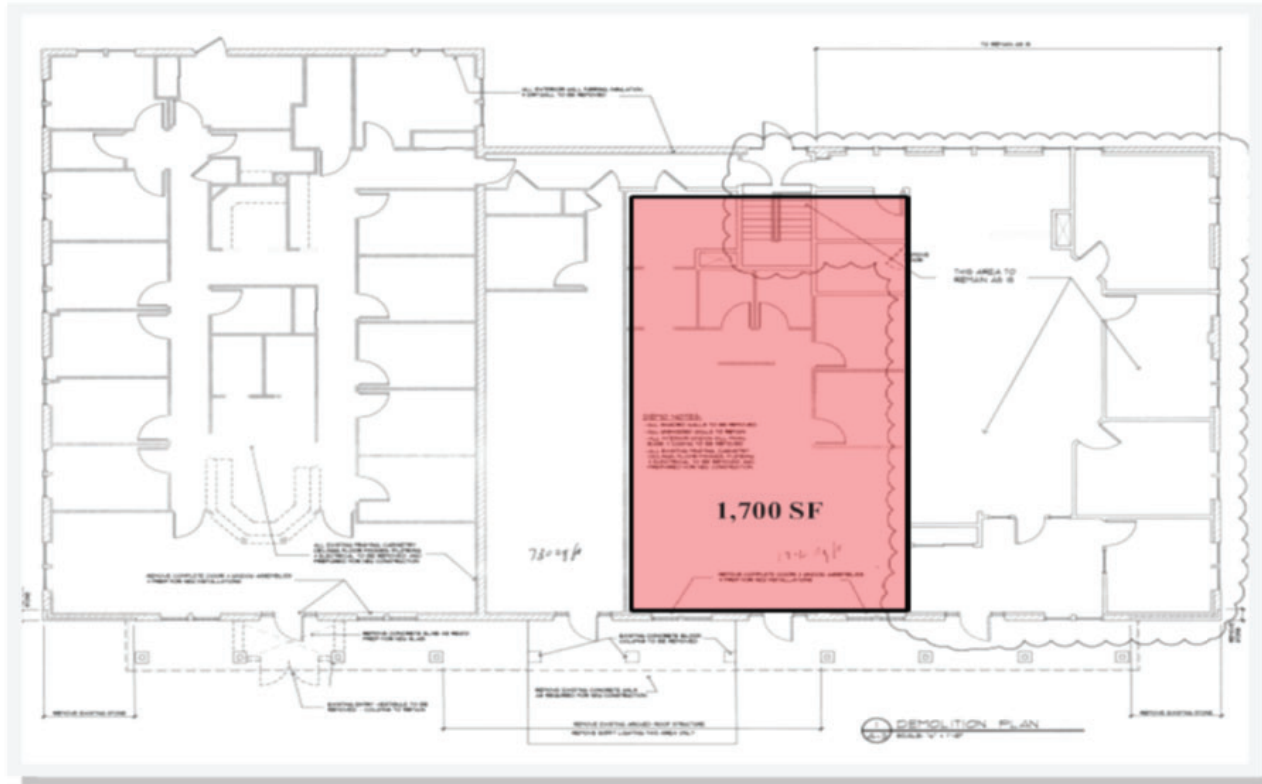
10040-10046 NORTH PORT WASHINGTON ROAD.



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SUITE MAP

10040-10046 NORTH PORT WASHINGTON ROAD.



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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS



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 subagent of another broker who is the agent of another party in the transaction. The Broker, or a salesperson acting on your behalf of the Broker, may provide brokerage services to you.

Whenever the Broker is providing brokerage services to 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 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 (see "Confidentiality Notice to Customers" below).
- 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 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 unless the information must be disclosed by law or you authorize the Broker to disclose the 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 Broker is aware of what specific information you consider confidential, you may list that 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 the Broker:)

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 parties 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.

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.

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