



Office Space For Lease

**1464 AMERICAN EAGLE DRIVE
SLINGER, WISCONSIN**

Building Size

±8,500 SF

Available Space

±400 SF - 5,500 SF

Year Built

2006

Parking

Ample

Zoning

B-2 Commercial District

Lease Rate

\$12.00/SF, NNN

Property Highlights

- Flexible space for a variety of users
- An approximately 5,000 SF addition can be added to the south end of the building
- Immediate availability

For information, please contact:

Curt Pitzen

Director

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Milwaukee, WI 53202

nmrk.com



NEWMARK

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Unit 1460

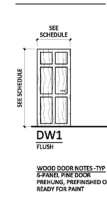
DOOR SCHEDULE

NUMBER	LOCATION	ASSEMBLY RATING	DOOR	SW	FINISH	FRAME	SW	FINISH	HARDWARE GROUP	REMARKS
102A	PRIVATE OFFICE	-	3'-0" x 8'-0" DW1	PREFINISHED	FW-1	PREFINISHED	2	2	-	-
102A	SERVICES CLOSET	-	3'-0" x 8'-0" DW1	PREFINISHED	FW-1	PREFINISHED	2	2	-	-
102A	UNISEX TOILET	-	3'-0" x 8'-0" DW1	PREFINISHED	FW-1	PREFINISHED	2	2	-	-

DOOR HARDWARE KEY

1. PRIVACY LOCK SET - WALL BRASSER
 2. OPERING LOCK SET - WALL BRASSER
 3. (3) DORMY LEVER, BALL LATCH & HARDWARE AT EACH DOOR TOP WALL BRASSER

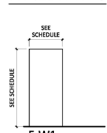
DOOR TYPES



DW1
 TYPICAL

WOOD DOOR NOTES TYP
 PREFINISHED PAINT TO DOOR FINISHES & READY FOR PAINT

FRAME TYPES



F-W1
 STANDARD

WOOD FRAME NOTES TYP
 FINISH TO MATCH DOOR FINISHES & FINISH - 2-1/4" COLONIAL TRIM - TYP (DOWN)

ROOM FINISH SCHEDULE

ROOM	FINISH	MATERIAL	FLOOR				WALL		MELLWORK		CEILING		REMARKS	REV DATE	
			NORTH	SOUTH	EAST	WEST	BASE	COURT/CORNER	UPPER CABINET	CEILING	FINISH	HEIGHT			
102	CORNS OFFICE	CP-1	VP-1	GNB	FP-1	GNB	FP-1	GNB	FP-1	-	-	ACT-1	8'-2 1/2"	-	-
102	PRIVATE OFFICE	CP-1	VP-1	GNB	FP-1	GNB	FP-1	GNB	FP-1	-	-	ACT-1	8'-2 1/2"	-	-
102	SERVICES CLOSET	CP-1	VP-1	GNB	FP-1	GNB	FP-1	GNB	FP-1	-	-	ACT-1	8'-2 1/2"	-	-
102	UNISEX TOILET	CT-1	VP-1	GNB	FP-2	GNB	FP-2	GNB	FP-2	-	-	ACT-2	8'-2 1/2"	-	-

FINISH SCHEDULE KEY

BASELINE
 CS1 - CERAMIC TILE
 GS1 - GYM CONCRETE FLOOR AT 200 LB/YS
 GS2 - GYM CONCRETE FLOOR AT 400 LB/YS
 GS3 - GYM CONCRETE FLOOR AT 800 LB/YS
 GS4 - GYM CONCRETE FLOOR AT 1600 LB/YS

FLOOR
 VP1 - VINYL PLANK
 VP2 - VINYL PLANK (2' WIDE REQUIRED AT TRAFFIC FLOOR)

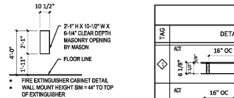
WALL
 GN1 - GYPSUM BOARD
 GN2 - GYPSUM BOARD (5/8" REQUIRED AT TRAFFIC FLOOR)

WALL FINISH
 SP1 - SMOOTH PAINT
 SP2 - SMOOTH PAINT (RENTAL TYPE)

CEILING
 ACT1 - ACCESSIBLE CEILING
 ACT2 - ACCESSIBLE CEILING (RENTAL TYPE)

TOILET ACCESSORIES & SIGNS

TYPE	LOCATION	REMARKS
TO	TOILET	1. TOILET
TO	TOILET	1. TOILET
TO	TOILET	1. TOILET
TO	TOILET	1. TOILET
TO	TOILET	1. TOILET
TO	TOILET	1. TOILET



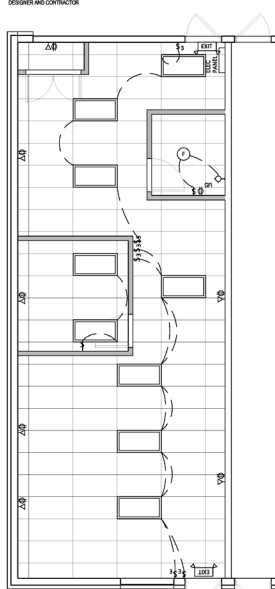
WALL SCHEDULE

WALL	DETAIL	NOTES
W1	15' 0" OC	1. SP-10 SP-10 AT FINISH - 1/2" OVER 2. SP-10 SP-10 AT 8' 0" WALL CORNER
W2	15' 0" OC	1. SP-10 SP-10 AT FINISH - 1/2" OVER 2. SP-10 SP-10 AT 8' 0" WALL CORNER

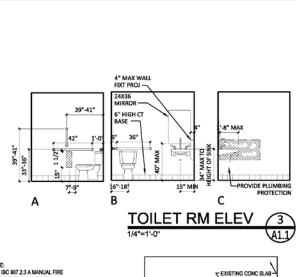
NOTES:
 1. ORIGINAL CONTRACTOR TO PAVE, MAINT, FINISH & PRIME ALL ORIGINAL FINISHED WALLS & REPAIR FOR IMPROPERCTIONS AFTER ORIGINAL CONTRACTOR APPLIES PRIME COAT. PATCH & REPAIR IMPROPERCTIONS AS REQUIRED BEFORE HANDING BY PRIME CONTRACTOR MEANS.
 2. PROVIDE MOISTURE RESISTANT GYP SD @ DESIGNATED PLUMBING WALLS AND INT OF ALL TOILET ROOMS.
 3. DESIGNING WALLS TO GO FULL HEIGHT. OTHER WALLS TO 8" ABOVE FINISHED CEILING & PROVIDE SOUND BATT INSUL @ TOILET ROOM WALLS, PLUMBING WALLS, TENANT DENISING WALLS & WHERE SHOWN ON PLAN (VP)
 4. PROVIDE SOUND BATT INSUL @ TOILET ROOM WALLS, PLUMBING WALLS, TENANT DENISING WALLS & WHERE SHOWN ON PLAN (VP)

ELECTRIC SYMBOL LEGEND

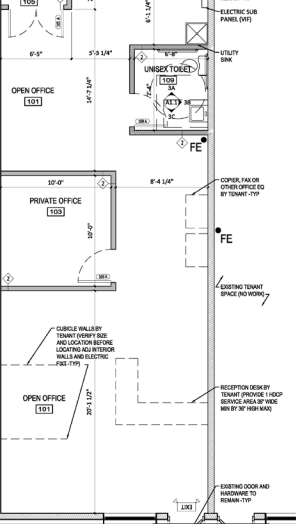
SW RECESSED FLOORSWITCH
 SW RECESSED FLOORSWITCH
 EXIT LIGHT W/ BATTERY BU (EMERGENCY HEAD (SAME DATE))
 WALL MOUNTED FEAT ABOVE (NOT TO SCALE)
 DUPLEX RECEPTACLE @ 15'0" MIN
 2W WALL RECEPTACLE @ 36" HGT (1" MAX AP) @ 15'0" MIN
 PENDING/OUTLET @ 15'0" MIN
 WALL SWITCH @ 4" MAX AP
 3 WAY WALL SWITCH @ 4" MAX AP
 EXHAUST FAN FIXTURE



ELECTRIC & REF CLG PLAN
 1/4" = 1'-0" (A1.1)



TOILET RM ELEV
 1/4" = 1'-0" (A1.1)



FLOOR PLAN
 1/4" = 1'-0" (A1.1)

REVISIONS

NO	DATE	BY	DESCRIPTION
01	11-05-2018	CLG	ISSUED FOR PERMIT
02	11-05-2018	CLG	ISSUED FOR PERMIT
03	11-05-2018	CLG	ISSUED FOR PERMIT

PROJECT INFORMATION:
 NEW TENANT ALTERATION FOR
McKinstry Company
 1464 AMERICAN EAGLE DRIVE
 SLINGER, WI 53086

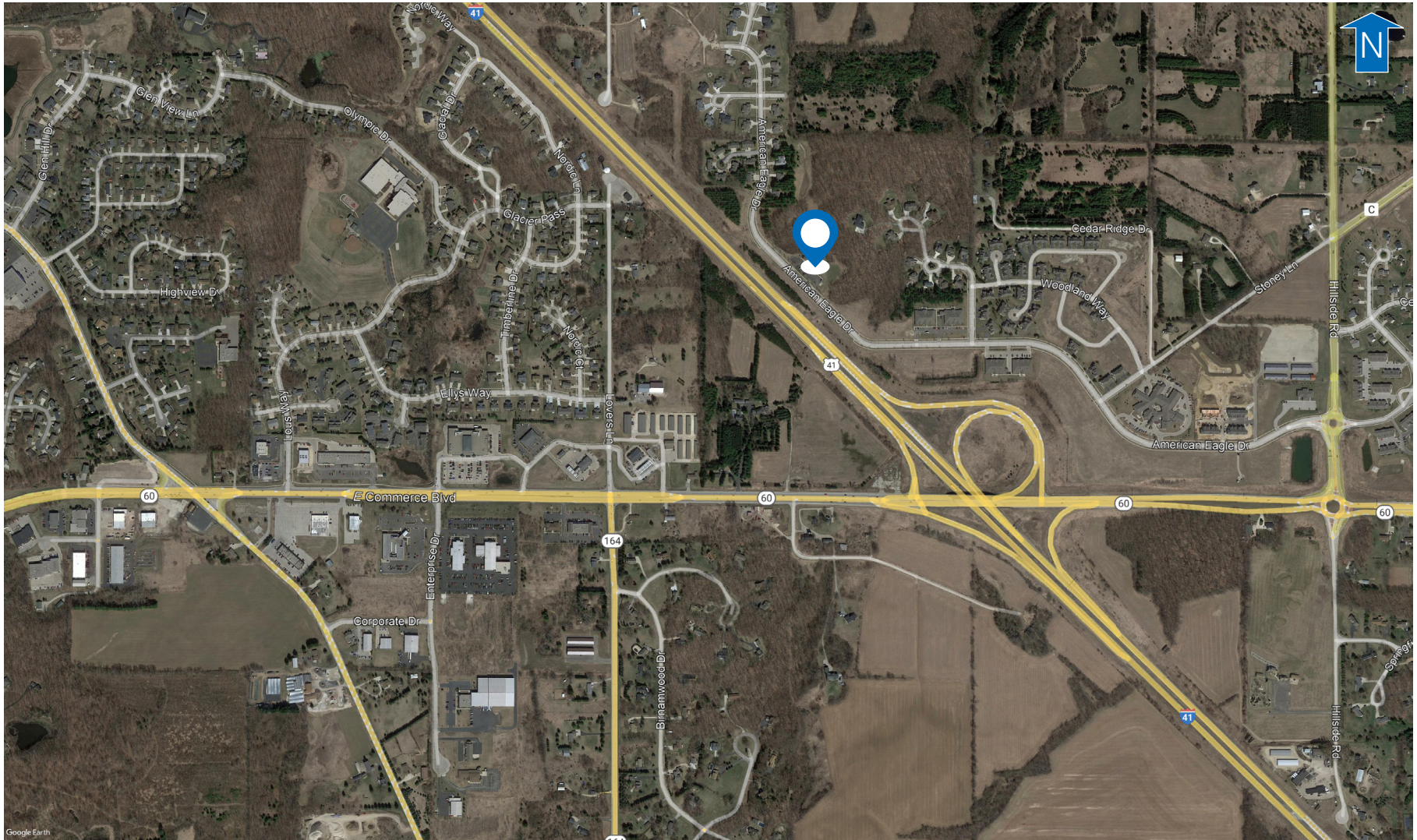
DESIGNED BY:
 Robert C. Kaebisch
 ARCHITECT
 732 Marshall Avenue
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 616-770-8371

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NEWMARK

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.

DISCLOSURE TO CUSTOMERS

You are a 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 the duties owed 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 Wis. Stat. §452.01 (5g) (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 are 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 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)

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.

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.

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