



General Property/Leasing Information

Property: County Line Plaza
Town of Lisbon, Wisconsin (Colgate Wisconsin Post Office)
Highway 164 & County Highway Q

N173 W21010

Northwest Passage Way

Jackson, WI 53037

Tel: 262.677-9933

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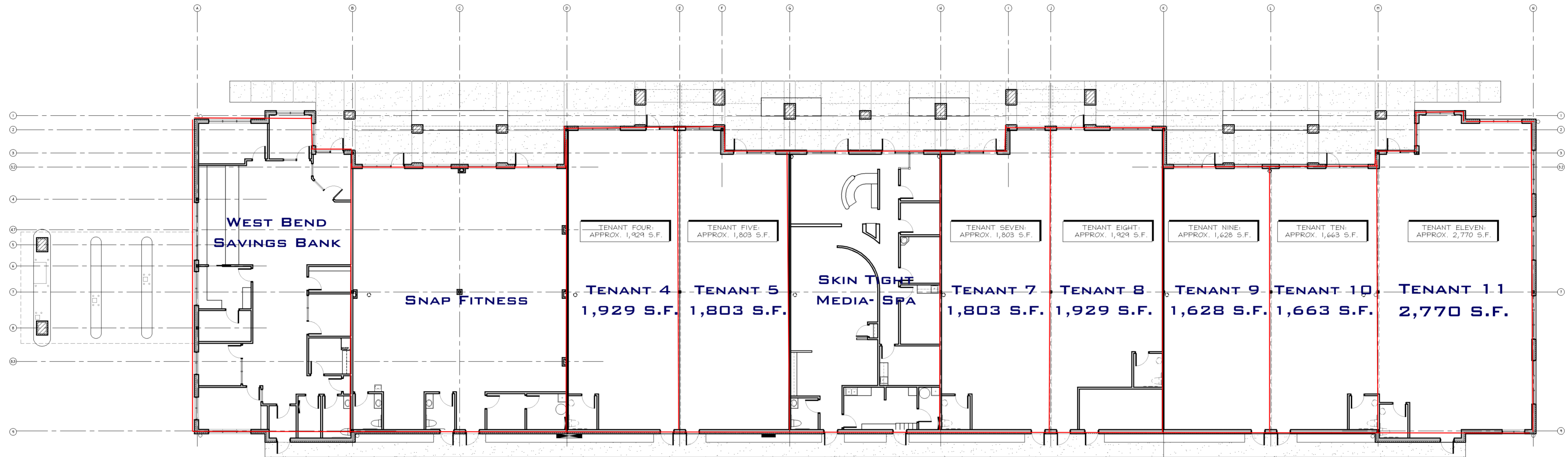
Thank you for your interest in the above referenced development. The following are some general points about the building completed in early 2007.

1. The property contains a total of 22,840 square feet (“sf”), consisting of a maximum of eleven spaces ranging from 1,628 to 3,850 sf. Spaces can be combined based on a tenant’s needs. Currently 13,309 sf is available, with a maximum of 9,577 contiguous sf. Please see the attached site plan for more details.
2. Landlord will provide each space in a typical “white box” condition. Typical white box includes: standard ceilings, concrete floor, perimeter wall(s), restroom(s) 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 a drawing that meets 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 \$13.50 to \$16.00 per sf, depending on the amount of leased space, the location of the space, and the length of the lease term. 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 \$2.50 and \$4.00 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. The timing of occupancy is dependent on receiving Town Board approval, finalizing layout, and building out the space.

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 PLAZA COLGATE, WI



1 OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0"

262.677.9933