



# Class A Office Building For Sale

1529 CONTINENTAL DRIVE  
EAU CLAIRE, WISCONSIN

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## Building Size

2-Story, ±44,000 SF

## Lot Size

±8.56 Acres

## Tax ID / PIN

15-4096 / 1822122709312309000

## 2022 Taxes

\$44,941

## Sale Price

\$2,495,000

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## Class A Office Building for Sale

### Property Highlights

- Data Center
- Convenient access to and from I94 and Hwy 37
- Building is situated on a partially wooded lot
- Located in the Sky Park Industrial Center on Eau Claire's south side. Sky Park is 120-acre high amenity business park
- Immaculate condition & well maintained
- Existing furniture, fixtures, and equipment are available

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*For information, please contact:*

### Chuck Redjinski

*Managing Director*

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Suite 117

Madison, WI 53718

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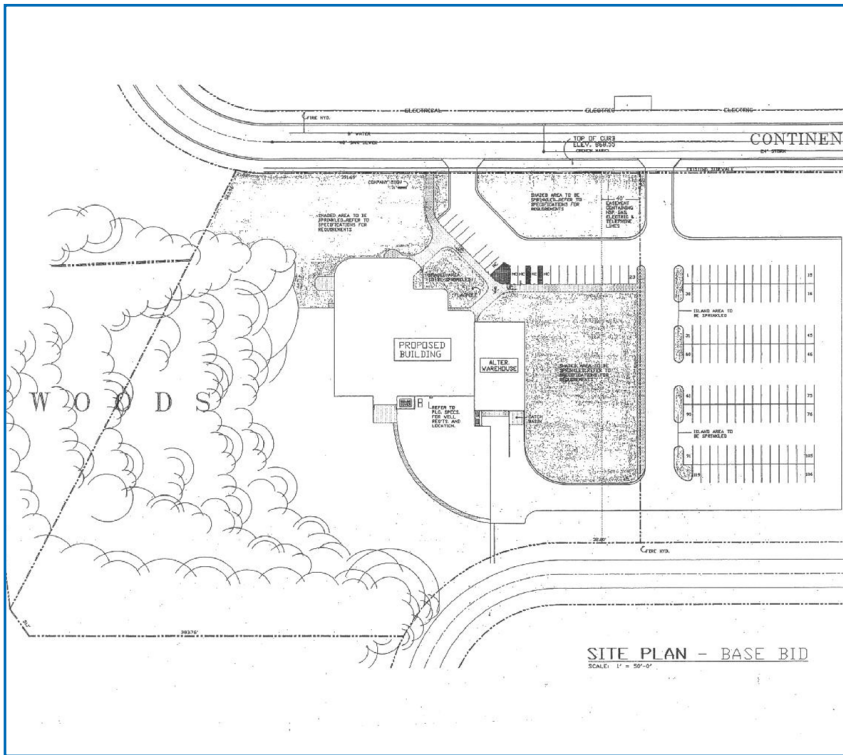


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The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

1529 CONTINENTAL DRIVE, EAU CLAIRE, WI

## Survey



## PROPERTY FEATURES

### Year Built

1994

### Tax ID / PIN

15-14096 /  
1822122709312309000

### 2022 Taxes

\$44,941

### Zoning

I1P- Light Industrial / Public  
Properties District

### Parking

148 Surface Spaces

### Signage

Monument & Building Facade



## CONTACT

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## BUILDING FEATURES

### Elevator

One

### Sprinkler

Fully Sprinklered Building

### Landscaping

Lawn Irrigation System

### Lighting

Outdoor D Lighting Installed 2021

### Utilities

Municipal

### Roof

Membrane Roof Installed 2019

### Dock Doors / Drive-Ins

One / One

### Lockers & Showers

Yes

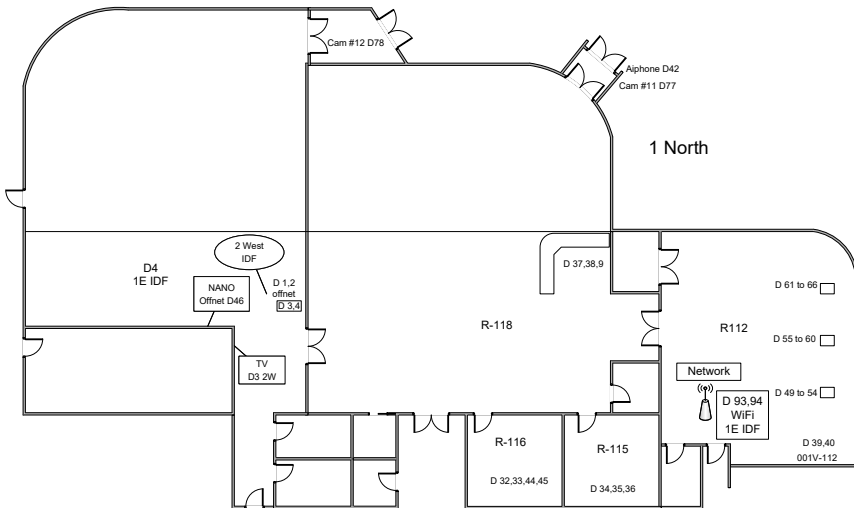
### Data Center

(2)- 30 Ton Liebert Cooling Units with smoke detectors in ceiling and below raised floor.

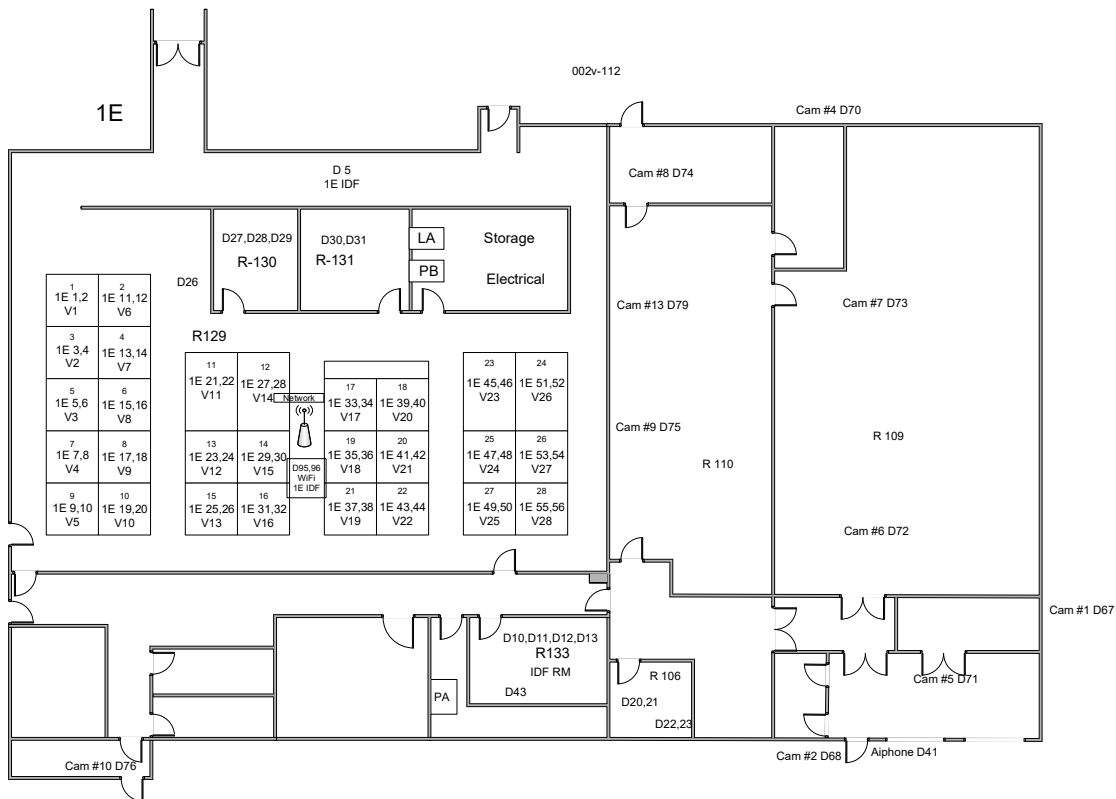
(2) 150 KVA power distribution units  
Auto pulse Z-10 agent release control system.

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1st Floor North Data



1st Floor East Cube D&P



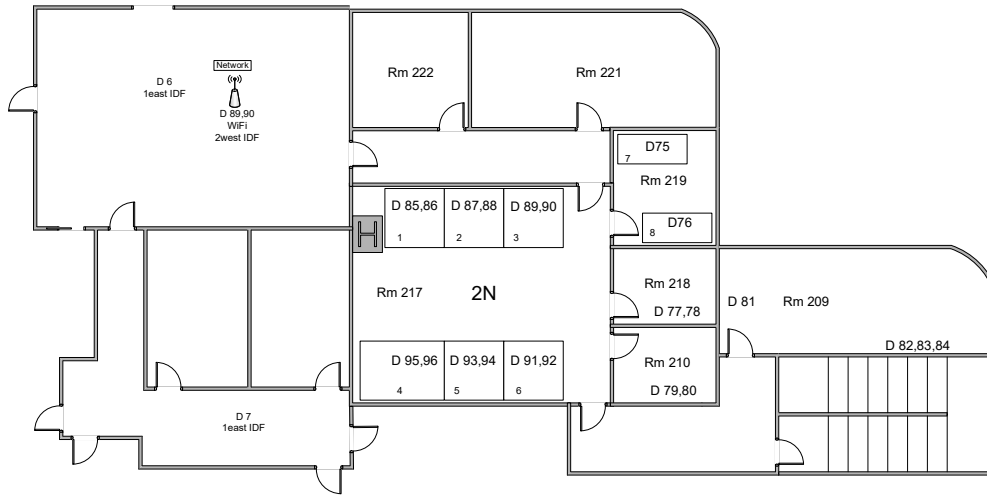
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 Managing Director  
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2N Cube D&P



2nd Floor East Cube D&P



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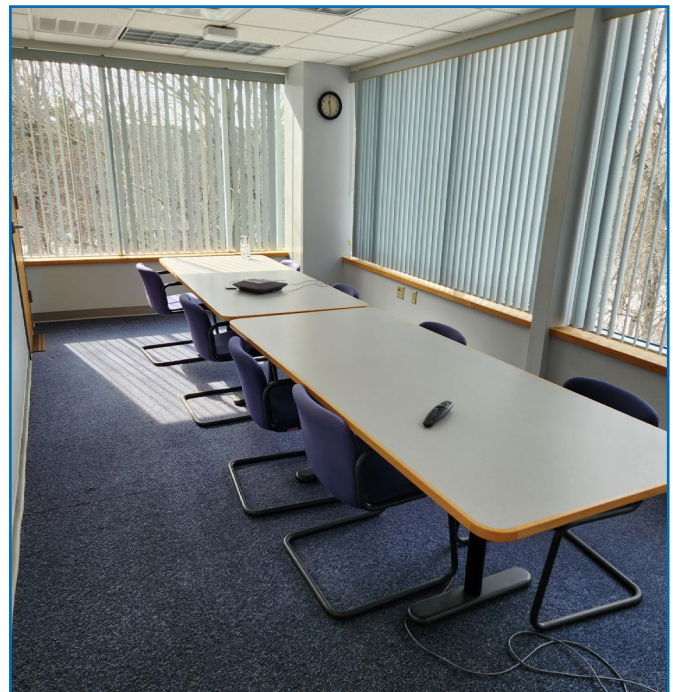
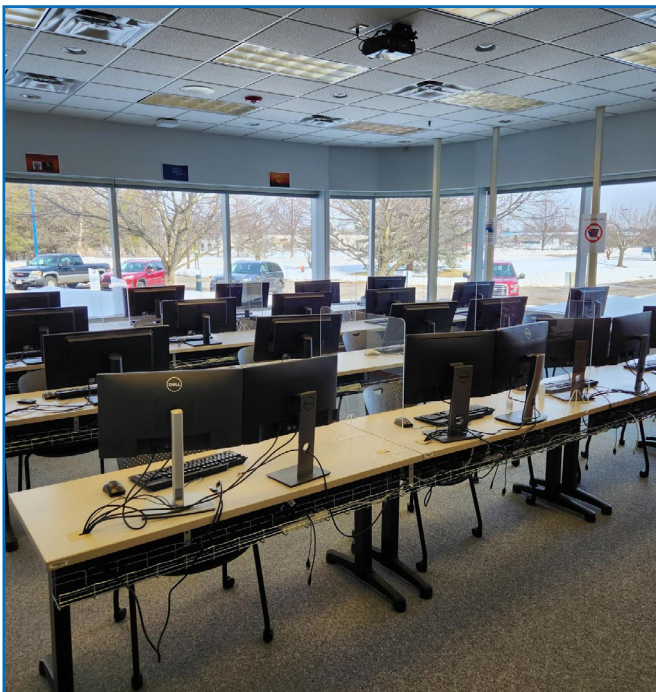
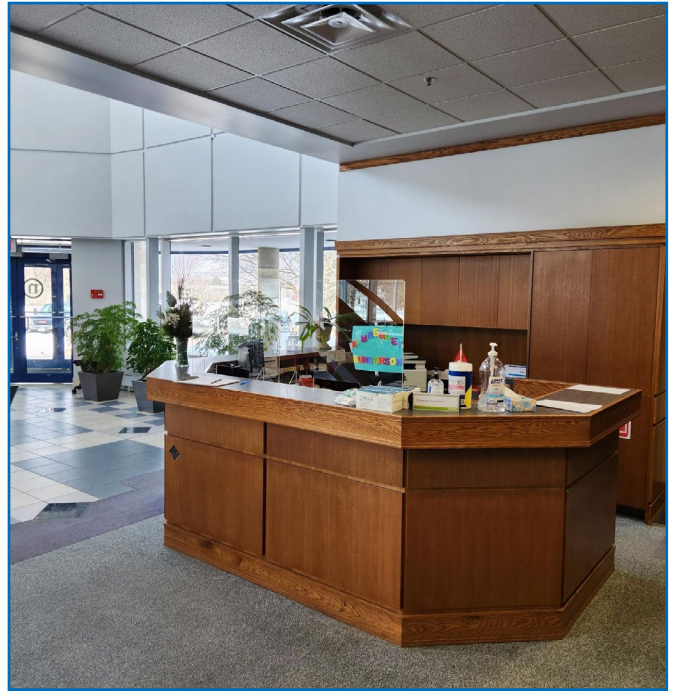
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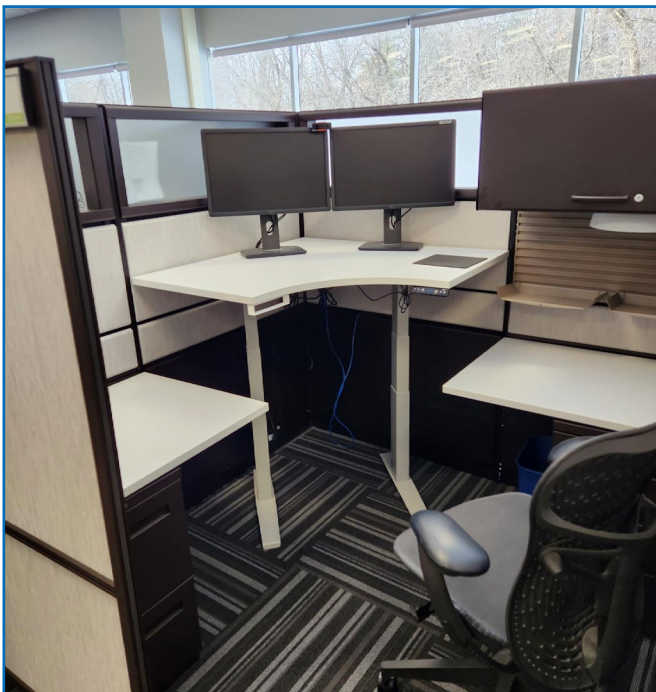
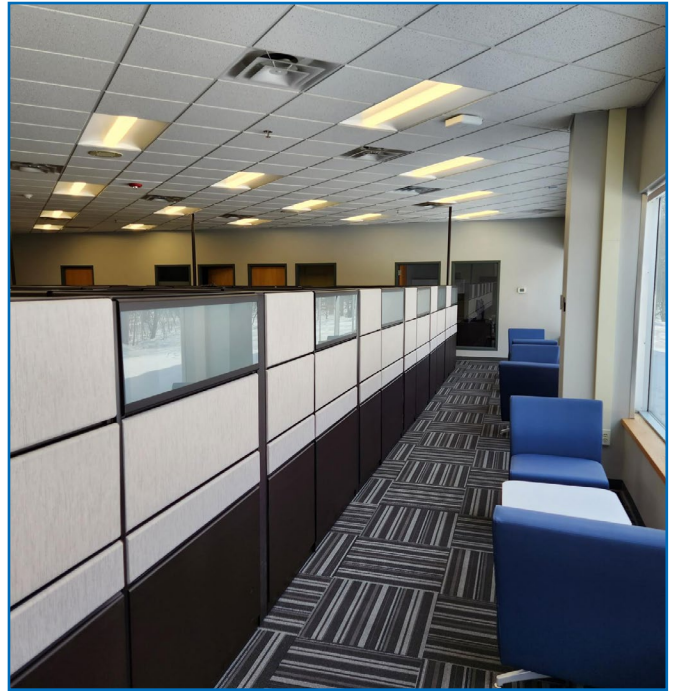
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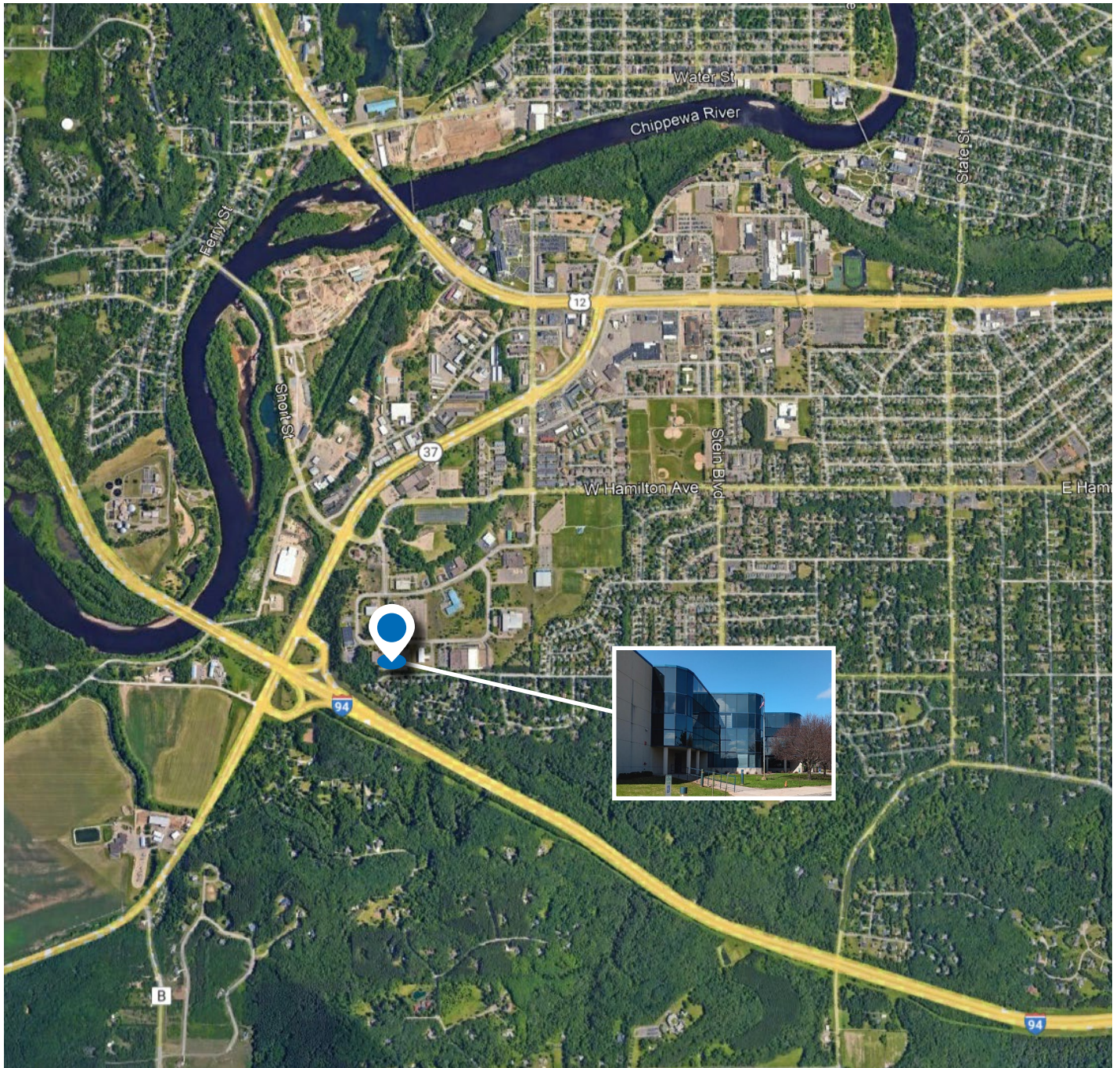


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# STATE OF WISCONSIN BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

**Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective 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.