



## General Property/ Leasing Information

Property: Division Road Professional Building  
N96 W17035 Division Road, Germantown, Wisconsin

Thank you for your interest in the above referenced development. The following are some general points about the building that was completed early in 2008.

1. The property contains approximately 2,529 square feet ("sf") of space available on the upper level for professional/office/service use. Please see the attached floor plan. The space is divisible, and there is up to 1,705 sf of storage space available on the lower level. The upper level includes a common restroom area for tenants on that level, and if it is possible, depending on the number and size of the lower level tenants, that the lower level space may also be configured with some common areas (restrooms, lunchroom, storage, conference room, etc). There are a total of forty nine parking spaces (approximately five parking stalls per thousand square feet, excluding common areas and storage space).
2. Landlord will provide an allowance that represents estimated cost of bringing each space to a typical "white box" condition. Typical white box includes: standard ceilings, concrete flooring, demising wall(s), restroom(s) as required by code, HVAC unit sized to the space and distributed to the white box, electric service distributed to the white box per code, and fire protection for the white box as required by local code. A cost breakdown will be prepared based on your specific space layout and needs.
3. The length of the lease terms is negotiable, with a minimum five year term required.
4. Annual base lease rates for the professional/office space range from \$14.00 to \$18.00 per sf, depending on the amount of leased space, location of the space, lease term and the final layout of the space. Annual base lease rates for the storage space begin at \$4.00 per sf. Lease rates typically increase by 3% at the beginning of each new lease year.
5. Leases are structured on a "triple-net" basis, with shared expenses estimated between \$3.00 and \$5.00 per sf 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 ready for tenant finishes, pending local approvals. Initial occupancy date would be dependent on the level of finishes necessary within 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.

N173 W21010  
Northwest Passage Way

Jackson, WI 53037

Tel: 262.677-9933

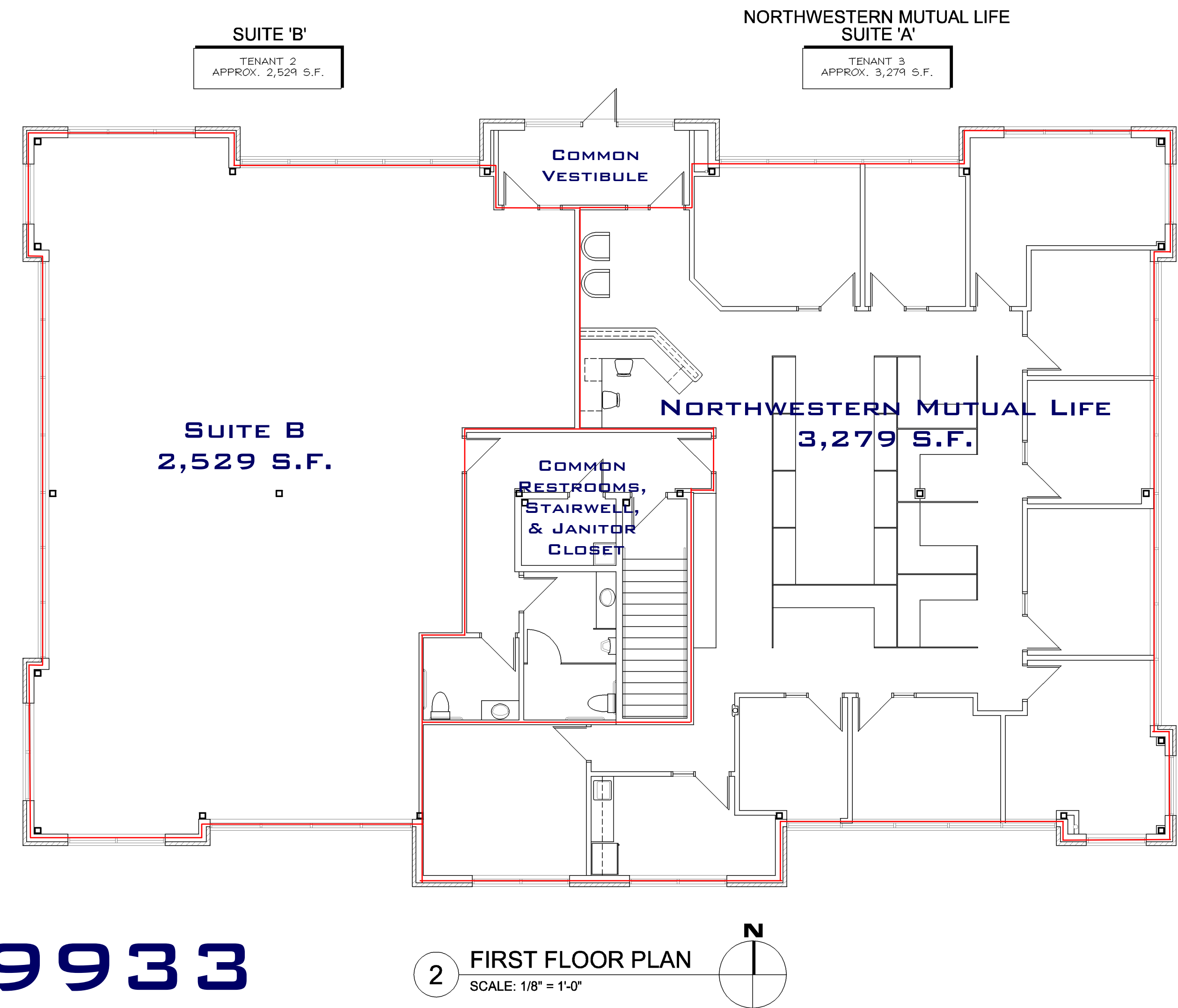
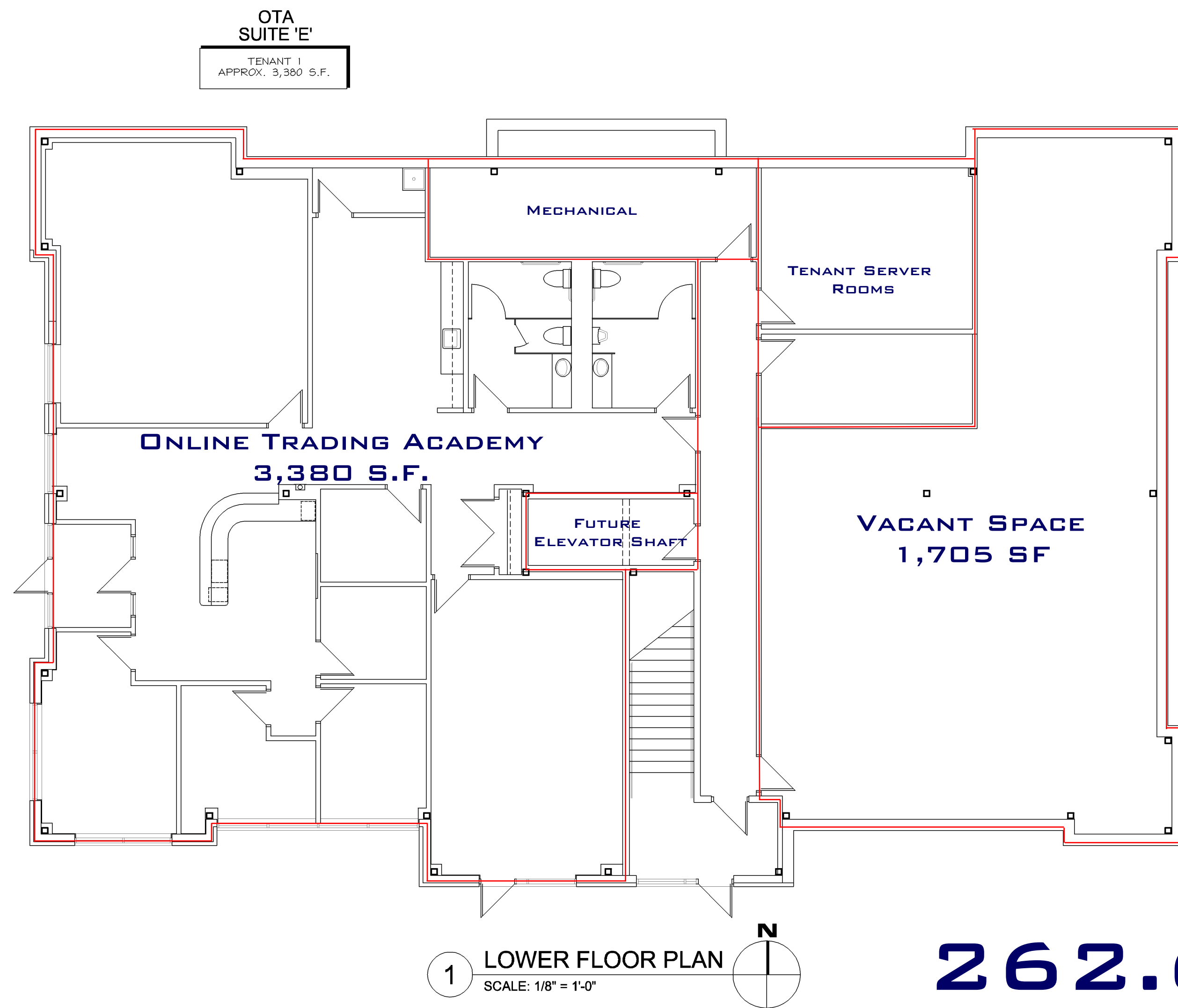
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[www.design2construct.com](http://www.design2construct.com)

# DIVISION ROAD PROFESSIONAL BUILDING

## GERMANTOWN, WI

OVERALL TENANT FLOOR PLANS FOR:  
**DIVISION ROAD OFFICE BLDG.**  
 N96 W173035 DIVISION ROAD  
 GERMANTOWN, WISCONSIN 53022



**262.677.9933**

SHEET TITLE  
 OVERALL TENANT FLOOR PLANS

REVISIONS

PROJECT DATA	
DATE	02.16.2009
JOB NO.	XX.XXXXX
SET USE	REFERENCE
FILE NAME	E4-A2.1A
DRAWN BY	C-N
SHEET NO.	

**PR.1**