PRICE REDUCED

FOR SALE OR LEASE

Unique, "Prairie-Style" Office Building

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10427 W Lincoln Avenue

West Allis, WI 53227

- Asking Price: ~~$1,900,000~~ **$1,700,000**
- Lease Rate: $16.50/SF Modified Gross
- Available Space: 13,555 SF (Non-Contiguous)

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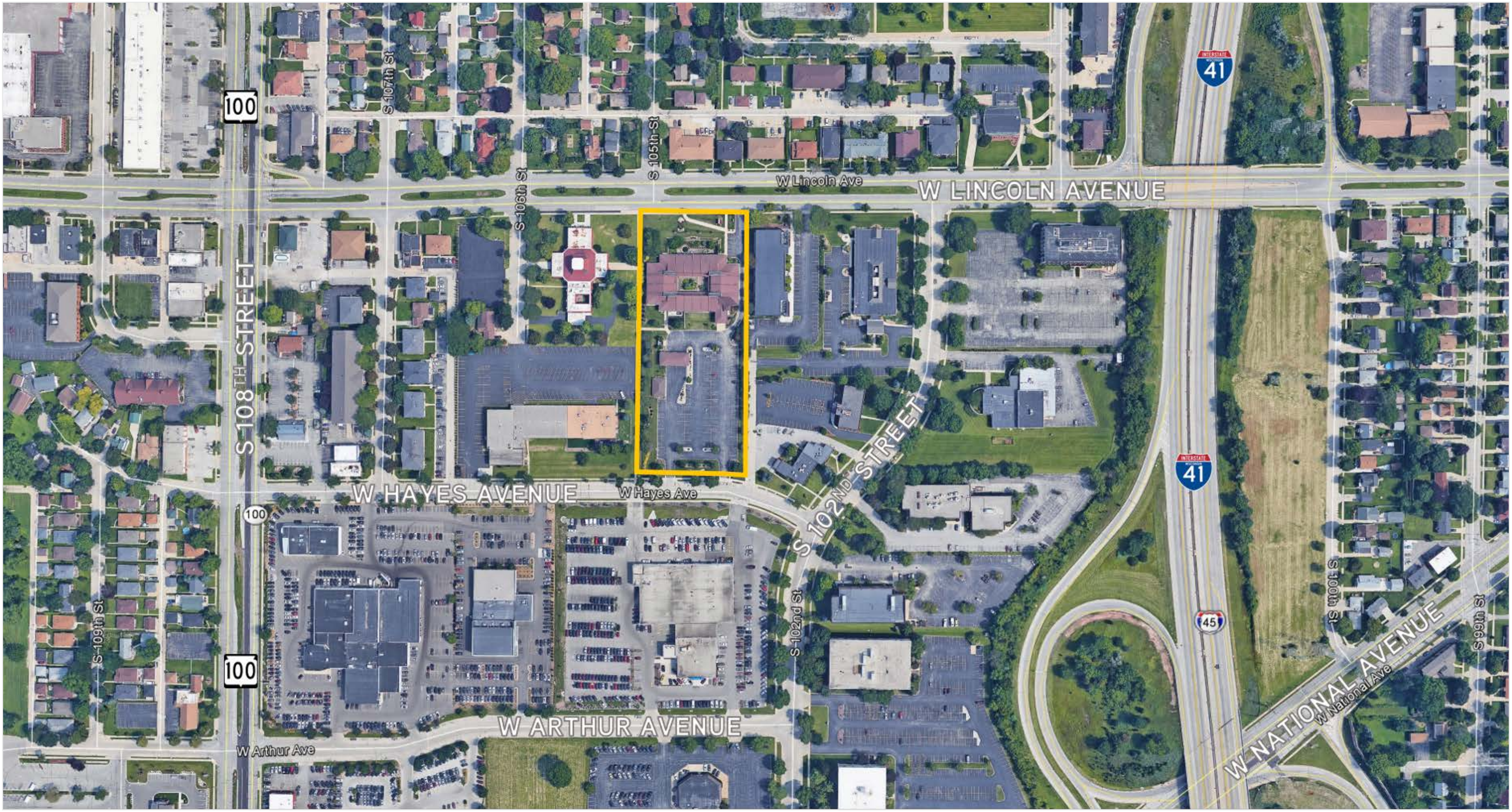
LOCATION VIEW



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PHOTOS

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PROPERTY OVERVIEW

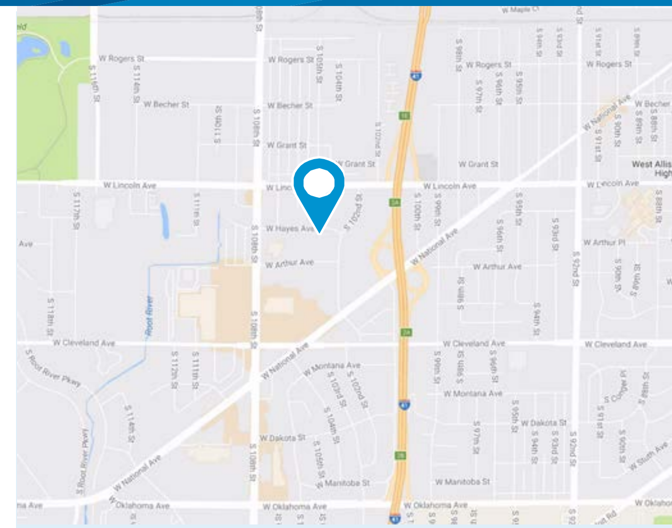
Mixed-use and multi-tenant office building with a gross building area at approximately 33,524 square feet. This building previously was a bank, with multiple structurally-covered drive-up lanes. It is comprised of two levels, including a partially-exposed lower level with walk-out, open-air atrium. Currently, there are five, high-quality tenants who provide for **in-place income**. The vacancies include former retail and back office bank space, plus garden level space with a private open-air courtyard.

BUILDING FEATURES

- Central, suburban location
- Well-maintained
- Generous parking
- Amenity-rich submarket
- Open air courtyards
- Convenient expressway access

DETAILS

Address:	10427 W Lincoln Avenue
Building Size:	33,524 RSF
Available Spaces:	8,500 SF 1,400 SF 3,655 SF Total: 13,555 SF
Land Area:	3.736 AC
Year Built:	1971 Renovated in 1999 & 2012
Stories:	Two (2)
Parking:	5.5/1,000 SF (130 Stalls)
Zoning:	C-4 Regional Commercial District
Taxes:	$69,717.26 (2017)
Asking Price:	~~$1,900,000~~ $1,700,000
Lease Rate:	$16.50/SF Modified Gross



CONTACT US

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Madison, WI 53704

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

BROKER DISCLOSURE TO CUSTOMERS

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 who is the agent of another party in the transaction. The broker, or a salesperson acting on 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 with 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 Lines 47-55).**
- ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information of other parties **(See Lines 22-39).**
- ■ 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 statues 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, UNLESS THE INFORMATION MUST BE DISCLOSED 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.

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 LINES 47-55).**
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 YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT INFORMATION BELOW **(SEE LINES 35-36)**. AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER INFORMATION 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 <u>http://offender.doc.state.wi.us/public/</u> 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 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.