



**COLDWELL BANKER**  
REAL ESTATE GROUP

**FOR LEASE**  
**1415 E GREEN BAY ST. SUITE 131**  
**SHAWANO WI**

## Professional Commercial Center



### Property Features

- **Available Office Space: 1,243 +/- SF**
- **13' Ceiling**
- **Lease Rate: \$1,295/month (Office)**
- **All Inclusive**
- **All Municipal Services Available**

### Property Overview:

- **Just off main intersection to Shawano Lake and 1 of 2 Hwy 29 cloverleafs**
- **Easy ingress/egress**

Offered By Terry Hilgenberg

715-526-6148 (O) [tnhilgenberg@hilgenbergrealty.com](mailto:tnhilgenberg@hilgenbergrealty.com)

**COLDWELL BANKER REAL ESTATE GROUP**

105 S Washington St, Shawano WI 54166

The information provided by the Sellers or other third party sources has not been verified by the REALTOR or the REALTOR'S subagents, and the REALTORS take no responsibility for the accuracy of the information given. Buyer should independently confirm any information which would be significant in the decision to purchase or lease the property. All measurements and figures are approximate.

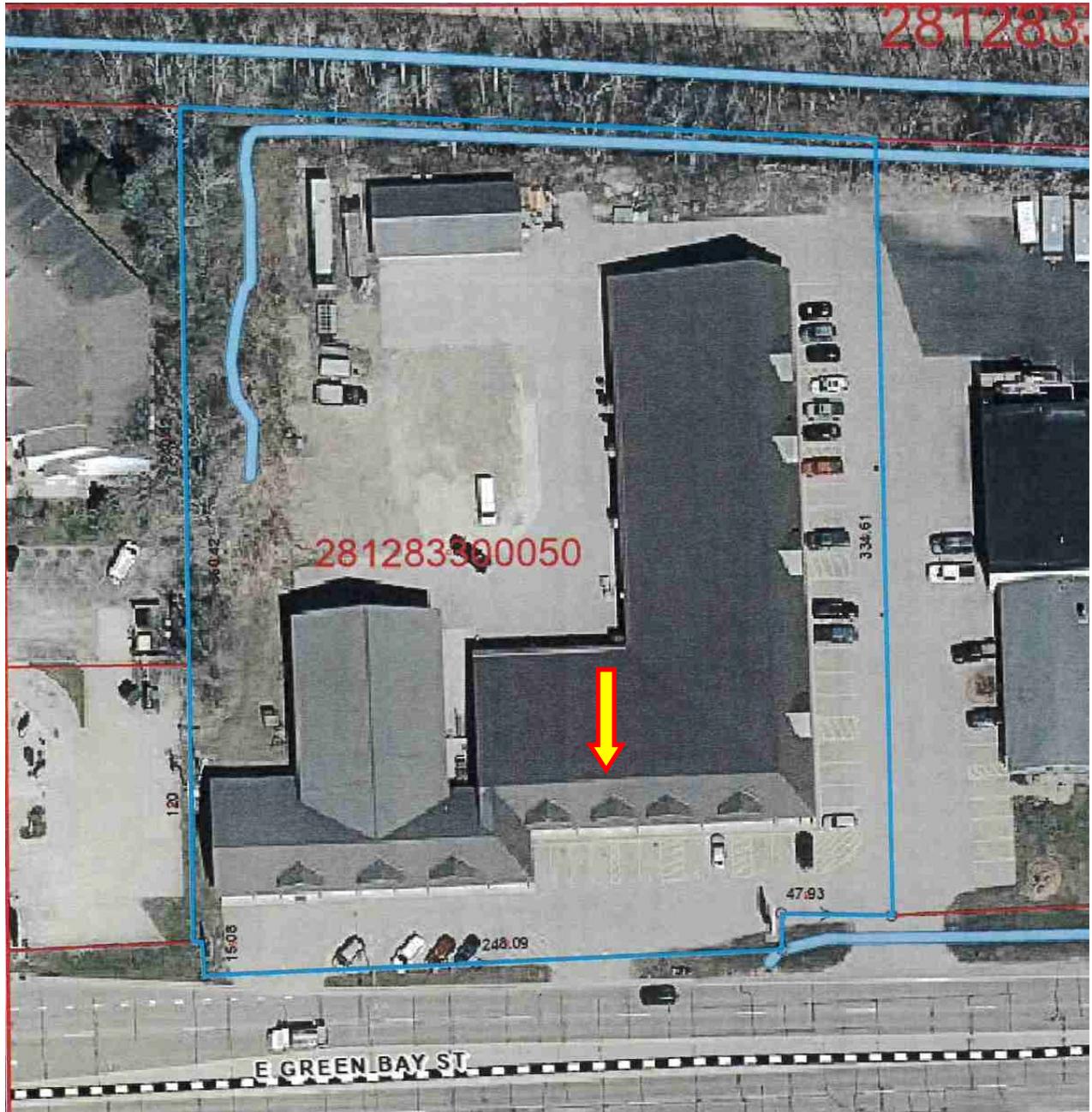




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## Site Map



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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 inspector  
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  
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 \_\_\_\_\_  
42 *(Insert information you authorize to be disclosed, such as financial qualification information)*

43 **DEFINITION OF MATERIAL ADVERSE FACTS**

44 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such  
45 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable  
46 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction  
47 or affects or would affect the party's decision about the terms of such a contract or agreement.

48 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
49 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
50 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
51 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under  
52 contract or agreement made concerning the transaction.

53 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
54 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet  
55 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

DISCLOSURE OF REAL ESTATE AGENCY - C

1 THIS DISCLOSURE IS BEING PROVIDED BY Coldwell Banker Real Estate Group and  
2 Terry N. Hilgenberg, CRB Firm Name \_\_\_\_\_  
3 WHO ARE WORKING AS:  Owner's Agent  Buyer's/Tenant's Agent  
4 Sales Associate \_\_\_\_\_

5 Wisconsin Statute § 452.135 requires that brokers provide a written agency disclosure form containing a disclosure of duties owed to all parties,  
6 the duties owed to the broker's client, a statement regarding confidentiality and a statement of which party(ies) the broker represents, before  
7 providing brokerage services to a party. This form is being provided to comply with that requirement.

8 **DUTIES TO ALL PARTIES**

9 Wisconsin Statute section 452.133(1) states that in providing brokerage services to a party to a transaction (including  
10 both clients and customers), a broker shall do all of the following:

- 11 (a) Provide brokerage services to all parties to the transaction honestly, fairly and in good faith.
- 12 (b) Diligently exercise reasonable skill and care in providing brokerage services to all parties.
- 13 (c) Disclose to each party all material adverse facts that the broker knows and that the party does not know or cannot discover through  
14 reasonably vigilant observation, unless the disclosure of a material adverse fact is prohibited by law.
- 15 (d) Keep confidential any information given to the broker in confidence, or any information obtained by the broker that he or she knows a  
16 reasonable party would want to be kept confidential, unless the information must be disclosed under (c) or Wis. Stats. sec. 452.23  
17 (information contradicting third party inspection or investigation reports) or is otherwise required by law to be disclosed or the party  
18 whose interests may be adversely affected by the disclosure specifically authorizes the disclosure of particular confidential information.  
19 A broker shall continue to keep the information confidential after the transaction is complete and after the broker is no longer providing  
20 brokerage services to the party.
- 21 (e) Provide accurate information about market conditions that affect a transaction, to any party who requests the information, within a  
22 reasonable time of the party's request, unless disclosure of the information is prohibited by law.
- 23 (f) Account for all property coming into the possession of a broker that belongs to any party within a reasonable time of receiving the property.
- 24 (g) When negotiating on behalf of a party, present contract proposals in an objective and unbiased manner and disclose the advantages  
and disadvantages of the proposals.

25 **DUTIES TO A CLIENT**

26 Wisconsin Statute section 452.133(2) states that in addition to his or her duties under lines 8 to 24, a broker providing  
27 brokerage services to his or her client shall do all of the following:

- 28 (a) Loyal represent the client's interests by placing the client's interests ahead of the interests of any other party, unless loyalty to a client  
29 violates the broker's duties under lines 8 to 24 or Wis. Stats. sec. 452.137(2) (duties to all clients in multiple representation situations).
- 30 (b) Disclose to the client all information known by the broker that is material to the transaction and that is not known by the client or  
31 discoverable by the client through reasonably vigilant observation, except for confidential information (see lines 14 to 19) and other  
32 information, the disclosure of which is prohibited by law.
- 33 (c) Fulfill any obligation required by the agency agreement, and any order of the client that is within the scope of the agency agreement,  
that are not inconsistent with another duty that the broker has under this chapter or any other law.

34 **CONFIDENTIALITY NOTICE TO CLIENTS AND CUSTOMERS**

35 A BROKER IS REQUIRED TO MAINTAIN THE CONFIDENTIALITY OF ALL INFORMATION GIVEN TO THE BROKER IN CONFIDENCE AND  
36 OF ALL INFORMATION OBTAINED BY THE BROKER THAT HE OR SHE KNOWS A REASONABLE PARTY WOULD WANT TO BE KEPT  
37 CONFIDENTIAL, UNLESS THE INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW (SEE LINES 14 TO 19). THE FOLLOWING  
38 INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 39 1) MATERIAL ADVERSE FACTS AS DEFINED IN SECTION 452.01(5g) OF THE WISCONSIN STATUTES.
- 40 2) ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION  
41 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

42 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT  
43 INFORMATION IN THE SPACE BELOW THAT IS MARKED "CONFIDENTIAL INFORMATION" AT A LATER TIME, YOU MAY ALSO PROVIDE  
44 THE BROKER WITH OTHER WRITTEN NOTIFICATION OF WHAT INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

45 IF YOU WISH TO IDENTIFY SPECIFIC INFORMATION AS CONFIDENTIAL PLEASE COMPLETE THE "CONFIDENTIAL INFORMATION"  
46 SECTION BELOW AND RETURN TO BROKER.

47 CONFIDENTIAL INFORMATION: \_\_\_\_\_  
48 \_\_\_\_\_  
49 \_\_\_\_\_  
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53 \_\_\_\_\_

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Department of Corrections on the Internet at <http://www.widocoffenders.org> or by phone at 877-234-0085.

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