

FOR SALE

N96 W17695 RIVERSBEND CIRCLE
GERMANTOWN, WI 53022

FOUNDERS | **3**
REAL ESTATE SERVICES

Property Highlights

- Multi-tenant suburban office building for sale
- Quality construction and extremely well maintained
- Tenants include Waterstone Bank, Larson & Associates
- Located in diverse retail district with abundant amenities
- Excellent access to I41/45
- Financials available upon request

Specifications

GROSS BUILDING AREA 9,100 SF
Parking 40 spaces
Tax Key Number GTNV 334097
Taxes (2016) \$17,022.51
Zoning B2 Community Business District
Sale Price \$1,085,000

Contact

Joe Carollo
414.249.2311
jcarollo@founders3.com

Brett Deter
414.249.2313
bdeter@founders3.com



414.271.1111 | www.founders3.com

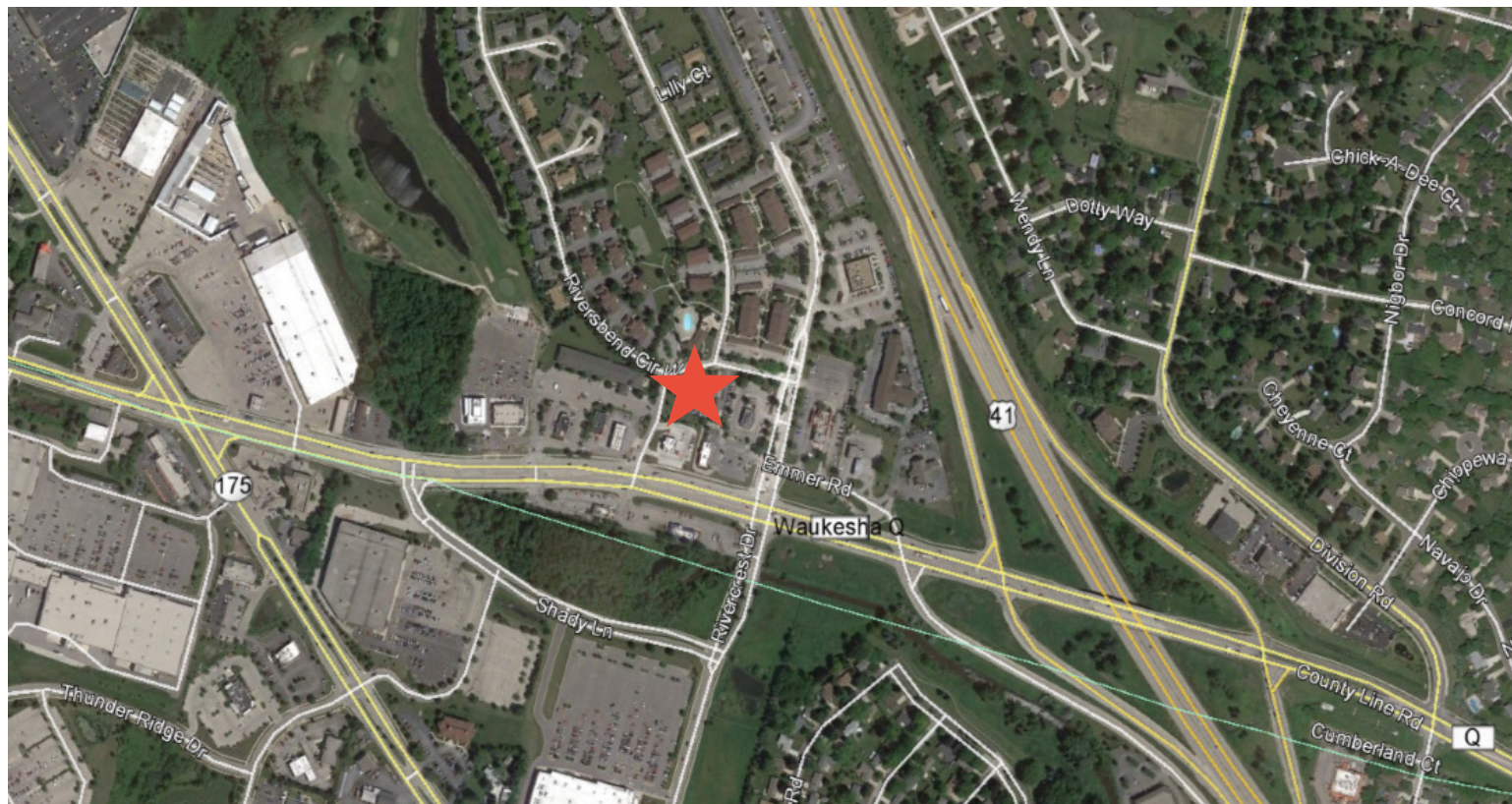
Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

FOR LEASE

N96 W17695 RIVERSBEND CIRCLE
GERMANTOWN, WI 53022

FOUNDERS **3**
REAL ESTATE SERVICES

AERIAL & LOCATION



414.271.1111 | wwwFOUNDERS3.com

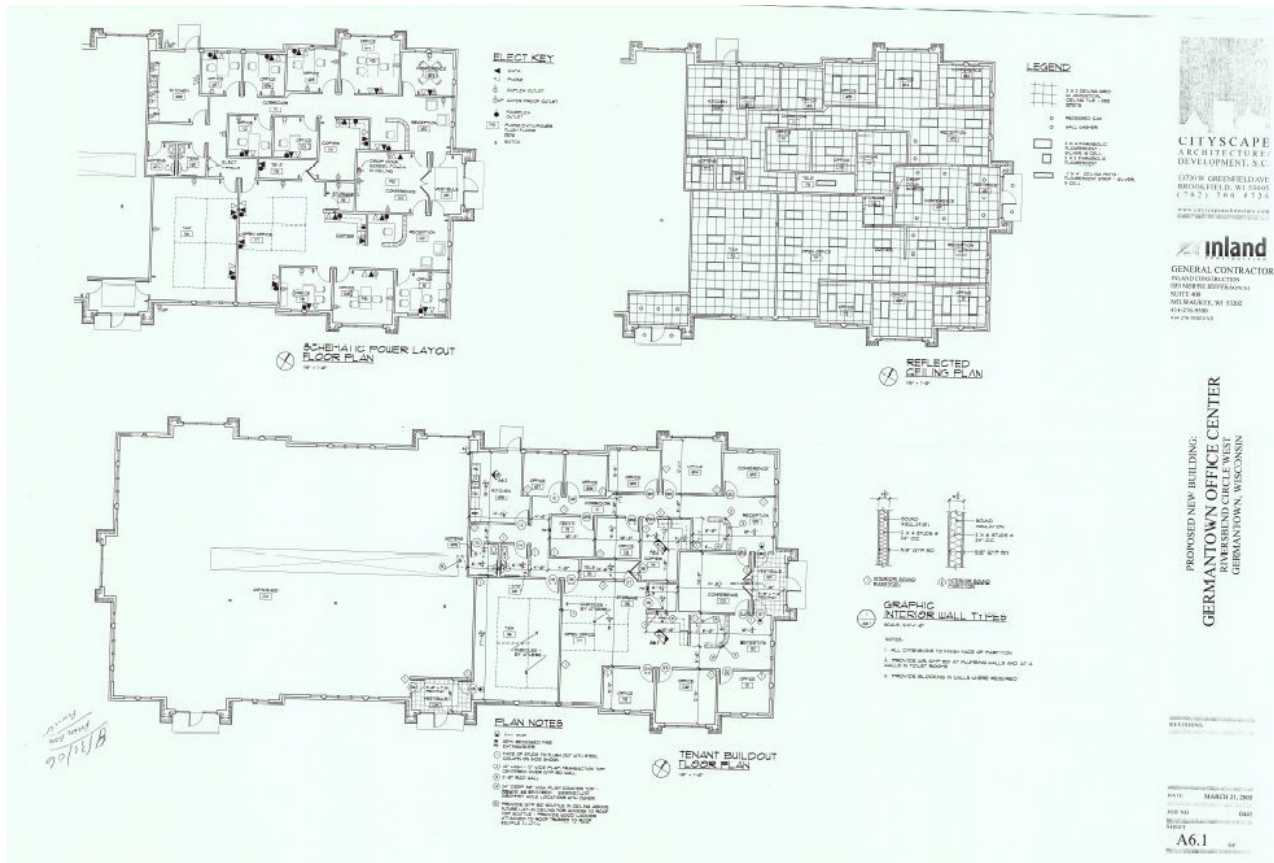
Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

FOR LEASE

N96 W17695 RIVERSBEND CIRCLE
GERMANTOWN, WI 53022

FOUNDERS **3**
REAL ESTATE SERVICES

BUILDING PLAN



414.271.1111 | wwwFOUNDERS3.com

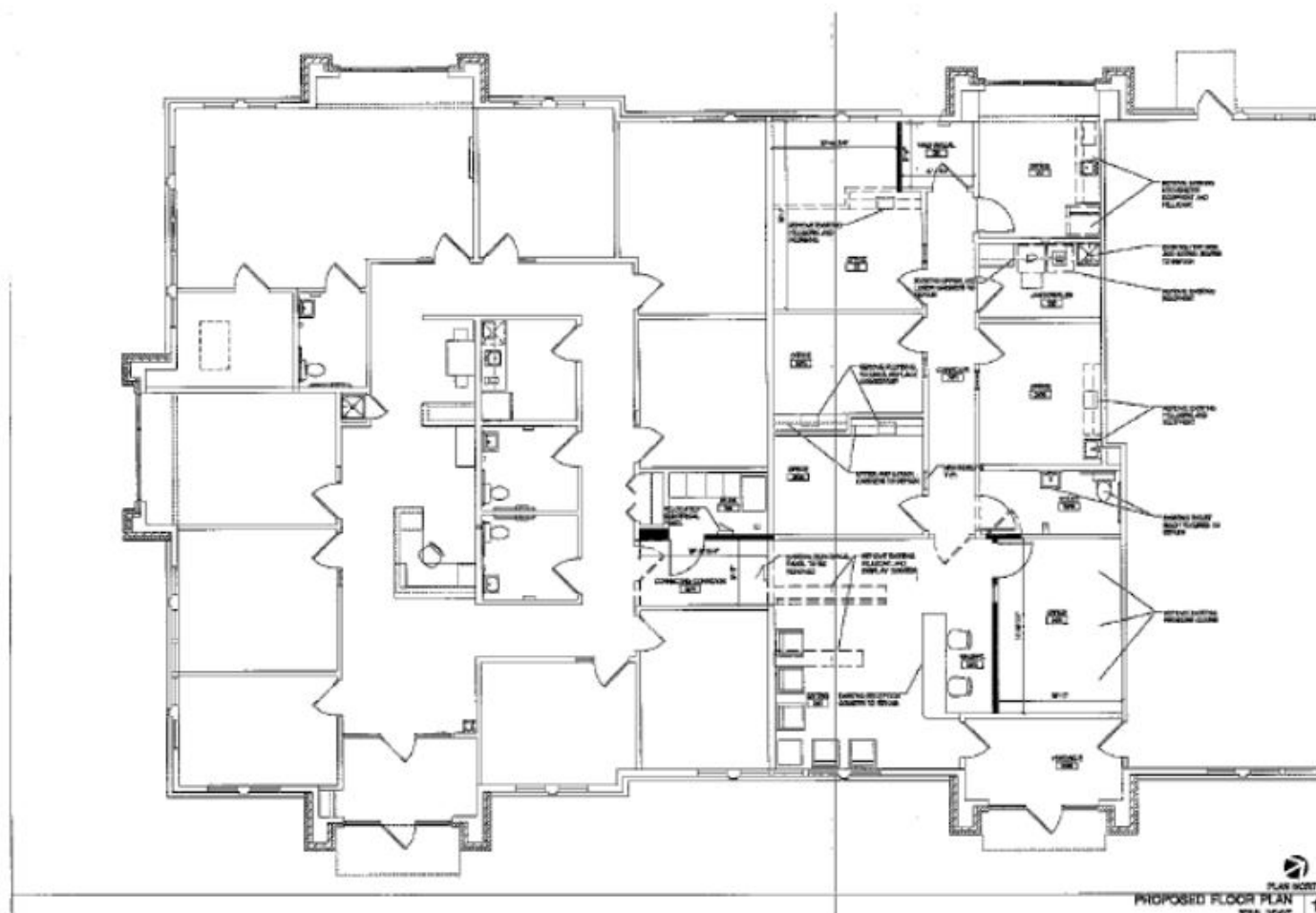
Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

FOR LEASE

N96 W17695 RIVERSBEND CIRCLE
GERMANTOWN, WI 53022

FOUNDERS **3**
REAL ESTATE SERVICES

FLOOR PLAN



414.271.1111 | wwwFOUNDERS3.com

Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

FOR LEASE

N96 W17695 RIVERSBEND CIRCLE
GERMANTOWN, WI 53022



FAX TO: 414-249-2304
ATTN: Joe Carollo
RE: CONFIDENTIALITY AGREEMENT
FOR: N96 W17695 Riversbend Circle, Germantown, WI

This Confidentiality Agreement (the "Agreement") is executed by the undersigned, an interested party and prospective purchaser for the above-captioned property (the "Interested Party" in the "Proposed Transaction"), in favor of the Seller, ("Owner"):

In connection with Interested Party's possible purchase from Owner of certain real property (the "Property"), Owner intends to make available certain information to Interested Party. The term "information" means all information that Owner has made or is making available to Interested Party, whether directly or through Founders 3 Real Estate Services ("Owner's Property Representative"), whether before or after the date of this Agreement, whether tangible or intangible, and in whatever form, as well as all information generated by Interested Party or its representatives, as defined below, that contains, reflects or is derived from the furnished information. Such information may, but shall not be required to be itemized on a schedule which may now or later be attached to this Agreement and initialed by Interested Party. The information does not purport to contain all of the information that Interest Party may desire. Interested Party should conduct its own investigation and analysis of the information for the Owner's Property Representative does not warrant or represent the validity of the information and shall be held harmless.

In consideration of Owner's disclosure of the information to Interested Party, Interested Party agrees that it shall keep the information confidential and will not use any of the information in any way detrimental to Owner. Without the prior written consent of Owner, such information shall not be disclosed by Interested Party or any of its officers, directors, partners, employees, affiliates, agents or representatives (collectively, "Representatives") to any third party and shall not be used by Interested Party or its Representatives other than in connection with the Proposed Transaction with the Owner.

Interested Party agrees that the information may be transferred only to such of its Representatives who need to know the information for the sole purpose of assisting Interested Party in evaluating the Proposed Transaction, who are informed of this Agreement, and who in writing agree to be bound by the terms hereof as if a party hereto.

Neither Owner, Owner's Property Representative, nor any of their representatives has made or makes any representation or warranty, express or implied, as to the accuracy or completeness of the information. Interested Party agrees that neither Owner, Owner's Property Representative, nor their representatives shall have any liability to Interested Party or to any of its Representatives resulting from the providing or use of the information.

Prospective Purchaser:

ACCEPTED AND AGREED to this _____ day of _____, 2017

Signed: _____

Print Name: _____

Company: _____ Title: _____

Phone: _____ Fax: _____

Email: _____

Mailing Address: _____



414.271.1111 | www.founders3.com

Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

STATE OF WISCONSIN BROKER DISCLOSURE

FOUNDERS 3
REAL ESTATE SERVICES

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.
- 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.
- 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 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 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 and 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.

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

Notice About Sex Offender Registry

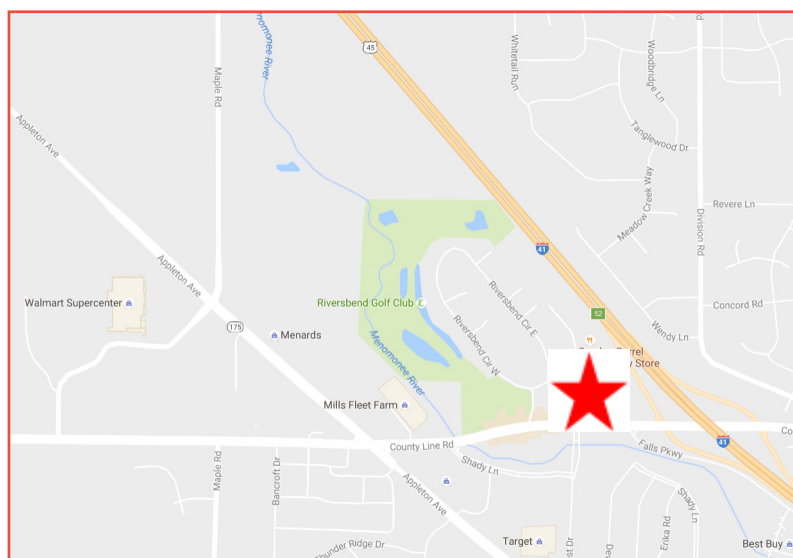
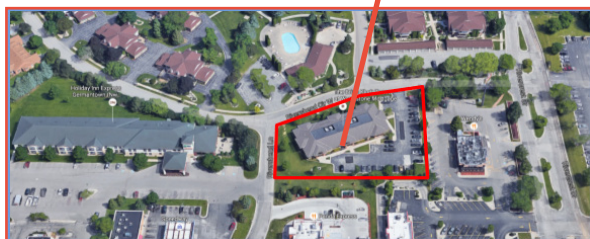
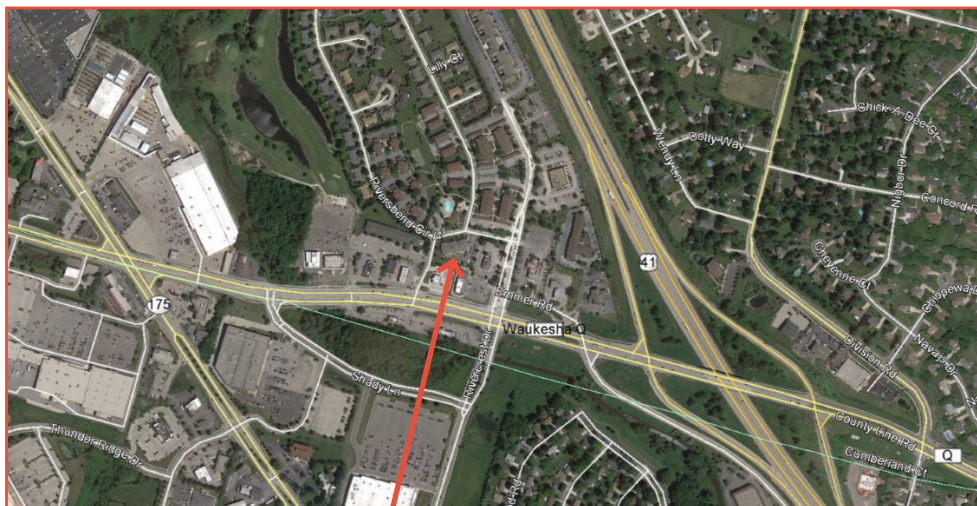
You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

FOR LEASE

N96 W17695 RIVERSBEND CIRCLE
GERMANTOWN, WI 53022

FOUNDERS **3**
REAL ESTATE SERVICES

AERIAL & LOCATION



414.271.1111 | wwwFOUNDERS3.com

Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.