



## General Property/Leasing Information

Property: County Line Dental Professional Building  
N97 W17095 Division Road, Germantown, Wisconsin

N173 W21010

Northwest Passage Way

Jackson, WI 53037

Tel: 262.677-9933

Fax: 262.677-9934

Thank you for your interest in the above referenced development. The following are some general points about the building that was completed in the Fall of 2006.

1. The property has a total of approximately 3,451 square feet (“sf”) of space available for professional/office/service use. Please see the attached site plans. The space is divisible into two or three spaces. It is possible, depending on the number and size of the users, that the space may be configured with some common areas (restrooms, lunchroom, storage, conference room, etc...).
2. Landlord will provide an allowance that represents the estimated cost of bringing each space to a typical “white box” condition. Typical white box includes: standard ceilings, concrete flooring, demising walls, restroom as required by code, HVAC unit sized to the white box space and distributed, electric service distributed to the white box space per code, and fire protection for the white box space as required by local code. A cost breakdown will be prepared based on your specific space layout and needs.
3. The length of lease terms is negotiable, with a minimum five year term required.
4. Annual base lease rates range from \$15.00 to \$19.00 per sf, depending on the amount of space leased, the location of the space, the lease term and the final layout of the entire space. Lease rates typically increase by 3% at the beginning of each new lease year.
5. All leases are structured on a “triple-net” basis, with shared expenses estimated between \$3.00 and \$5.00 per square foot for the initial years of the lease. Shared expenses include, but are not limited to, common area maintenance costs, shared utilities, insurance, and real estate taxes.
6. Spaces are currently ready for tenant finishes (pending local approvals).

Again, thank you for your interest in this location. We are confident that the exposure this quality building will create for your business will make this a very attractive location for you. Please contact Phil Eckert at 262-677-9933 with any questions regarding this property. We look forward to hearing from you.



# COUNTY LINE DENTAL GERMANTOWN, WI

