



Eastgate Business Center

13040 West Lisbon Road - Brookfield, Wisconsin

PROPERTY DETAILS

Available Space	6,252 SF
Minimum Contiguous	6,252 SF
Building Size	69,085 SF
Year Built	2002
Clear Heights	18-20 feet
Sprinklers	4.5 :1000
Parking Ratio	Wet system
Utilities	Suite metered
Expenses	\$3.35 SF

SUPERIOR QUALITY ASSET

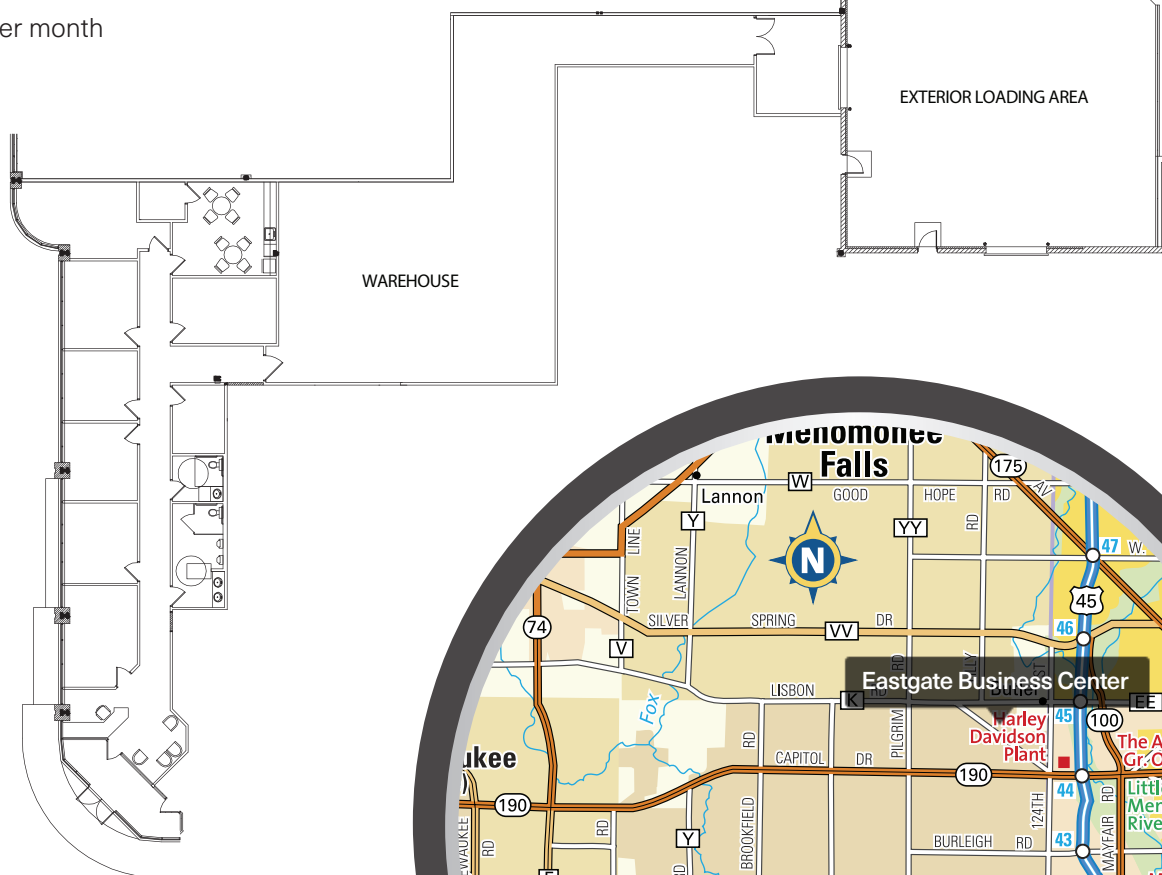
The Property consists of two buildings with a central loading area. They are an attractive combination of brick, masonry block, and glass curtain wall design providing tenants with a distinctive upscale image. The Property is in excellent condition and has been meticulously maintained by committed ownership since it's original development. The flexibility of the building design affords users an opportunity to customize space to their specific use requirements.

OPTIMAL LOCATION

The Property is located roughly one-half mile north of Capitol Drive, one-quarter mile west of 124th Street, one-half mile west of U.S. 45, and twelve miles northwest of downtown Milwaukee, the property is ideally located in the City of Brookfield. With quick access to all parts of the metro Milwaukee market and close proximity to a vast array of commercial support services, Brookfield remains a highly desirable business address.

Suite 800

\$4,609 per month



SUITE 800

Available Space	6,252 SF
Minimum Divisible	6,252 SF
Loading Docks	0
Overhead Doors	1
Office Space	2,971 SF
Warehouse Space	3,281 SF
Base Rental Rate (NNN)	\$5.50 SF
Expense Rate	\$3.35 SF

FOR MORE INFORMATION

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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another
4 broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may
5 provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the
6 customer, the following duties:

- 7 • The duty to provide brokerage services to you fairly and honestly.
- 8 • The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 • The duty to provide you with accurate information about market conditions within a reasonable time if you request it,
10 unless disclosure of the information is prohibited by law.
- 11 • The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (See Lines 47-55).
- 13 • The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information
14 or the confidential information of other parties (See Lines 22-39).
- 15 • The duty to safeguard trust funds and other property the broker holds.
- 16 • The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
17 advantages and disadvantages of the proposals.

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

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION OBTAINED
24 BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE
25 INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR INFORMATION. A
26 BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER PROVIDING BROKERAGE
27 SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
- 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION REPORT
31 ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT
33 INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER INFORMATION
34 YOU CONSIDER TO BE CONFIDENTIAL.

35 CONFIDENTIAL INFORMATION: _____

36 _____

37 NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

38 _____

39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATIONS)

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company)
42 may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/
43 we withdraw this consent in writing. LIST HOME/CELL NUMBERS: _____

44 **SEX OFFENDER REGISTRY**

45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
46 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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
49 that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would
50 affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's
51 decision about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition
52 or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property,
53 significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of
54 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
55 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 in any specific transaction.

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