

FOR LEASE

Century Plaza



8207 22ND AVENUE

Kenosha, Wisconsin 53143

AVAILABLE

Suite 140 • 1,174 SF

LEASE RATE

\$10.50 / SF NNN

OPERATING EXPENSES

\$5.88 / SF

PROPERTY OVERVIEW

End-Cap Suite On Kenosha's 22nd Avenue Corridor

PROPERTY HIGHLIGHTS

- **1,174 SF end-cap suite** with a dedicated storefront entrance and its own glass line.
- **Tenant Improvement Allowance available** — build the space to suit your operation.
- Open, column-free floor plate with private restroom, rear service area and exposed deck ceiling.
- **89 surface parking stalls** on 1.88 acres — approximately 4.1 stalls per 1,000 SF.
- **B-2 zoning** supports a broad mix of retail, service, medical and professional office uses.
- Corner-lot visibility with curb cuts on 22nd Avenue, minutes from Highway 32 and downtown Kenosha.

ESTABLISHED CO-TENANCY

Kenosha VA Clinic · Children's Service Society of Wisconsin

Two long-standing institutional tenants bring steady daily traffic through the plaza and its parking field.

SPECIFICATIONS

Building Size	21,766 SF
Available	Suite 140 — 1,174 SF
Min. Divisible	1,174 SF
Lot Size	1.88 AC
Year Built	1976
Parking	89 Surface Stalls
Sprinklers	Yes
Zoning	B-2
Tax Key	06-123-07-331-024

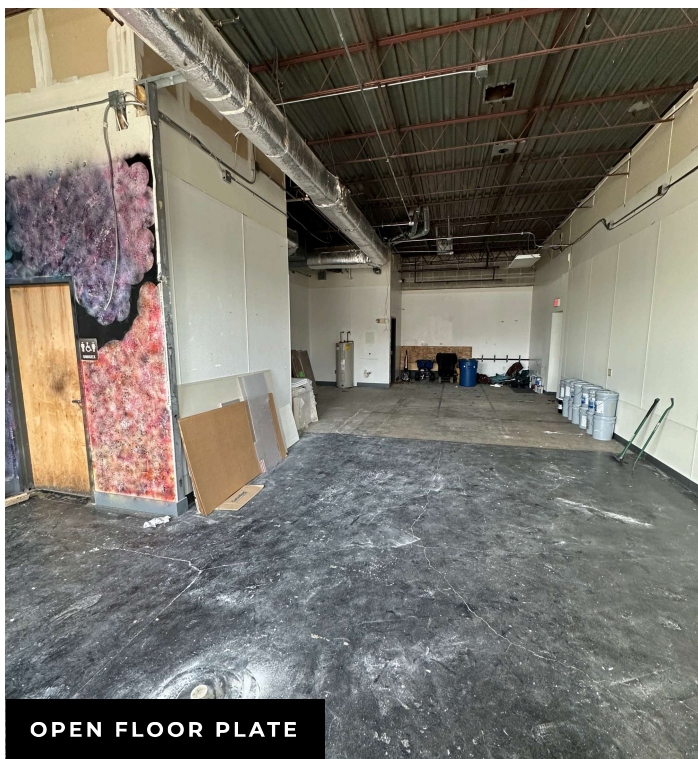
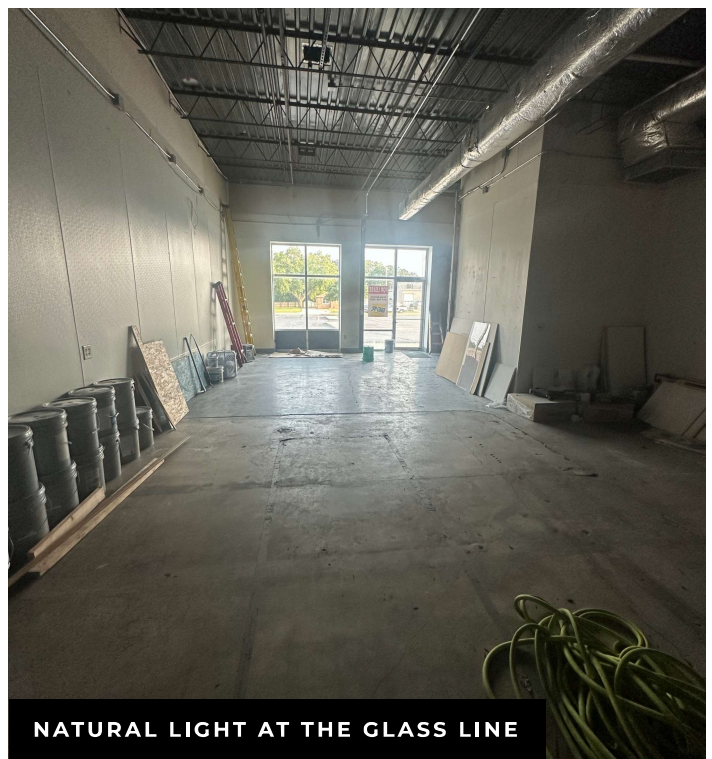
LEASE TERMS

Base Rate	\$10.50 / SF NNN
Operating Expenses	\$5.88 / SF
TI Allowance	Available

SUITE 140

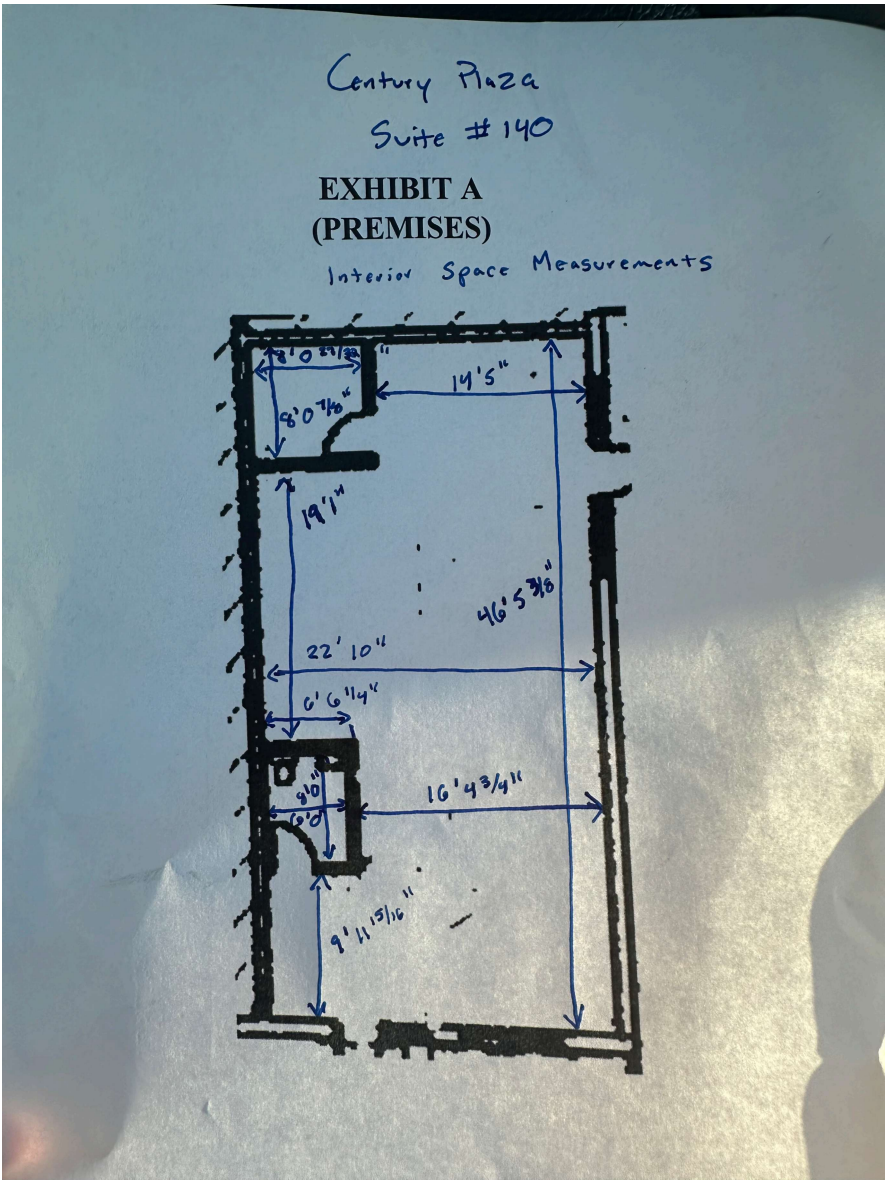
The Space

A clean shell ready for a tenant build-out — open span, private restroom in place, utilities stubbed, and a Tenant Improvement Allowance available to finish it to your plan.

**DEDICATED STOREFRONT ENTRANCE****OPEN FLOOR PLATE****NATURAL LIGHT AT THE GLASS LINE**

SUITE 140

Floor Plan



Interior space measurements as marked. Dimensions are approximate and should be field-verified by the tenant.

1.88 ACRES

Site Plan



Parcel **Tax Key 06-123-07-331-024**

Frontage **22nd Avenue**

Parking Field **89 Surface Stalls**

AVAILABLE

Suite 140 · 1,174 SF

LEASE RATE

\$10.50 / SF NNN

TI ALLOWANCE

Available

CRAIG BARTSCH, MANAGING BROKER
414.758.3032 · CRAIG@BEARREG.COM

THE MARKET

Location & Demographics



TRADE AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	11,400	62,300	112,600
Average Household Income	\$78,500	\$86,200	\$92,400
Median Age	37.8	37.2	38.4

Estimates based on U.S. Census data for the Kenosha, WI trade area. Figures are approximate and provided for planning purposes only.

FOR LEASING INFORMATION

CRAIG BARTSCH

MANAGING BROKER

414.758.3032 · craig@bearreg.com

BEAR Real Estate Group

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice. Prospective tenants should verify all information independently.



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 the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes 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.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information of other parties.
- 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 Wisconsin Statutes and is for information only. It is a 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 particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

Prior to negotiating on your behalf the broker must provide you the following disclosure statement: 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; and (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 the 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 you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION (MAY BE DISCLOSED BY BROKER)

CONSENT TO TELEPHONE SOLICITATION

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

SEX OFFENDER REGISTRY

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.

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 that 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.

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

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. All measurements are approximate.