

FOR LEASE:

RETAIL/FLEX SPACE

Oak Street Commercial Center
922 & 924 Oak Street | De Pere, WI

FOR LEASE
924 Oak St
4,680 sf

FOR LEASE
922 Oak St
4,680 sf

Functional retail/flex space available for lease in one of De Pere's most established commercial corridors. Ideally located just moments from the I-41/Main Avenue interchange, the property benefits from outstanding accessibility, strong surrounding demographics, and proximity to a wide variety of national retailers, and restaurants.

Each 4,680 SF suite features a versatile layout designed to accommodate a range of retail, showroom, office, service, medical, or light commercial users. Suite 922 includes an open showroom/office area, vestibule entrance, overhead door, and newly renovated restrooms. Suite 924 offers an overhead door and vestibule and will be delivered in white-box condition, providing tenants with the flexibility to customize the space to their operational needs. The suites may be leased individually or combined to create a contiguous 9,360 SF footprint.

With excellent visibility, convenient access, ample on-site parking, and a strategic location within De Pere's thriving retail and business district, Oak Street Commercial Center provides an exceptional leasing opportunity for businesses seeking a prominent and highly accessible location.

CENTER'S TOTAL SIZE 41,752 SF

AVAILABLE FOR LEASE 922 Oak Street: 4,680 SF
924 Oak Street: 4,680 SF
Combined Suites: 9,360 SF

LEASE RATE \$8.00 to \$10.00 PSF, NNN

TENANT EXPENSES ± \$2.00 PSF, plus utilities

TOTAL PARKING At door and street parking

ZONING B2-Community Shopping District

RE Commercial LLC
677 Baeten Rd, Green Bay, WI 54304
www.recommercialwi.com

Todd DeVillers, SIOR, CCIM
920.470.7573
todd.devillers@recwi.com

Marc Veras, SIOR, CCIM
920.470.7571
marc.veras@recwi.com



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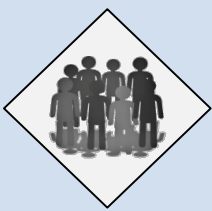
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DEMOGRAPHICS

Population



2 Mile Radius	20,383
5 Mile Radius	97,826
10 Mile Radius	235,476

Household Income

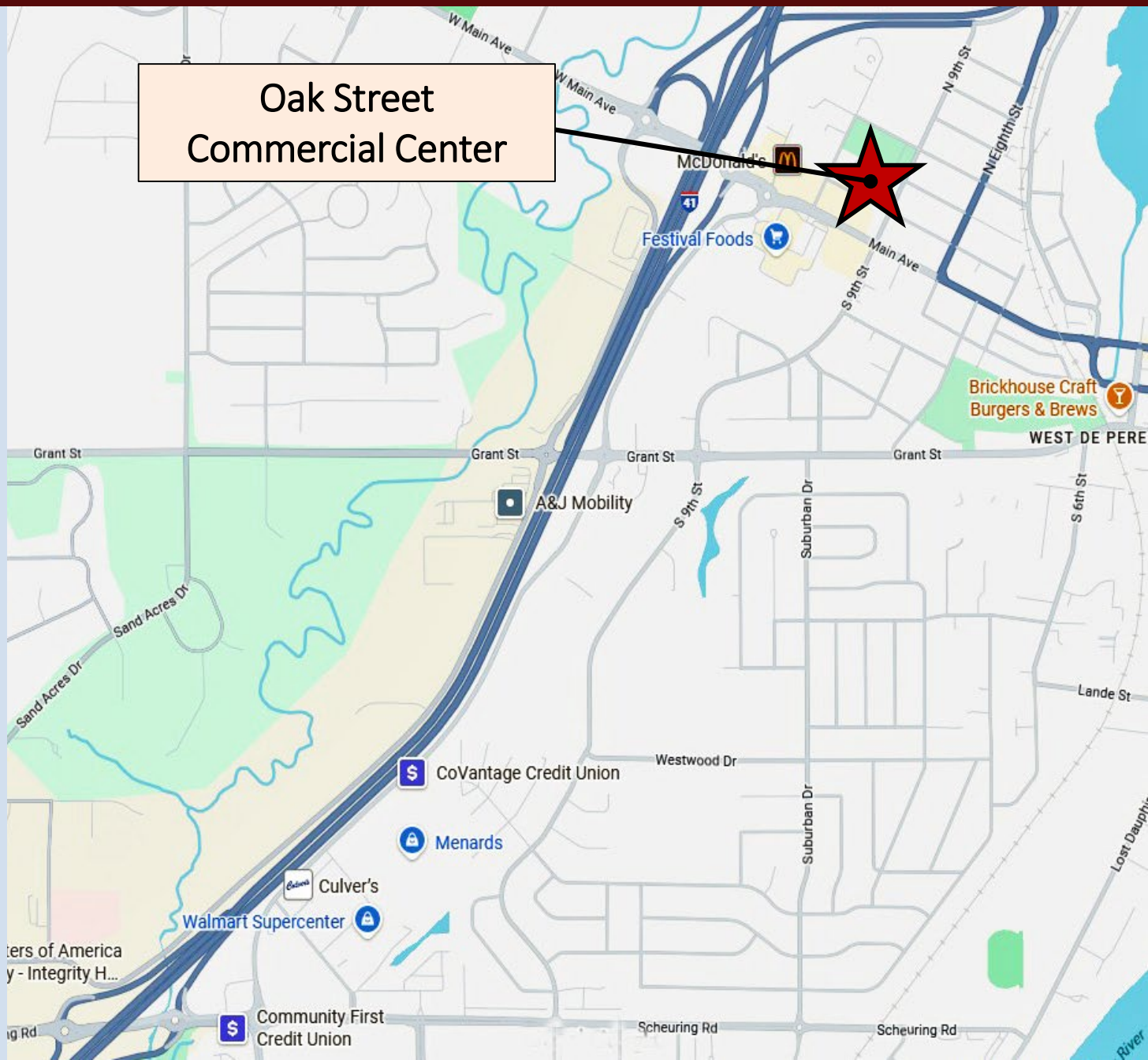


2 Mile Radius	\$92,451
5 Mile Radius	\$101,353
10 Mile Radius	\$95,857

Employee Population

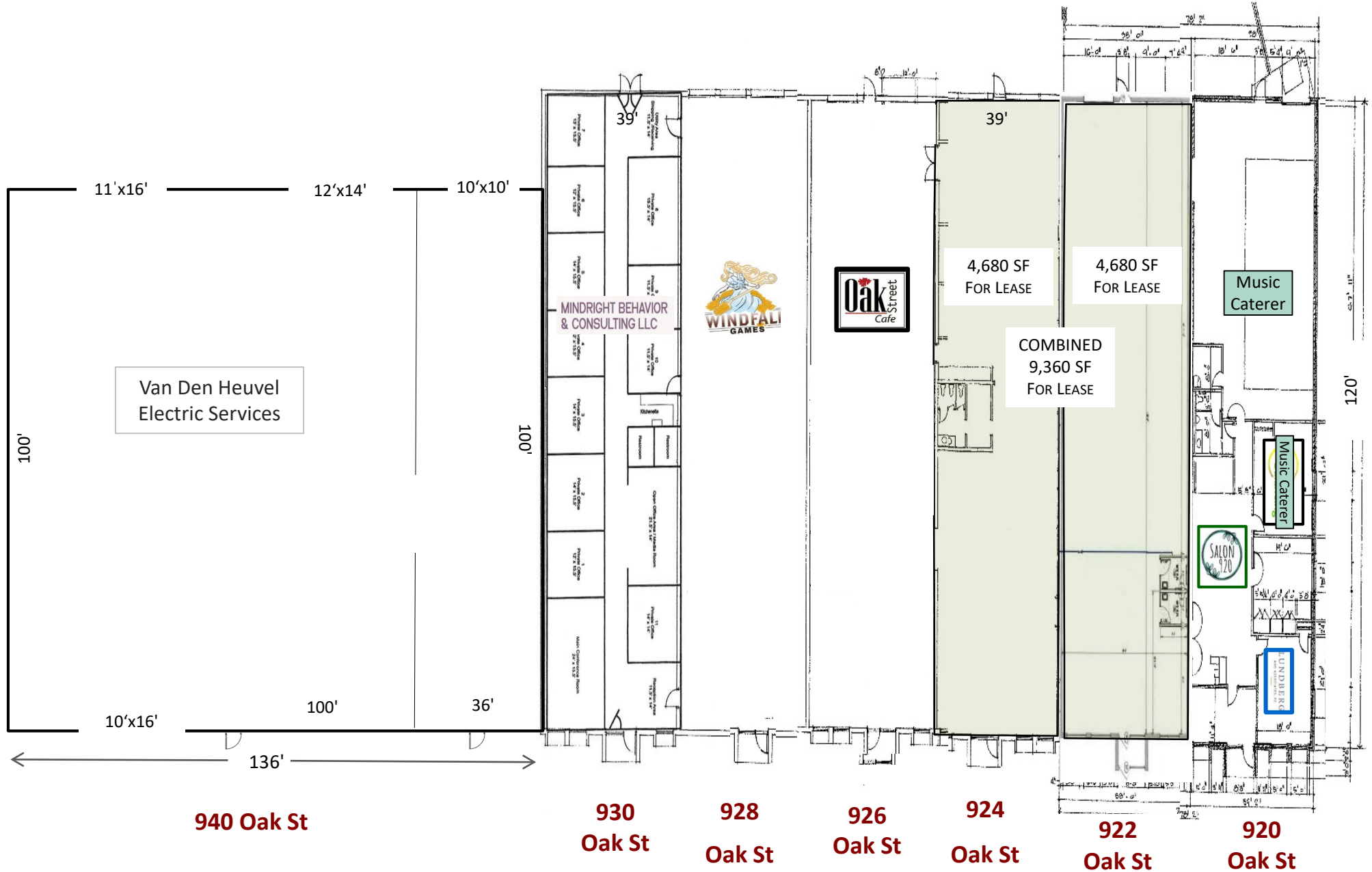


2 Mile Radius	26,475
5 Mile Radius	73,771
10 Mile Radius	151,283



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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.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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Drafted by Attorney Debra Peterson Conrad