

FOR LEASE

1515 SOUTH GREEN BAY ROAD
MT. PLEASANT, WI 53406



SIERRA PROFESSIONAL CENTER - OFFICE SPACE FOR LEASE



**LEASE RATE: \$11.00 /SQ FT,
Modified Gross**

BUILDING SIZE: 8,500 SQ FT

NUMBER OF FLOORS: TWO

SITE SIZE: .83 ACRES

ZONING: B2

UTILITIES: Electric and gas separately metered;
city water and sewer

YEAR BUILT: 2001

CONSTRUCTION TYPE: Block foundation;
wood siding

ROOF: Asphalt shingles

HEAT/AC: Internal furnace and outside
A/C compressors

RESTROOMS: Individual to each space

USE: General Office

PARKING SPACES: 38 spots off street

REAL ESTATE TAXES: \$16,070

TAX KEY: #151-03-22-13-159-000

TRAFFIC COUNT: 34,000 (DOT 2019)

SPACE AVAILABLE:

- Approximately 2,965 sq. ft.
- Garden level space perfect for medical or service related business

CONTACT INFORMATION

Gordon Stiemle

D 414-455-2541

C 414-322-3241

gordon@outlookmgmt.com

ADDITIONAL PHOTOS

1515 SOUTH GREEN BAY ROAD, MT. PLEASANT



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ADDITIONAL PHOTOS

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New Tenant Sign Available



Exterior of Space Available

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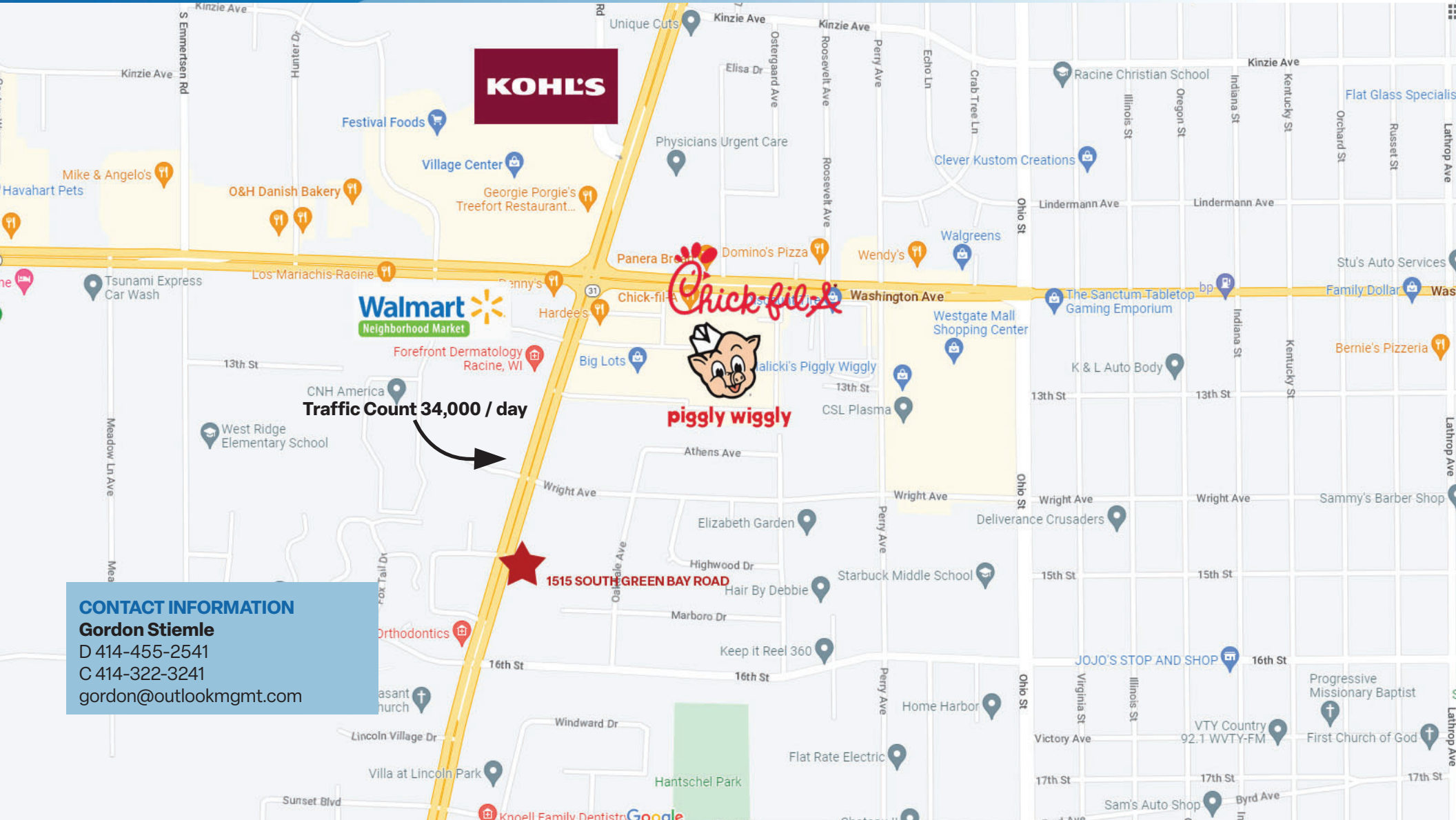
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LOCATION MAP

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FLOOR PLAN

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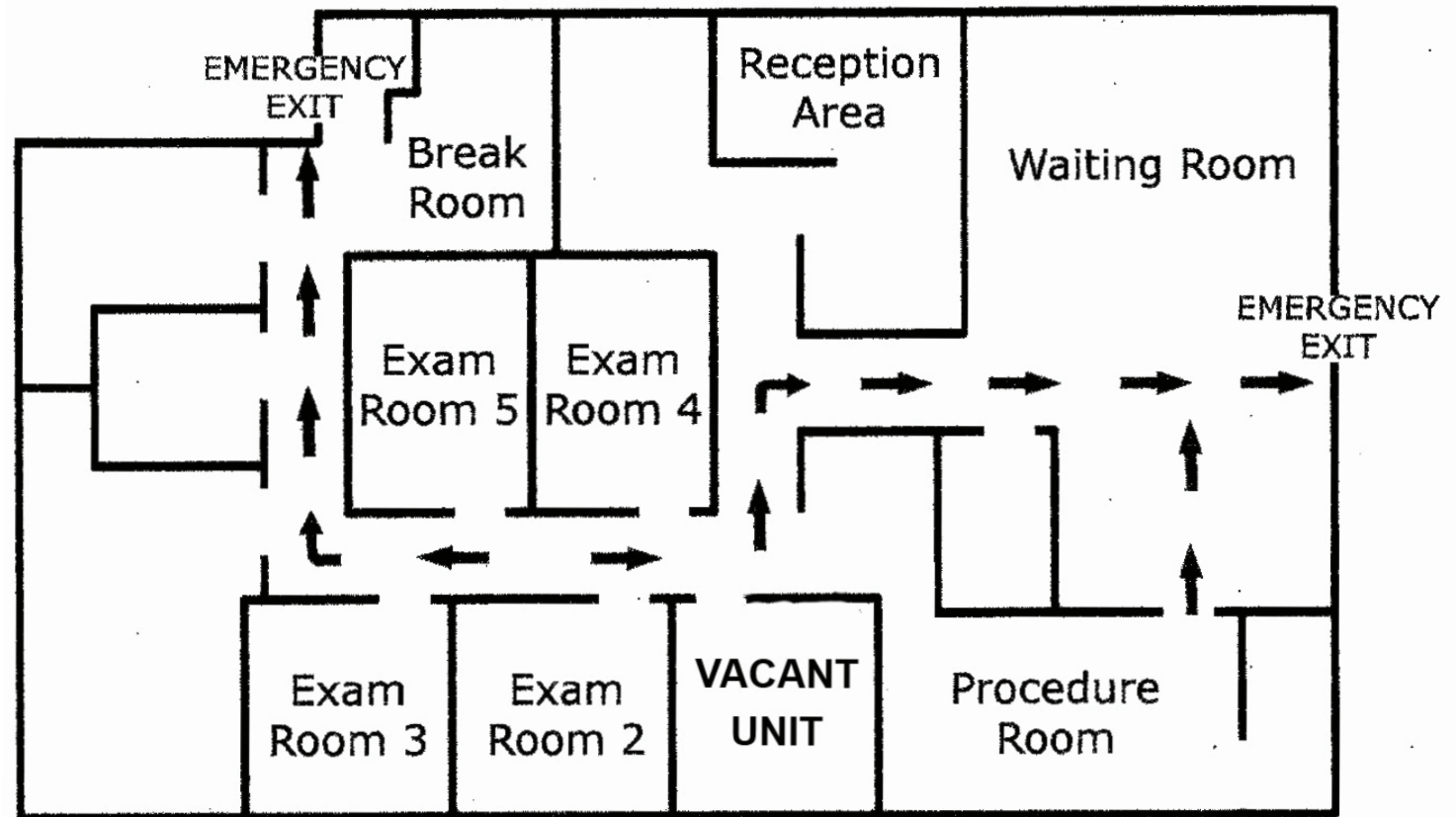
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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS



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.