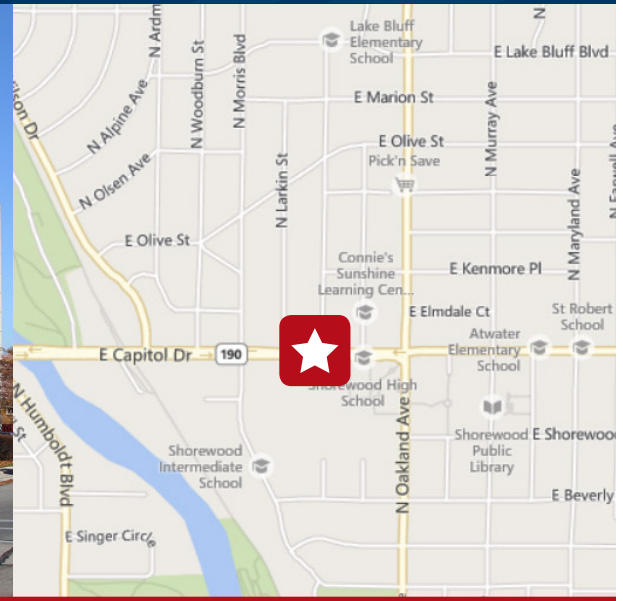


1572 E. Capitol Drive  
Suburban Milwaukee  
Shorewood, WI 53211



## FOR LEASE

6,500 to 13,000 SF OFFICE SPACE

Asking Lease Rate: \$14.50/SF Mod. Gross

\*Tenant Responsible for Own Janitorial

### Property Highlights

- Beautiful owner-occupied office property in one of Metro-Milwaukee's best locations
- Great location near restaurants, grocery stores, health club, coffee shops, etc.
- Exceptional views on upper floors
- High visibility and signage in great North Shore location
- On-site parking and ample parking in area
- On-site owner and manager
- Ample space for storage or office expansion
- 12-strand Time Warner fiber with available strands (for internet, phone)
- Time Warner coax also available (for internet, phone, television)

### CONTACT:

David L. Barry, CCIM, SIOR  
414-272-6733  
dbarry@barrycre.com



Commercial Real Estate Services  
Since 1921

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## FOR LEASE

**6,500 to 13,000 SF OFFICE SPACE**

**Asking Lease Rate: \$14.50/SF Mod. Gross**

**\*Tenant Responsible for Own Janitorial**

### Property Specifications

Building Size:	35,184 sq ft
Suite 300:	6,632 sq ft (divisible, see floor plan)
Suite 400:	6,632 sq ft (divisible, see floor plan)
A/C:	100%
Elevator:	Yes
Lavatories:	Men's & Women's per floor plans
Present Use:	Office
Site Size:	Approx. 0.8 acre
Parking Area:	Approx. 48 spaces, plus public structure and ample street parking
Zoning:	B-1
Public Transportation:	On Capitol Drive
Utilities:	Municipal

CONTACT:

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### Rate Details

Lease Rate:	\$14.50 per sq ft (Year 1)
CAM & Taxes:	Included (Base Year)
Utilities:	Included (Base Year)
Janitorial:	Tenant's responsibility
TI Allowance:	Negotiable



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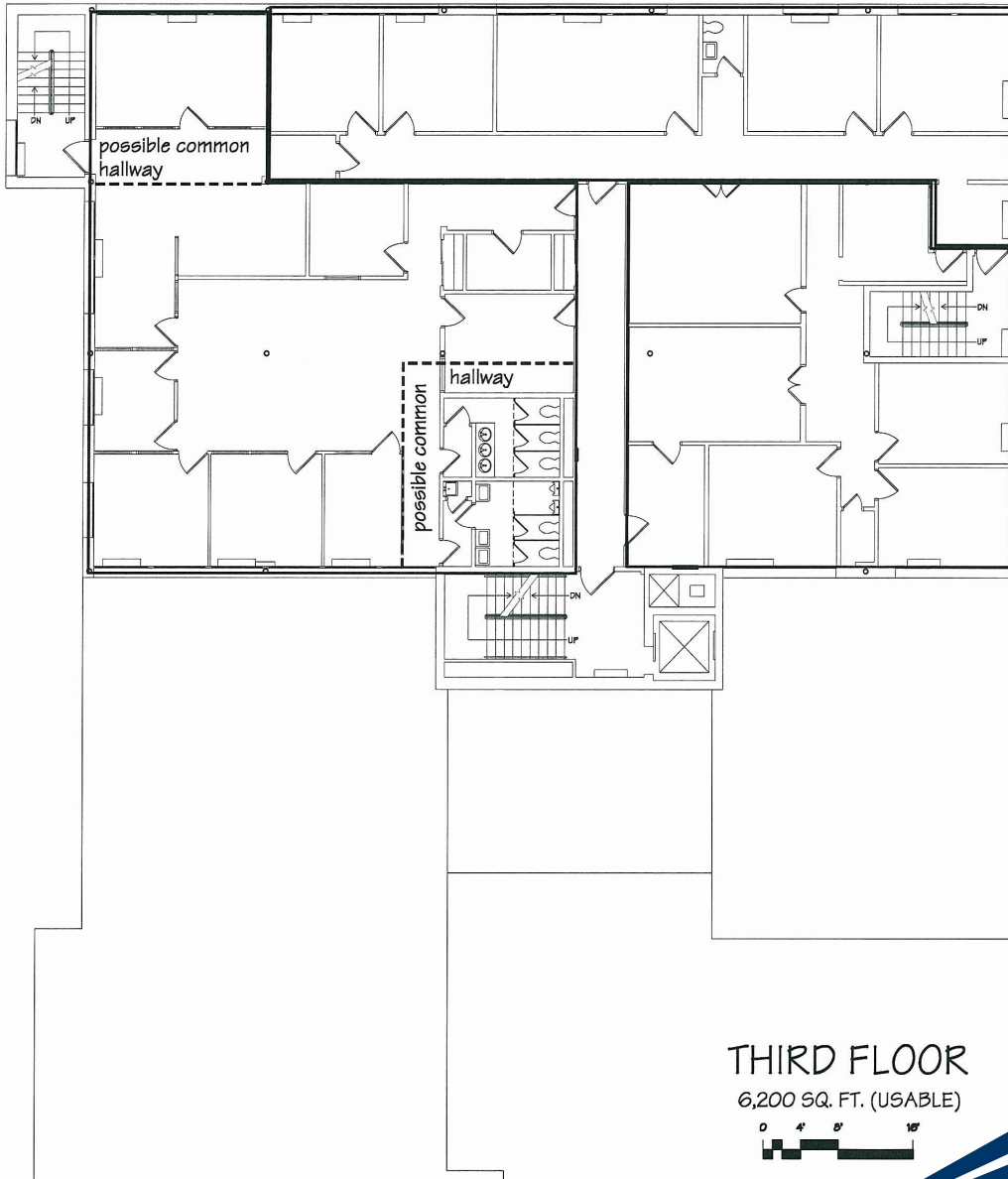
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## FOR LEASE

6,500 to 13,000 SF OFFICE SPACE

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\*\*Configurations and respective sq. ft. subject to change\*\*

THIRD FLOOR

6,200 SQ. FT. (USABLE)



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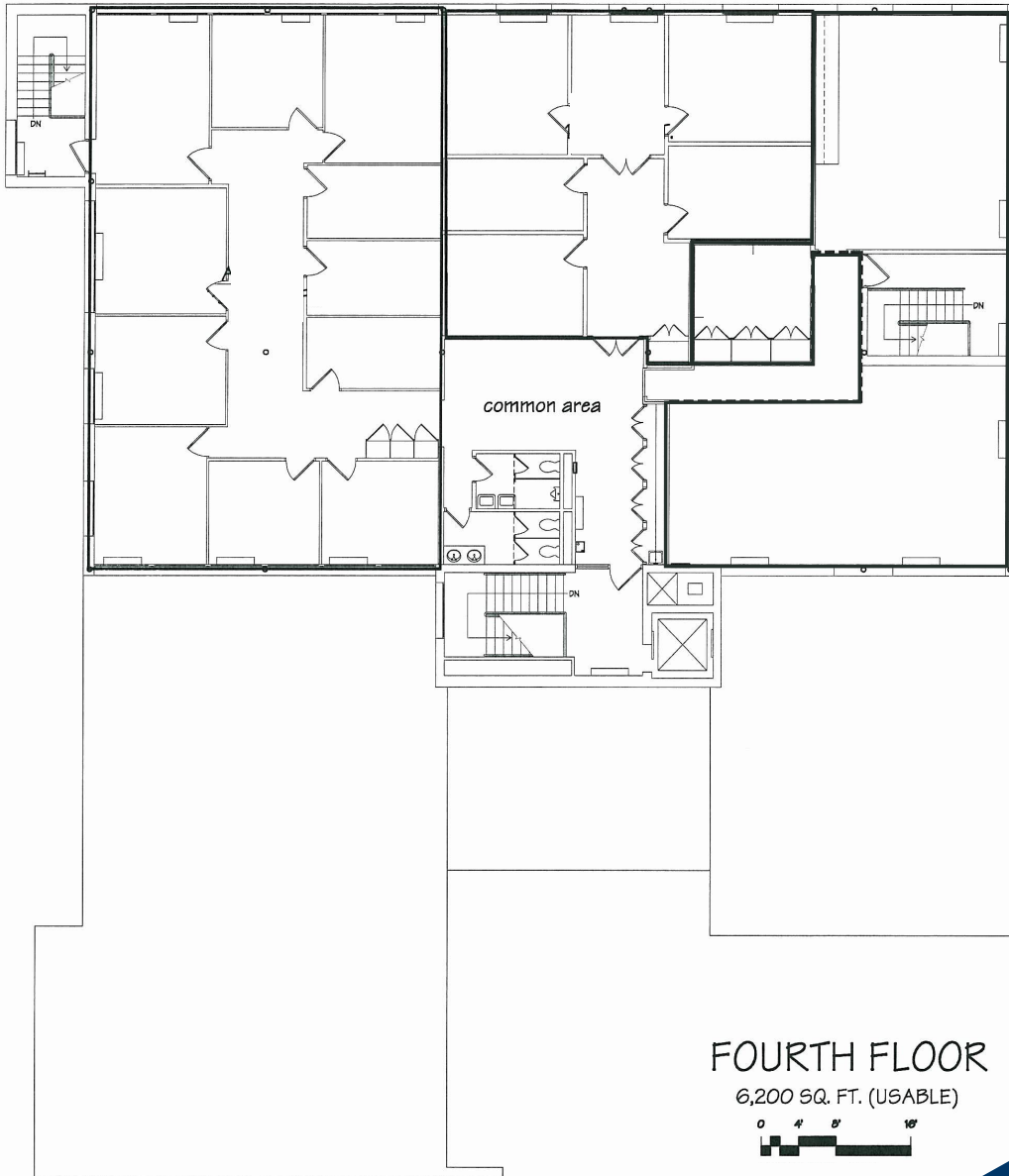
1572 E. Capitol Drive  
Suburban Milwaukee  
Shorewood, WI 53211

## FOR LEASE

6,500 to 13,000 SF OFFICE SPACE

Asking Lease Rate: \$14.50/SF Mod. Gross

\*Tenant Responsible for Own Janitorial



FOURTH FLOOR

6,200 SQ. FT. (USABLE)



\*\*Configurations and respective sq. ft. subject to change\*\*

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**BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker  
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide  
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the  
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless  
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is  
12 prohibited by law (See Lines 47-55).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the  
14 confidential information of other parties (See Lines 22-39).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and  
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you  
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of  
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION  
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,  
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR  
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER  
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
  - 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION  
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- 32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST  
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER  
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36  
37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): \_\_\_\_\_

38  
39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

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

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*  
46 *Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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  
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
51 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  
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
54 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  
55 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.

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Drafted by Attorney Debra Peterson Conrad