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

APPLETON OFFICE

229 E. Washington Street Appleton, WI 54911

GREEN BAY OFFICE

1175 Lombardi Ave. #400 Green Bay, WI 54304

commercialhorizons.com

MIKE MAEDKE COMMERCIAL BROKER 920.360.7100

mmaedke@commercialhorizons.com

Building #1: 10,375 SF



Development & Brokerage









Demographics

3 Mile 1 Mile 6,692 39,234 Population Households 2,639 15,603 \$68.820 \$77.369 Median HH Income

Traffic Counts

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

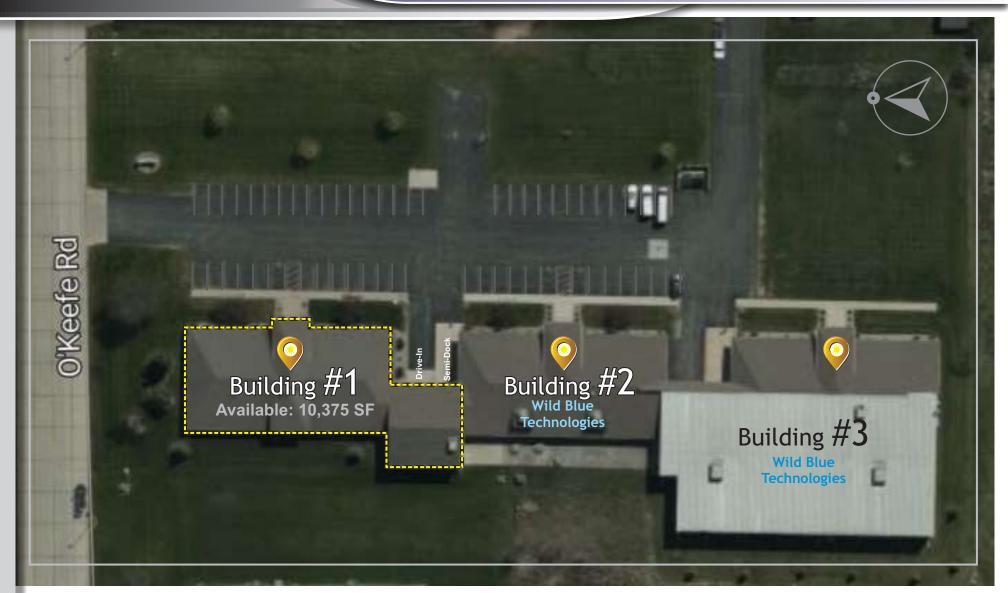
MIKE MAEDKE COMMERCIAL BROKER 920.360.7100 mmaedke@commercialhorizons.com

APPLETON OFFICE 229 E. Washington Street Appleton, WI 54911

GREEN BAY OFFICE 1175 Lombardi Ave. #400 Green Bay, WI 54304

Development & Brokerage

AERIAL VIEW

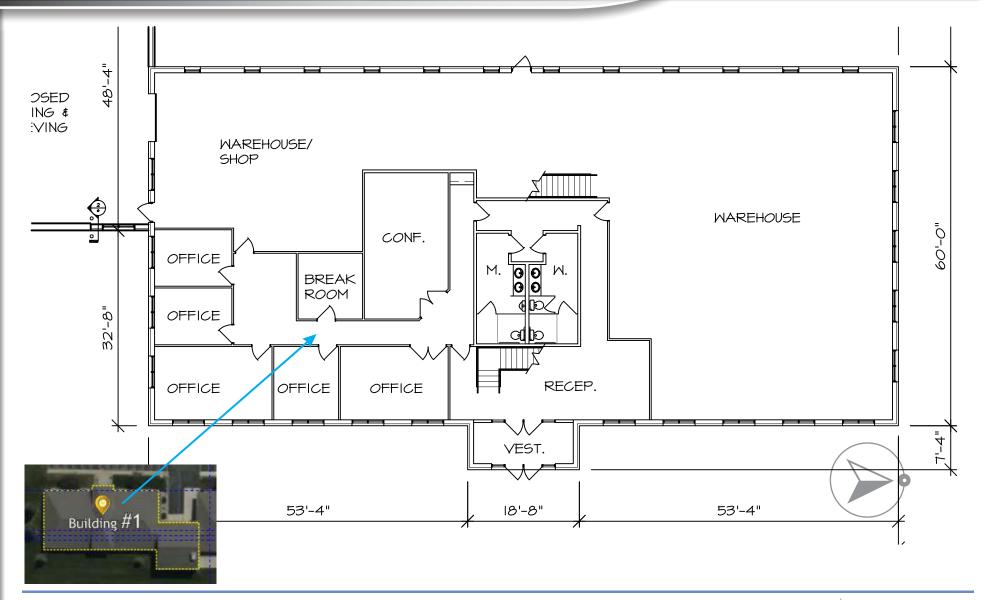


MIKE MAEDKE
COMMERCIAL BROKER
920.360.7100
mmaedke@commercialhorizons.com

APPLETON OFFICE 229 E. Washington Street Appleton, WI 54911 GREEN BAY OFFICE 1175 Lombardi Ave. #400 Green Bay, WI 54304

BUILDING #1

First Floor: 7,250 SF

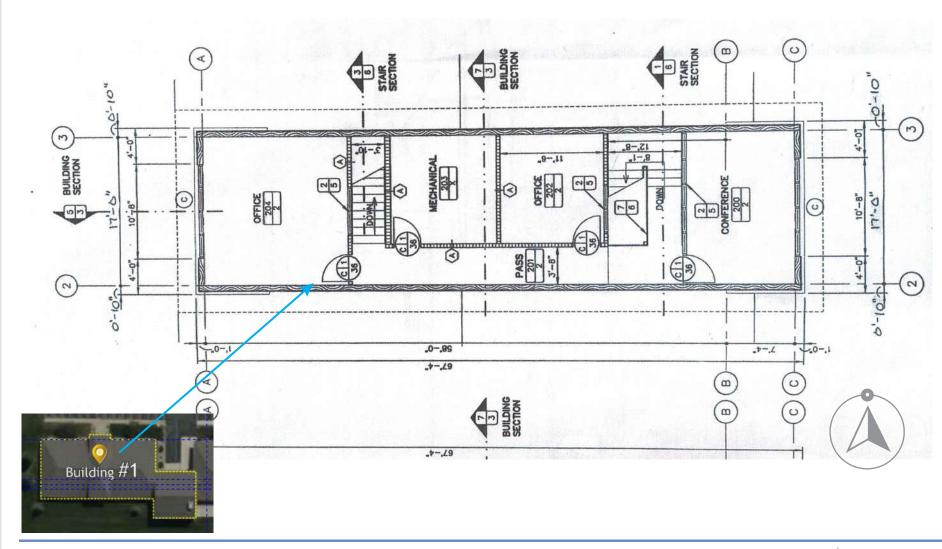


MIKE MAEDKE
COMMERCIAL BROKER
920.360.7100
mmaedke@commercialhorizons.com

APPLETON OFFICE 229 E. Washington Street Appleton, WI 54911 GREEN BAY OFFICE 1175 Lombardi Ave. #400 Green Bay, WI 54304



Development & Brokerage

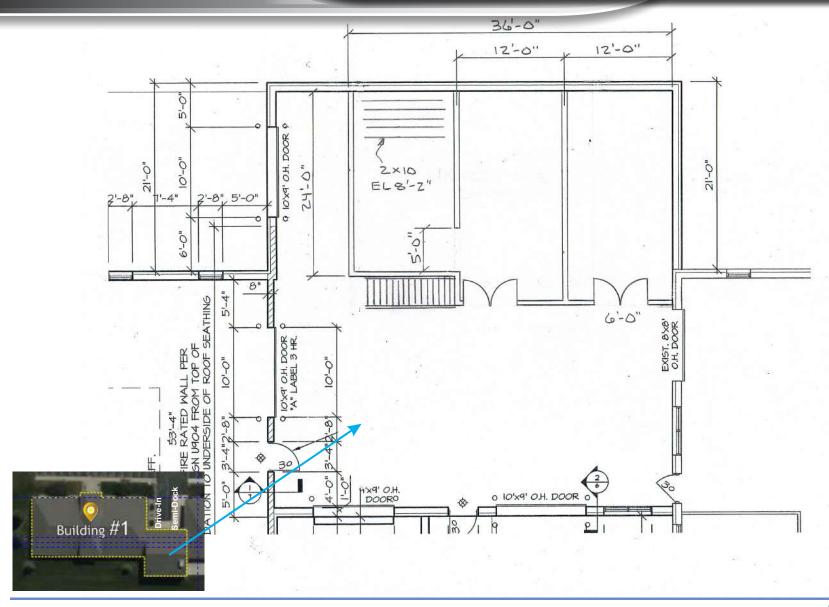


MIKE MAEDKE
COMMERCIAL BROKER
920.360.7100
mmaedke@commercialhorizons.com

APPLETON OFFICE 229 E. Washington Street Appleton, WI 54911 GREEN BAY OFFICE 1175 Lombardi Ave. #400 Green Bay, WI 54304



Development & Brokerage



MIKE MAEDKE
COMMERCIAL BROKER
920.360.7100
mmaedke@commercialhorizons.com

APPLETON OFFICE 229 E. Washington Street Appleton, WI 54911 GREEN BAY OFFICE 1175 Lombardi Ave. #400 Green Bay, WI 54304

INTERIOR PHOTOS



Development & Brokerage

BUILDING #1



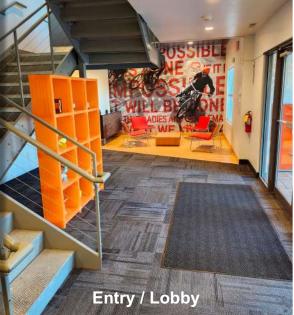


Conference Room

















MEZZANINE

MIKE MAEDKE COMMERCIAL BROKER 920.360.7100 mmaedke@commercialhorizons.com

APPLETON OFFICE 229 E. Washington Street Appleton, WI 54911

GREEN BAY OFFICE 1175 Lombardi Ave. #400 Green Bay, WI 54304

commercialhorizons.com

Commercial Horizons, Inc. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. **CHAPTER 14: ZONING**



Development & Brokerage

CITY OF DE PERE CHAPTER 14: ZONING

ARTICLE VII USES

DECEMBER 2023

TABLE 7-1 [] PRINCIPAL USE TABLE					TABLE 7-1 🛘 PRINCIPAL USE TABLE						TABLE 7-1 [] PRINCIPAL USE TABL						
USE CATEGORY	Districts			USE CATEGORY	Districts			USE CATEGORY	Districts								
Use Subcategory	Residential	Mixed-Use	Commercial & Employment	Special [1]	Definition & Regulations	Use Subcategory	Residential	Mixed-Use	Commerc Employn	rcial & Spe	ecial [1] Definition & Regulations	Use Subcategory	Residential	Mixed-Use	Commercial & Employment	Special [1]	Definition & Regulations
Specific Use Type	R1 R2 RM-1	MX2 MX3 MX3 GX1 GX2	C BP-1 BP-2	AG PI-1	regulations	Specific Use Type	R1 R2 RM-1	MX2 MX3 MX3 GX1 GX2	0 C BP-1	BP-2	PI-1	Specific Use Type	R1 RM-1 RM-2	MX2 MX3 GX1 GX2	0 C BP-1 BP-2	AG PI-1	
RESIDENTIAL						Assembly and Entertainment						Sexually Oriented Business	0 0 0	0 0 0 0		0 0 0	14-73(14)
Household Living						Small				0 0 0	□ □ <u>14-73(2)</u>	Sports & Recreation, Participant					
Single-Household	0 0 0 0		0 0 0 0	• 0 0	14-71(1)	Large				0 0 0	□ □ <u>14-73(2)</u>	Indoor		• • • •			
Two-Household		00000	0 0 0 0	0 0 0	14-71(1)	Business or Trade School	0 0 0 0		0 • 0	0 0 0	0 0 <u>14-73(2)</u>	Outdoor	0 0 0				14-73(15)
Three-to-Six-Household		00000	0 0 0 0	0 0 0	14-71(1)	Commercial Service						Vehicle Sales and Service					
Seven+-Household	0 0 0	00000	0 0 0 0	0 0 0	14-71(1)	Consumer Maintenance and Repair				© []	□ □ <u>14-73(4)</u>	Fueling Station	0 0 0 0				14-73(16)
Live-Work	0 0 0 0	00000	0 0 0 0	0 0 0	14-71(1)	Personal Service	0 0 0 0		□ • •	© 0 0	0 0 <u>14-73(4)</u>	Vehicle Sales	0 0 0	• • 0 0 0	0 0 0 0	0 0 0	14-73(16)
Group Living						Studio or Instructional Service	0 0 0 0			© []	□ □ <u>14-73(4)</u>	Vehicle Rental	0 0 0	• 0 0 0 0			14-73(16)
Adult Family Home	0 0 0 0			ппп	14-71(2)	Other Service					□ □ <u>14-73(4)</u>	Vehicle Maintenance & Repair, Minor	0 0 0 0				14-73(16)
Community Living Arrangement	0 0 0 0			• 0 0	14-71(2)	Day Care						Vehicle Maintenance & Repair, Major	0 0 0 0	0 0 0 0 0			14-73(16)
Foster Home	0 0 0 0		0 0 0 0		14-71(2)	Day Care Home, Family			0 0 0	0 0 0	□ □ <u>14-73(5)</u>	INDUSTRIAL					
Overnight Shelter	0 0 0 0	00000	0 0 0 0		14-71(2)	Day Care Facility, Adult				0 0 0	□ □ <u>14-73(5)</u>	Fabrication and Production					
Group Living not otherwise classified	0 0 0 0	000000	0 0 0 0		14-71(2)	Day Care Center, Group			• • •	© 0 0	□ □ <u>14-73(5)</u>	Artisan					14-74(1)
Neighborhood Clubhouse		0 0 0 0 0	0 0 0 0		14-71(f)	Eating and Drinking Places						Low-Impact	0 0 0 0	0 0 • 0 0	0 0 0 0	0 0 0	14-74(1)
PUBLIC AND CIVIC			0 0 0 0		14710	Restaurant		• • • C C		0 0 0		Moderate-Impact	0 0 0 0	0 0 0 0 0		0 0 0	14-74(1)
Cemetery		0 0 0 0 0 0	0 0 0 0		14-72(1)	Bar	0 0 0 0		0 • 0	0 0 0	0 0 <u>14-73(6)</u>	High-Impact	0 0 0 0	0 0 0 0 0		0 0 0	14-74(1)
Club or Lodge					14-72(1)	Financial Service						Industrial Service	0 0 0 0	0 0 0 0 0	0 0 0 0	0 0 0	
						Financial Institution				0 0 0		Storage, Distribution and Wholes	aling				
College or University	0 0 0 0				14-72(3)	Convenient Cash Business	0 0 0 0		0 O	0 0 0	0 0 <u>14-73(7)</u>	Trucking & Transportation Terminal		0 0 0 0 0			14-74(3)
Hospital	0 0 0			0 • 0	14-72(4)	Pawnshop	0 0 0 0	0 0 0 0 0	0 O	0 0 0	□ □ <u>14-73(7)</u>	Warehouse	0 0 0 0	0 0 0 0 0	0 0 0 0	0 0 0	14-74(3)
Library or Cultural Center	0 0 0 0				14-72(5)	Funeral or Mortuary Service				0 0 0	□ □ <u>14-73(8)</u>	Warehouse, Mini (Self-Storage)	0 0 0 0	0 0 0 0 0		0 0 0	
Parks and Recreation	0 0 0			0 • 0	14-72(6)	Lodging						Wholesale Sales and Distribution	0 0 0 0	0 0 0 0 0		0 0 0	14-74(3)
Religious & Non-Secular Assembly					14-72(7)	Bed & Breakfast Inn	© © • •				□ □ <u>14-73(9)</u>	Junk or Salvage Yard	0 0 0 0	0 0 0 0 0		0 0 0	
Safety Service	0 0 0 0		0 0 0 0		14-72(8)	Hotel	0 0 0 0		• • 0	0 0 0	0 0 <u>14-73(9)</u>	RECYCLING					
School			• 0 0 0		14-72(9)	Motel	0 0 0 0	0 0 0 0 0	0 • 0	0 0 0	0 0	Composting, Yard Waste					
Utilities and Public Service Faciliti						Short-term Rental	0 0 0 0			0 0 0	□ □ <u>14-73(9)</u>	Construction/Demolition Debris	0 0 0 0				14-75(2)
Minor		0 0 0 0 0			14-72(10)	Medical Service	0 0 0 0		• • •	0 0 0	□ □ <u>14-73(10)</u>	Consumer Material Drop-off	0 0 0 0				
Major	0000	0 0 0 0 0 0	0 0 0 0	© 0 0	14-72(10)	Office	0 0 0 0		• • •		□ □ <u>14-73(11)</u>	Consumer Material Processing		0 0 0 0 0			
COMMERCIAL						Parking, Non-accessory					□ □ <u>14-73(12)</u>	AGRICULTURAL	0 0 0 0	0 0 0 0	0 0 0 0	, , , , ,	
Animal Service	Total - Total					Retail Sales										• п п	44.700
Boarding			0 0 0 0		14-73(1)	Convenience Goods	0 0 0 0		0 • 0	0 0 0	□ □ <u>14-73(13)</u>	Community Garden			0 0 0 0		
Grooming	0 0 0 0	• • • • •	0 0 0 0		14-73(1)	Consumer Shopping Goods	0 0 0 0		0 • 0	0 0 0	□ □ <u>14-73(13)</u>	Animal Agriculture		0 0 0 0 0			
Veterinary			0 0 0 0	• 0 0	14-73(1)	Building Materials and Supplies	0 0 0 0	0 0 0 0	□ • •	• • •	□ □ <u>14-73(13)</u>	Crop Agriculture					14-76(3)
						Landscape Materials and Supplies			©	© ©		ACCESSORY					
												Backyard Cottage	0 0 0 0	0 0 0 0 0			14-27

KEY: ●=permitted by right | ●=permitted only above ground-floor | ©=conditional use | □=prohibited

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

MIKE MAEDKE
COMMERCIAL BROKER
920.360.7100
mmaedke@commercialhorizons.com



APPLETON OFFICE 229 E. Washington Street Appleton, WI 54911 GREEN BAY OFFICE 1175 Lombardi Ave. #400 Green Bay, WI 54304

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.

- 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):

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.

