



General Property/Leasing Information

Property: East Paradise Center
810-960 East Paradise Drive, West Bend, Wisconsin

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

1. The property has a total of 25,184 rentable square feet ("sf"), consisting of a maximum of sixteen spaces ranging from 487 to 2,865 sf, along with common areas (corridors and elevator). A total of 17,090 rentable square feet is currently available. There is 1,485 sf of space available on the second level, accessible by two stairways and one elevator. As currently designed, the maximum contiguous sf is 9,965 sf (a combination of six spaces). Space can be combined based on a tenant's needs. Please see the attached site plan for more details.
2. Landlord will complete each space to a typical "white box" condition. Typical white box includes: standard ceilings, concrete flooring, demising walls(s), restroom(s) as required by code, HVAC unit sized to the white box and distributed, electrical service distributed to the white box per code, and fire protection for the white box as required by code. A cost breakdown will be prepared based on your specific space layout and needs.
3. Lease terms are negotiable, with a minimum five year term required.
4. Starting annual base lease rates are negotiable, based on location of the space, amount of space leased, and length of initial lease term. Rates could start at \$12.00 per sf. 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 \$3.50 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 ready for tenant finishes which are subject to 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

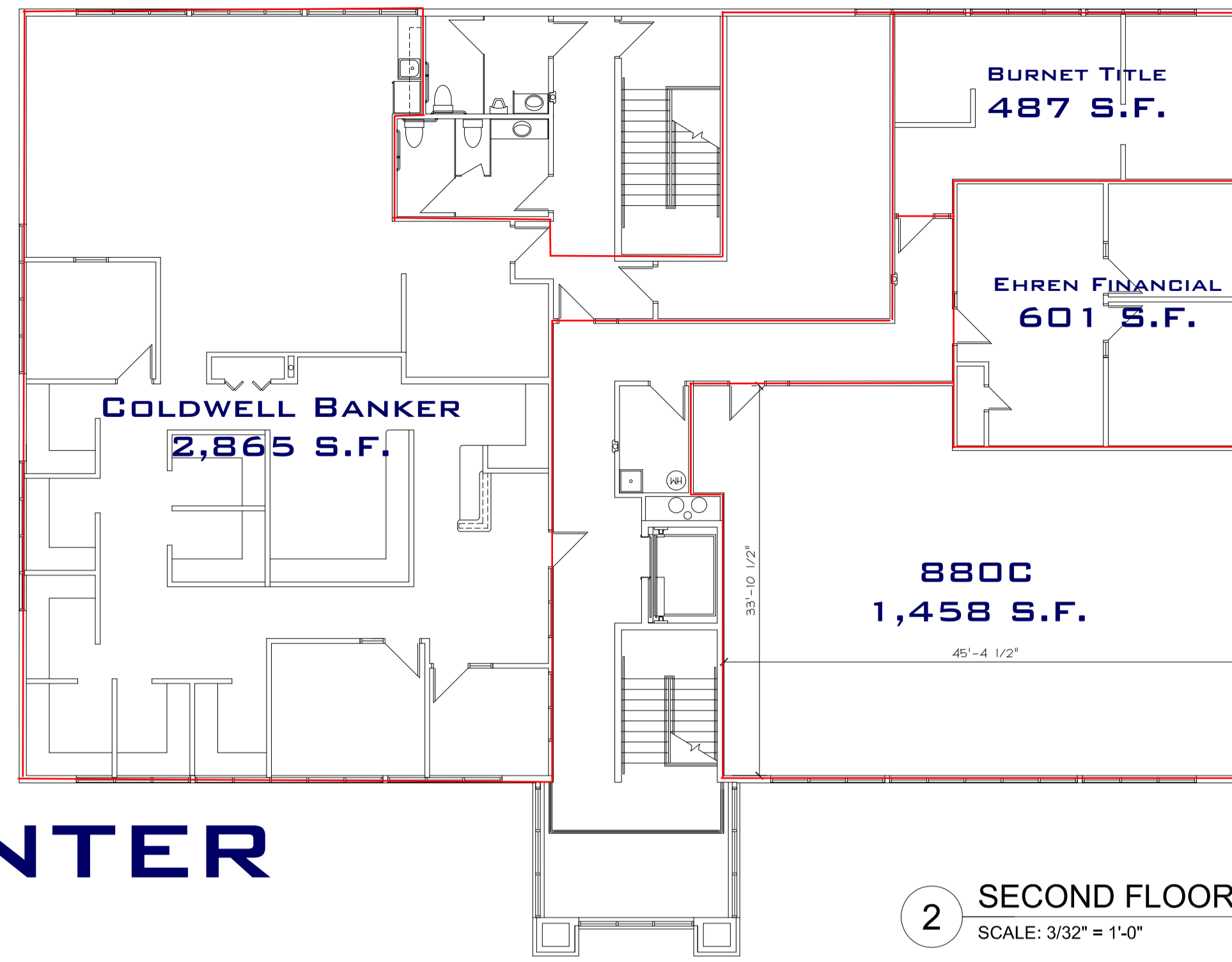
Jackson, WI 53037

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COLDWELL BANKER
870
TENANT 13
APPROX. 2,865 S.F.



BURNET TITLE
880A
TENANT 14
APPROX. 487 S.F.

EHREN FINANCIAL SERVICES
880B
TENANT 15
APPROX. 601 S.F.

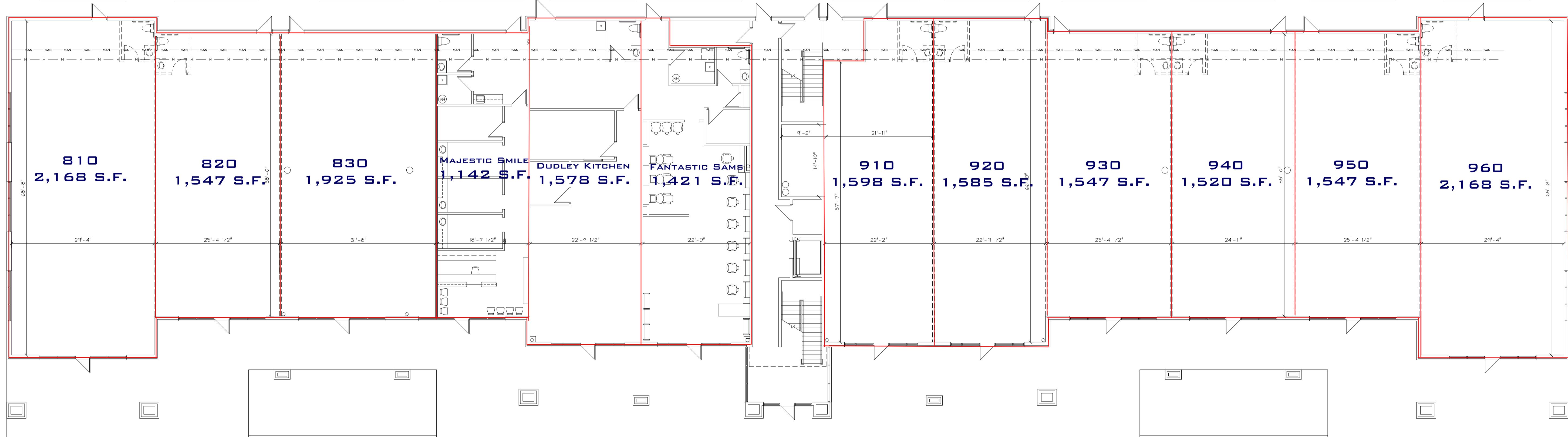
880C
TENANT 16
APPROX. 1,458 S.F.

2 SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

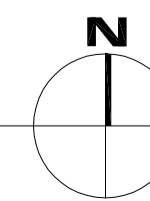


EAST PARADISE CENTER WEST BEND, WI

810 TENANT 1 APPROX. 2,168 S.F. 820 TENANT 2 APPROX. 1,547 S.F. 830 TENANT 3 APPROX. 1,925 S.F. MAJESTIC SMILE 840 TENANT 4 APPROX. 1,142 S.F. DUDLEY KITCHEN 850 TENANT 5 APPROX. 1,578 S.F. FANTASTIC SAM'S 860 TENANT 6 APPROX. 1,421 S.F. 910 TENANT 7 APPROX. 1,598 S.F. 920 TENANT 8 APPROX. 1,585 S.F. 930 TENANT 9 APPROX. 1,547 S.F. 940 TENANT 10 APPROX. 1,520 S.F. 950 TENANT 11 APPROX. 1,547 S.F. 960 TENANT 12 APPROX. 2,168 S.F.



1 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



262.677.9933