OFFICE SPACE FOR LEASE

2522 Alpine Road

Eau Claire, WI

- Located in the Gateway West Business Park.
- Attractive, well maintained multi-tenant building.
- Convenient location with easy access to all major highways.
- 1342sq. ft. office space at $12.75 per sq. ft. gross.
- Utilities, real estate taxes, insurance and common area maintenance included.
- Space delivered “as is” but remodeling considered.
- Space designed as two large rooms.

A·F·T Real Estate, Inc.

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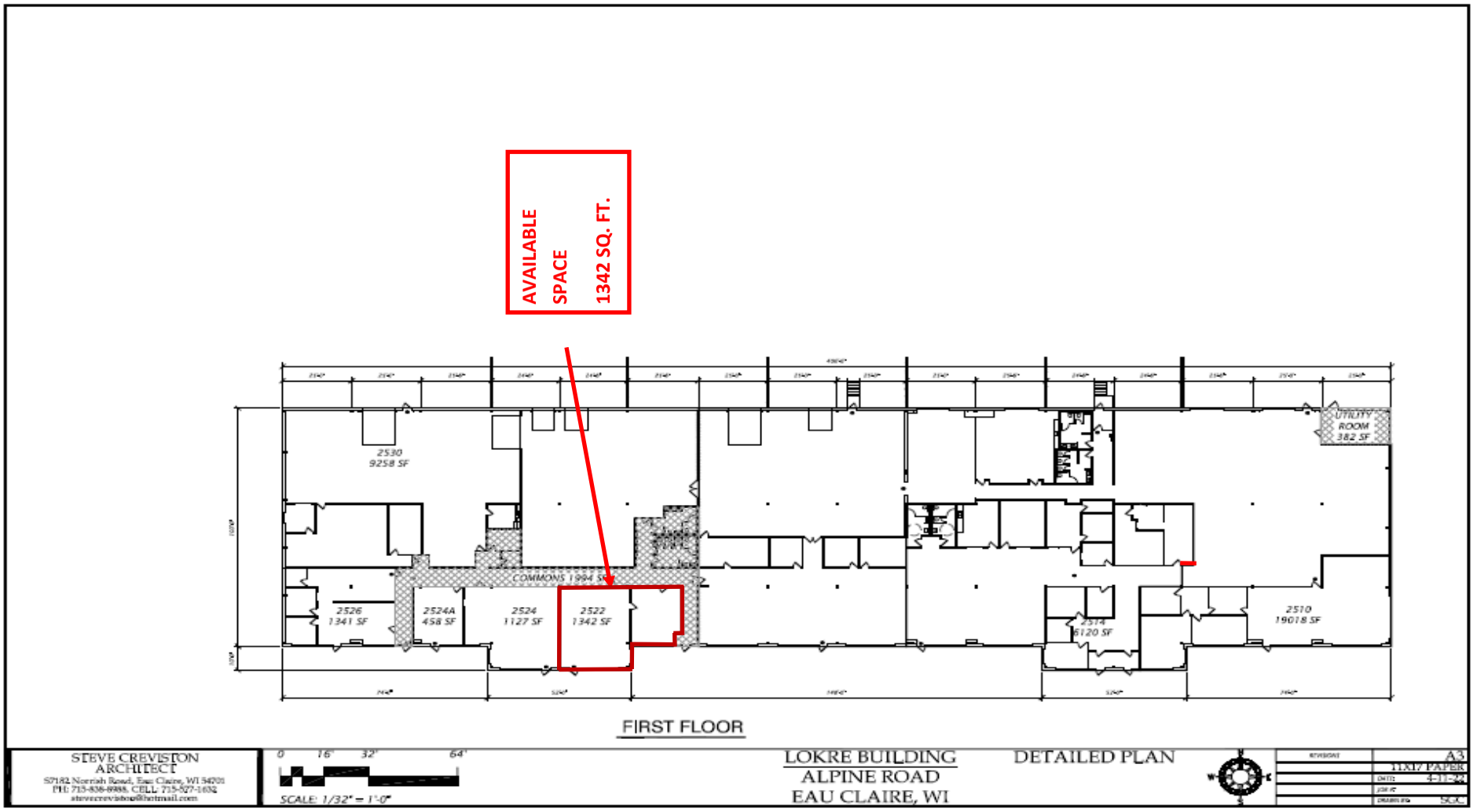
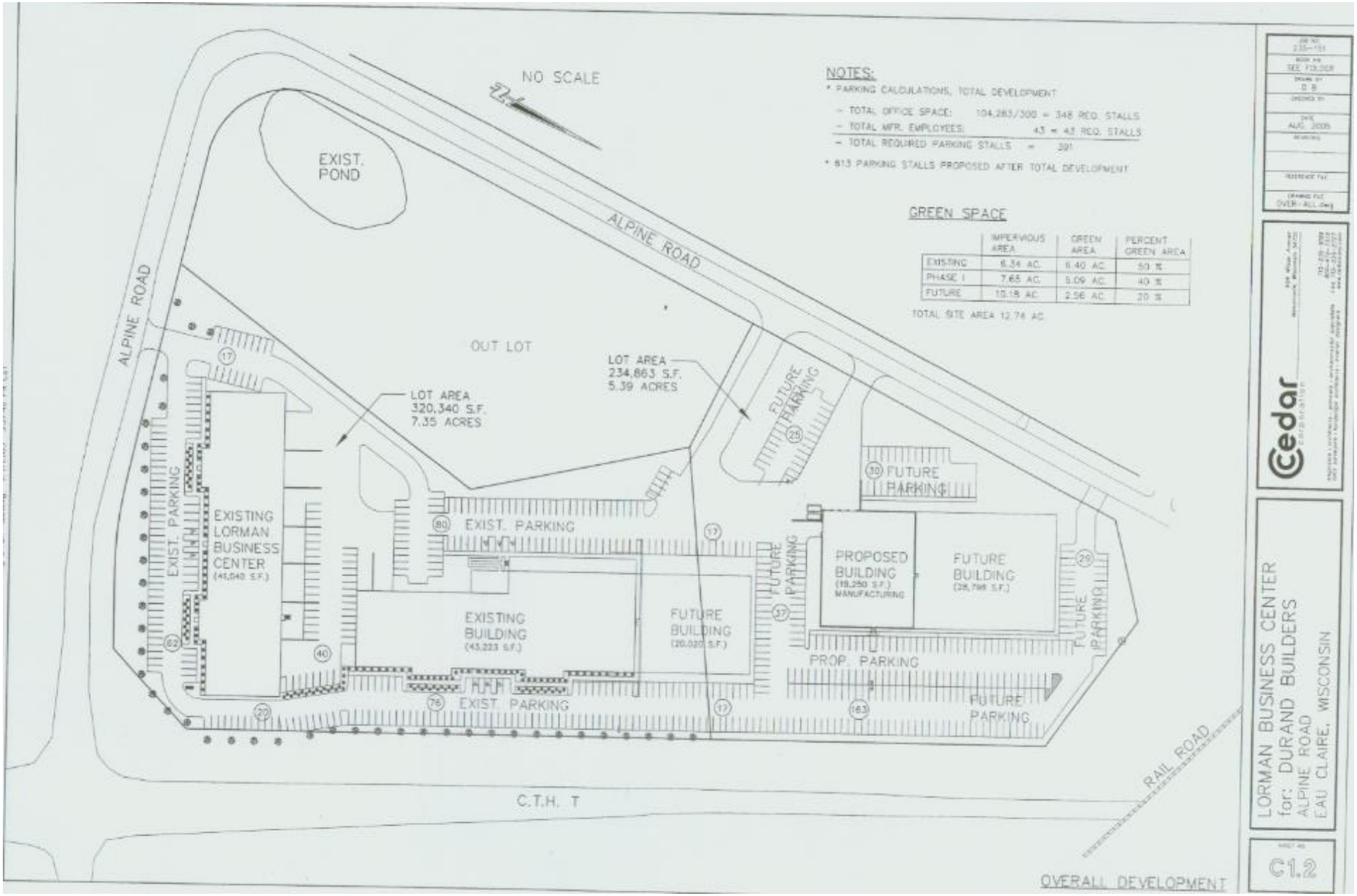
1324 W Clairemont Ave. Ste 4
Eau Claire, WI 54701-6191

Information contained herein has been obtained from sources deemed to be reliable but not guaranteed. AFT Real Estate, Inc. disclaims any liability for errors.


AVAILABLE SPACE 1342 SQ. FT.
2530
9258 SF
COMMONS 1964 SF
2526
1341 SF
2524A
458 SF
2524
1127 SF
2522
1342 SF
2514
5120 SF
2510
19018 SF
UTILITY ROOM
382 SF
FIRST FLOOR
STEVE CREVISTON
ARCHITECT
S7182 Norrish Road, Eau Claire, WI 54701
PH: 715-838-6988, CELL: 715-577-1632
0 16' 32' 64'
SCALE: 1/32" = 1'-0"
LOKRE BUILDING
ALPINE ROAD
EAU CLAIRE, WI
DETAILED PLAN
A3
11X17 PAPER
4-11-24
SCC



NOTES:

* PARKING CALCULATIONS, TOTAL DEVELOPMENT
  - TOTAL OFFICE SPACE: 104,283/300 = 348 REQ. STALLS
  - TOTAL MFR. EMPLOYEES: 43 = 43 REQ. STALLS
  - TOTAL REQUIRED PARKING STALLS = 391
* 813 PARKING STALLS PROPOSED AFTER TOTAL DEVELOPMENT

GREEN SPACE

	IMPERVIOUS AREA	GREEN AREA	PERCENT GREEN AREA
EXISTING	6.34 AC.	6.40 AC.	50 %
PHASE I	7.65 AC.	5.09 AC.	40 %
FUTURE	10.18 AC.	2.56 AC.	20 %

TOTAL SITE AREA 12.74 AC.

OVERALL DEVELOPMENT

Cedar Corporation

LORMAN BUSINESS CENTER
for: DURAND BUILDERS
ALPINE ROAD
EAU CLAIRE, WISCONSIN

AUG. 2005

C1.2

Site
AVAILABLE INDUSTRIAL SITES
AVAILABLE COMMERCIAL SITES
EXISTING BUILDING
ROADWAY

Site

DISCLOSURE TO NON-RESIDENTIAL 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:

(a) The duty to provide brokerage services to you fairly and honestly.
(b) The duty to exercise reasonable skill and care in providing brokerage services to you.
(c) 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.
(d) 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 42-51).
(e) 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 lines 23-41).
(f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
(g) 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.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
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 (see lines 35-41) 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.

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.

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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