

FOR LEASE**Building #1: 10,375 SF**

Development & Brokerage

**860 O' Keefe Rd. De Pere, WI 54115**

*Parcel #: ED-2078

Property Owner: KARMAN DEVELOPMENT LLP

PROPERTY SNAPSHOT

- Rate: \$11.00/SF
- NNN (est. \$2.00/sf)
- Utilities by Tenant
- Lot Size: 3.62 acres, 157,735 SF
- Sewer/Water: Municipal
- Zoned: Commercial
(See page 8: De Pere Commercial Zoning Code 14-73)
- Parking: 53 spaces
- All existing FF&E may stay
- Buildings #2 & #3 occupied by WildBlue

BUILDING #1

- Constructed: 2001
- Building Size: 8,350 SF (7,250 SF 1st floor, 1,100 SF 2nd floor)
- Ceiling Height: 10 feet
- Building Material: wood frame
- HVAC: 4-gas furnaces w/central air
- Interior Layout: Office w/7 private offices
- Two conference rooms
- Break room w/kitchenette
- Men's & women's restrooms
- Floor covering: carpet and porcelain tile

Mezzanine Building #1

- Constructed: 2007
- Building Size: 2,025 SF
- Ceiling Height: 16 feet
- Building Material: wood frame
- HVAC: 1-gas rooftop unit w/central air
- Loading Dock w/Leveler: (1) 9'x 9' OH door
- Floor covering: concrete

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GREEN BAY OFFICE
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FOR LEASE

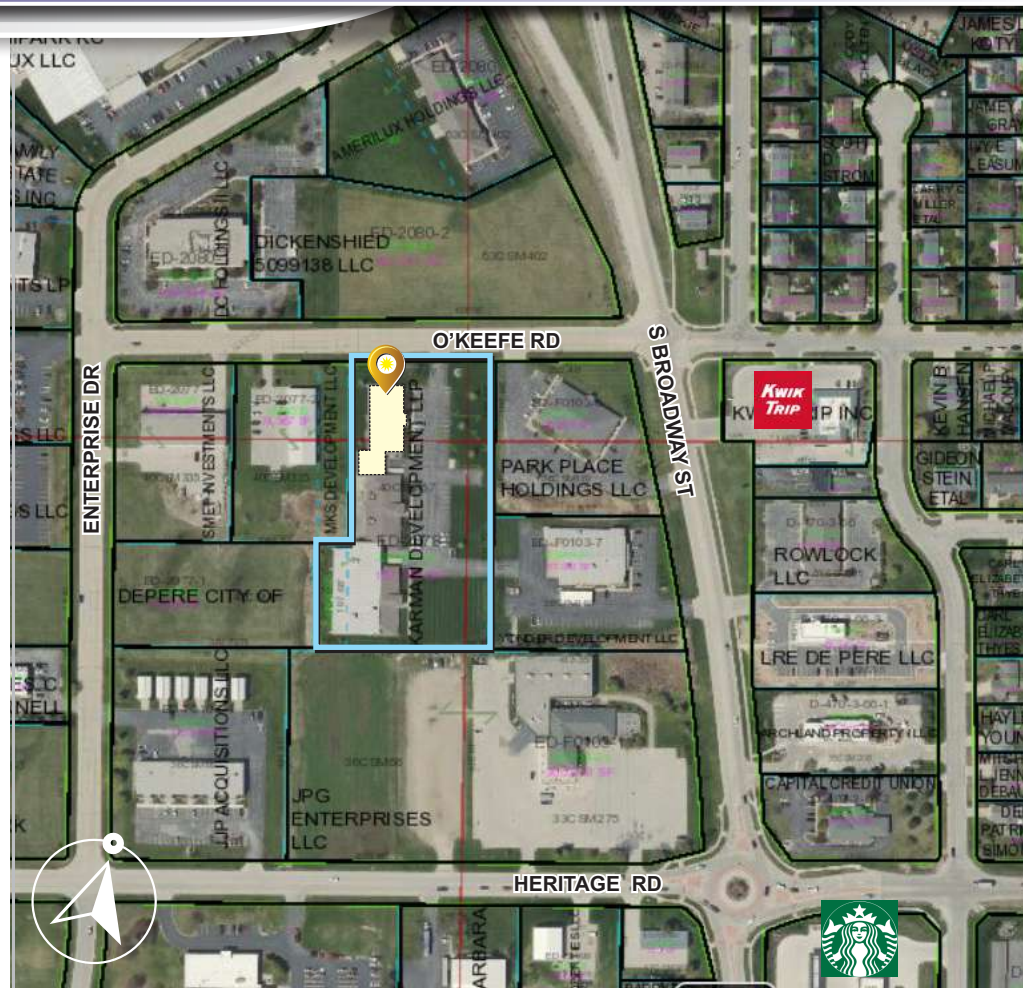
Building #1: 10,375 SF



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Shipping / Receiving potential



Demographics

	1 Mile	3 Mile
Population	6,692	39,234
Households	2,639	15,603
Median HH Income	\$68,820	\$77,369

Traffic Counts

S. Broadway St.....	10,700 vpd
O' Keefe Rd.....	5,600 vpd
Hertige Rd.....	6,100 vpd

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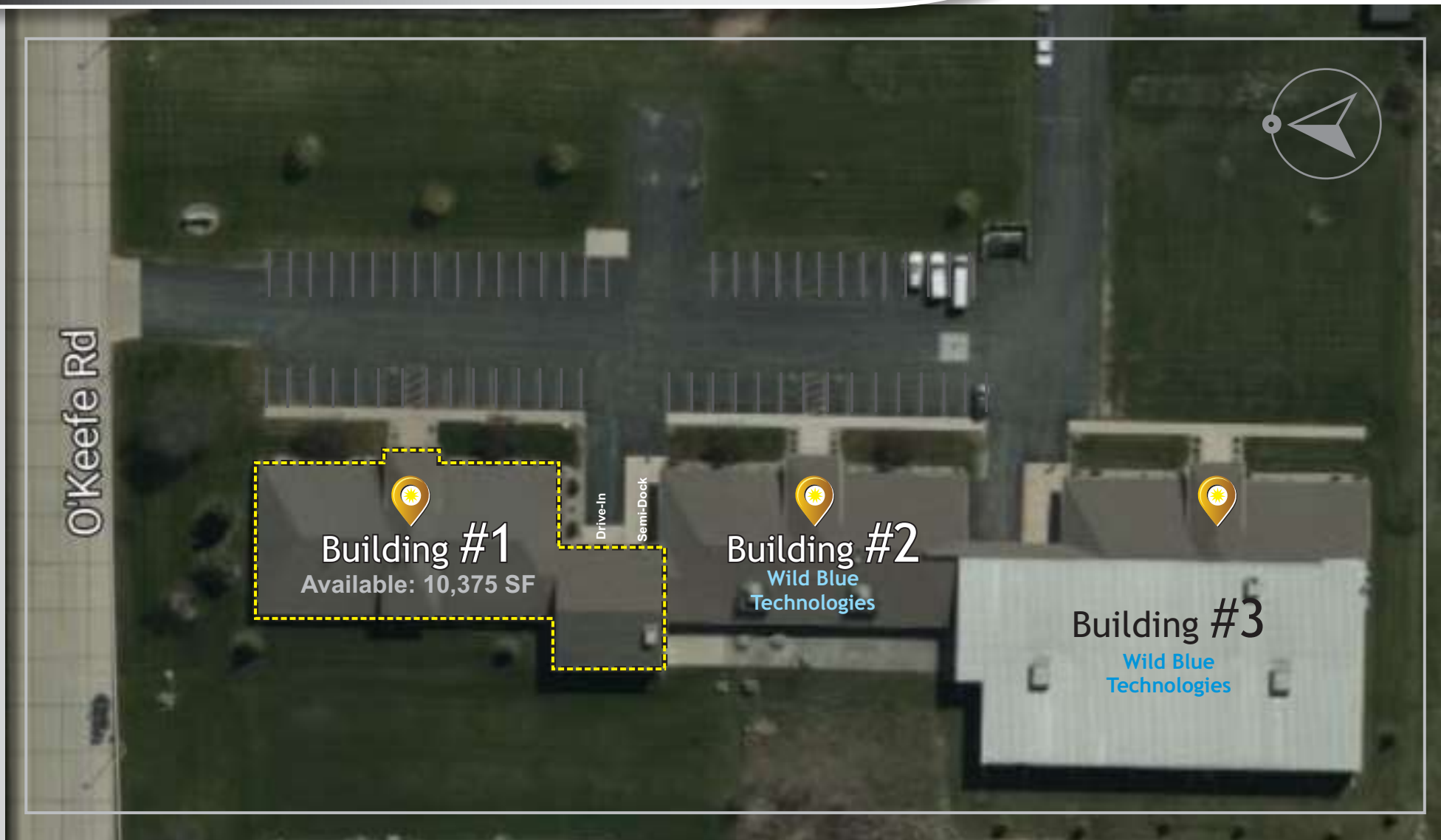
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AERIAL VIEW

Overall Siteplan



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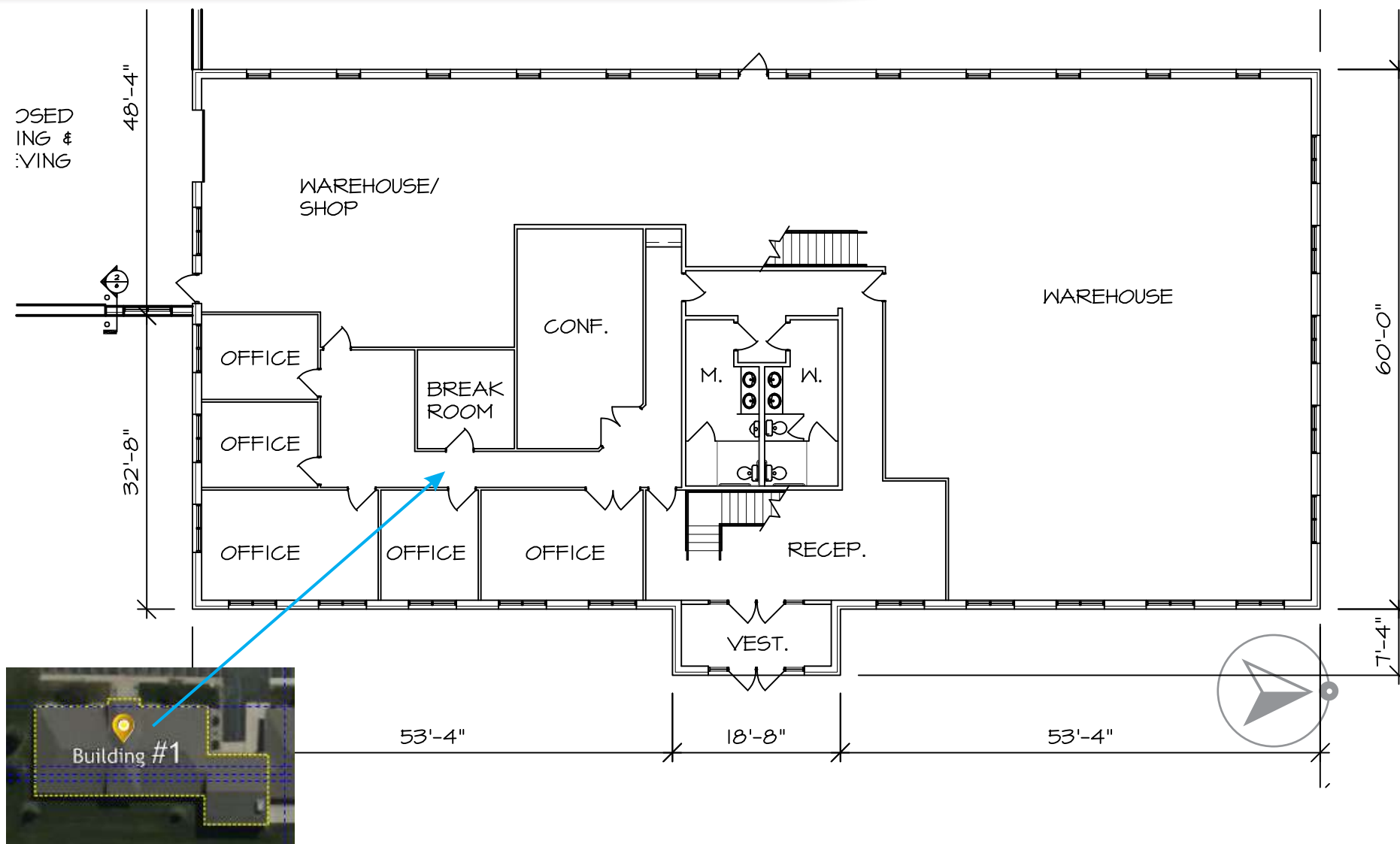
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BUILDING #1

First Floor: 7,250 SF



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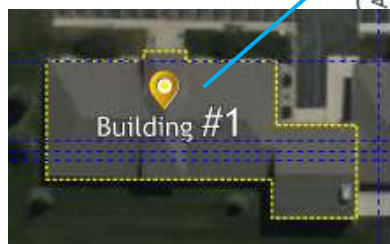
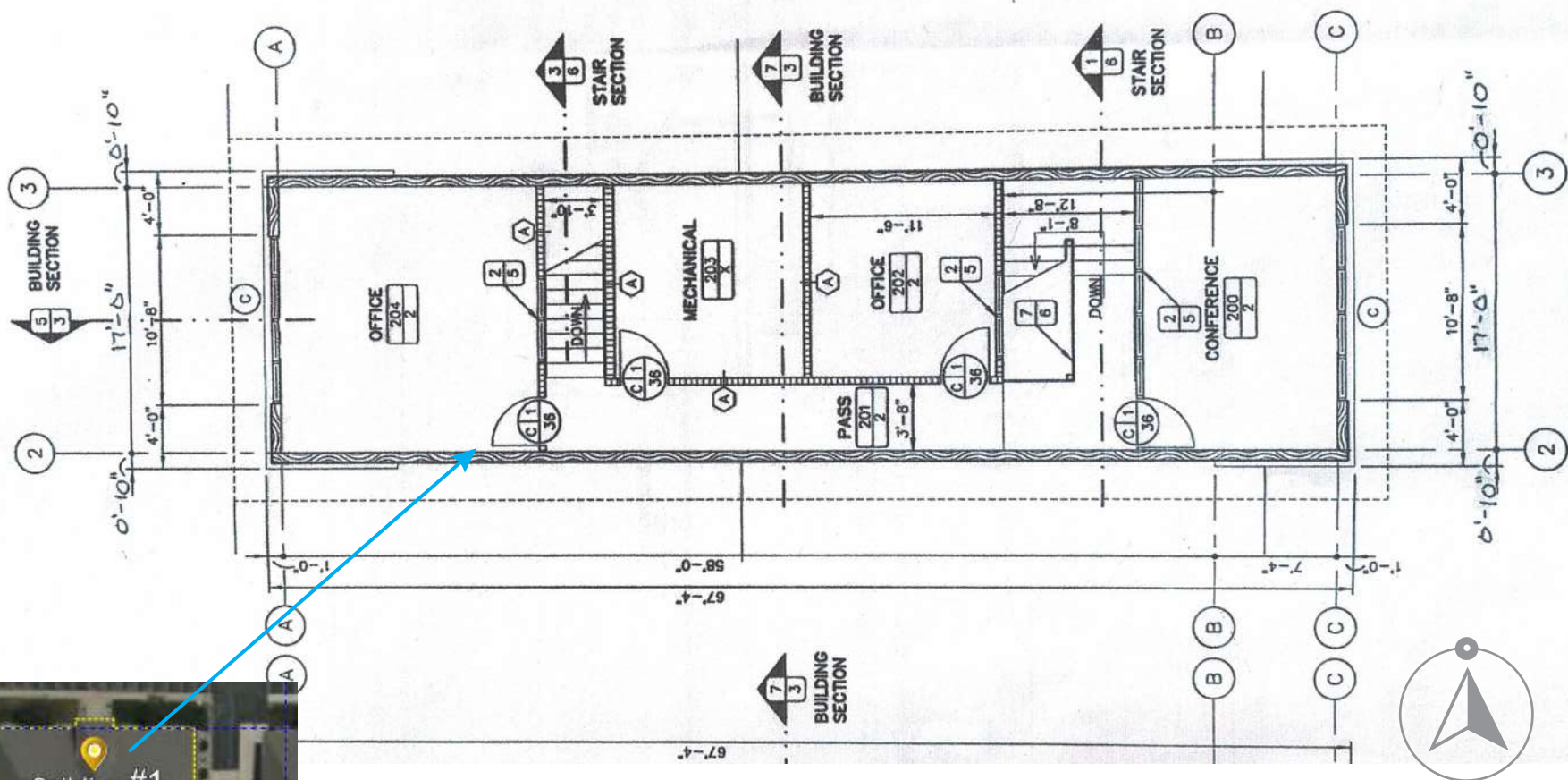
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BUILDING #1**2nd Floor: 1,100 SF**

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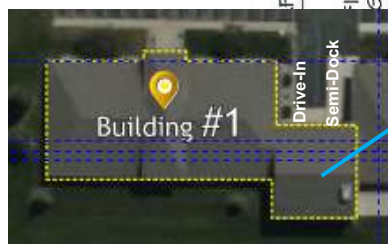
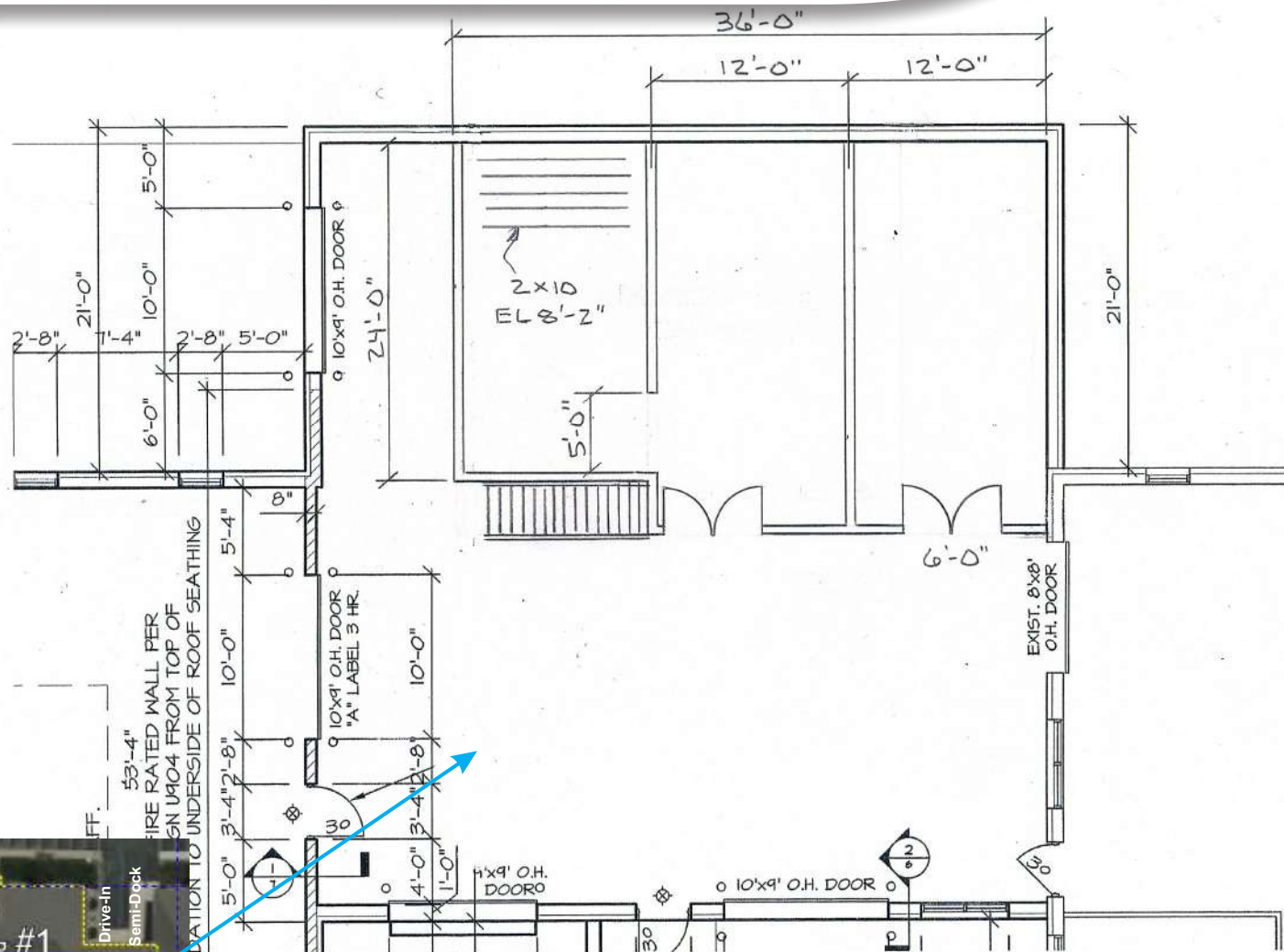
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BUILDING #1

INTERIOR PHOTOS



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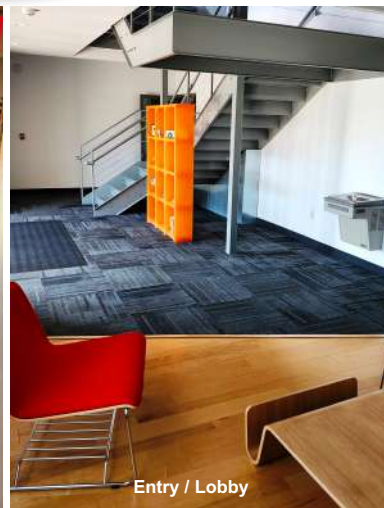
Office Area



Conference Room



2nd floor Conference Room



Entry / Lobby



Office Area



Entry / Lobby



MEZZANINE

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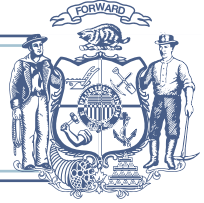
[1] Uses allowed in CON (Conservancy) district are listed in 14-52

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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 customer



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 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 (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.
- 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 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.

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

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 the broker is aware of what specific 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 Broker):

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

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. List Home/Cell Numbers:

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.

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 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.

