

OFFICE FOR LEASE

WATERFORD PROFESSIONAL BUILDING

216 Pinnacle Way, Eau Claire, WI 54701



OFFERING SUMMARY

AVAILABLE SF:	27,181 SF
SPACE OPTIONS:	1,495 SF - 7,512 SF Flexible Configurations Available on All Floors
LEASE RATE:	Negotiable
CAM/TAX:	\$9.41 PSF/Yr
SPACE:	Class A
CROSS STREETS:	Hwy 53 & Main Street

PROPERTY OVERVIEW

Nicely appointed Class A office building with sleek design and impressive views of Eau Claire Golf & Country Club. Signage available facing Hwy 53 which sees over 50,000 vehicles per day. Waterford Professional Building offers covered and underground parking. Flexible suite configurations available on each floor to accommodate tenants of any size.

PROPERTY HIGHLIGHTS

- Professional Building | Multiple Configurations | Covered/Underground Parking
- First, Second, and Third Floor Office Suites Available
- Excellent Visibility Along Hwy 53
- Positioned at the Signaled Intersection of Main St and Hwy 53 (Hastings Way)



KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

MATTHEW KLEIN, CCIM
Senior Director Investment Services
O: 651.262.1002
C: 612.382.3403
matt@amkprop.com

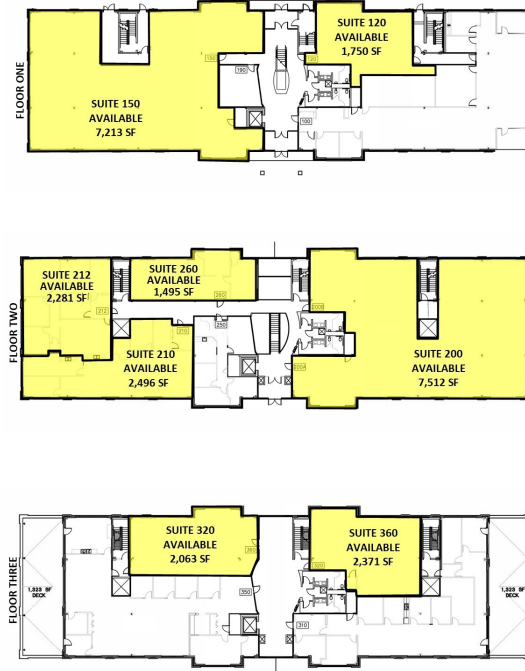
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 120	Available	1,750 SF	Net	Negotiable
Suite 150	Available	7,213 SF	Net	Negotiable
Suite 200	Available	7,512 SF	Net	Negotiable
Suite 210	Available	2,496 - 4,777 SF	Net	Negotiable
Suite 212	Available	2,281 - 4,777 SF	Net	Negotiable
Suite 260	Available	1,495 SF	Net	Negotiable
Suite 320	Available	2,063 SF	Net	Negotiable
Suite 360	Available	2,371 SF	Net	Negotiable

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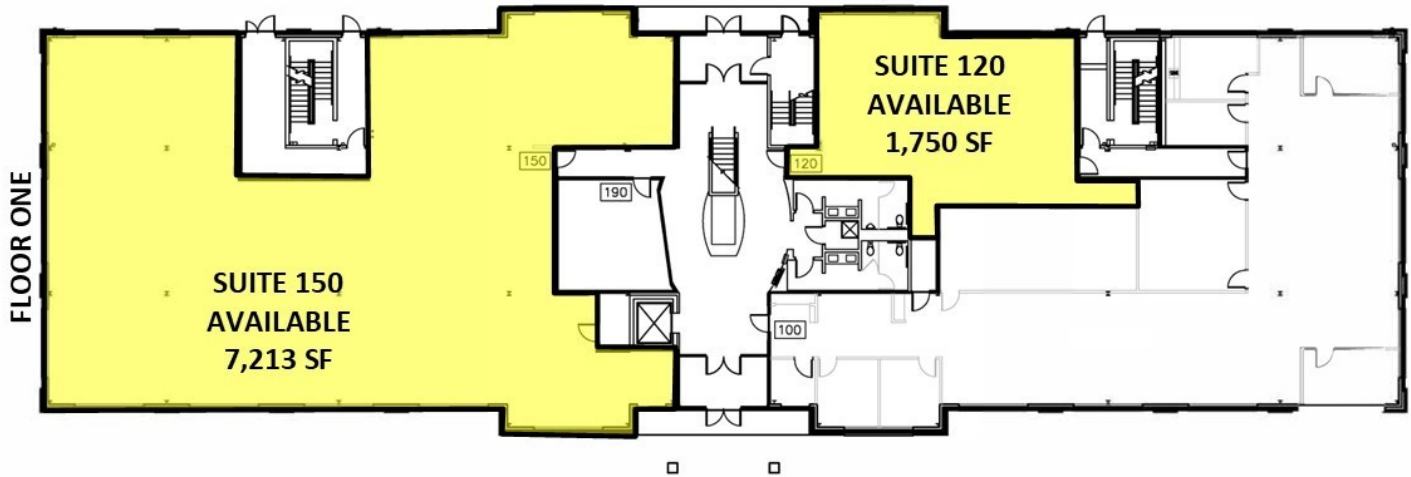
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FIRST FLOOR AVAILABILITY

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
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Suite 150	Available	7,213 SF	Net	Negotiable

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SECOND FLOOR AVAILABILITY

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 200	Available	7,512 SF	Net	Negotiable
Suite 210	Available	2,496 - 4,777 SF	Net	Negotiable
Suite 212	Available	2,281 - 4,777 SF	Net	Negotiable
Suite 260	Available	1,495 SF	Net	Negotiable

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THIRD FLOOR AVAILABILITY

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 320	Available	2,063 SF	Net	Negotiable
Suite 360	Available	2,371 SF	Net	Negotiable

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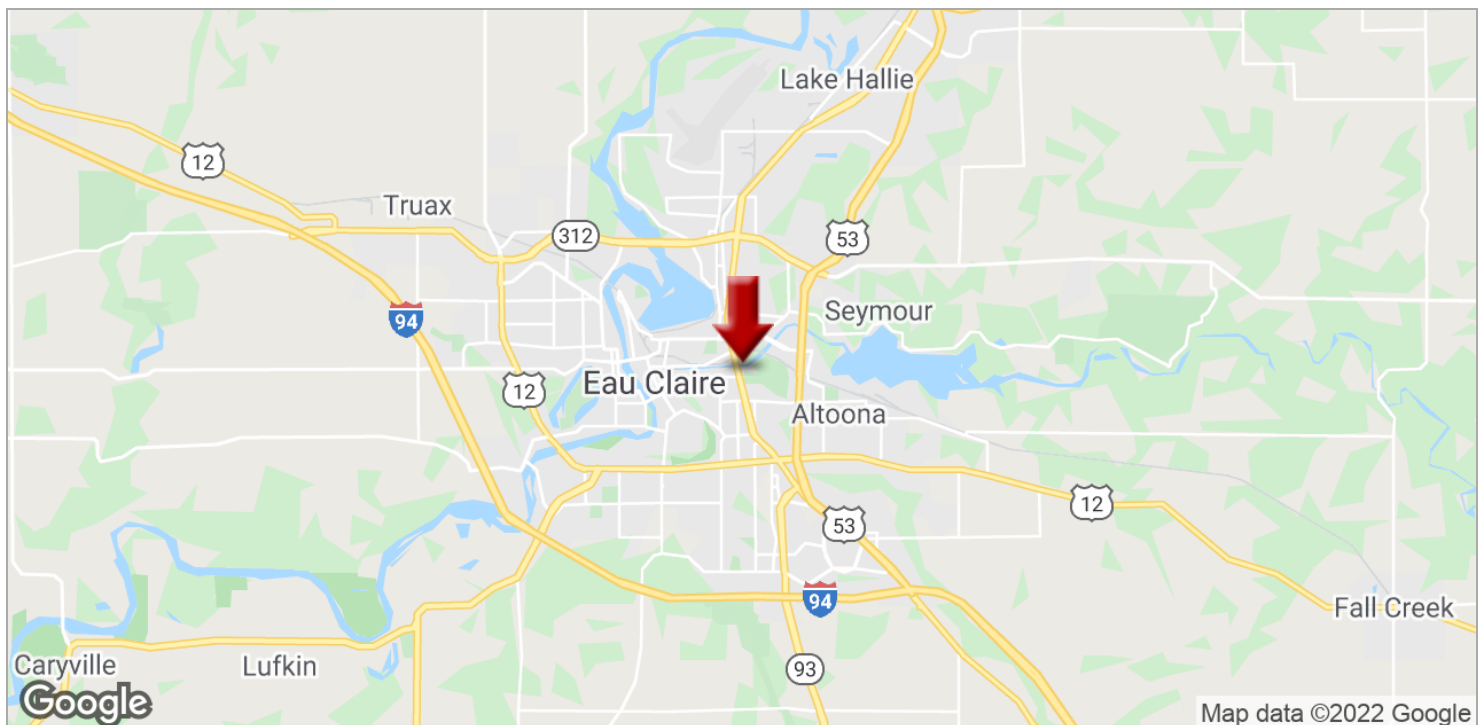
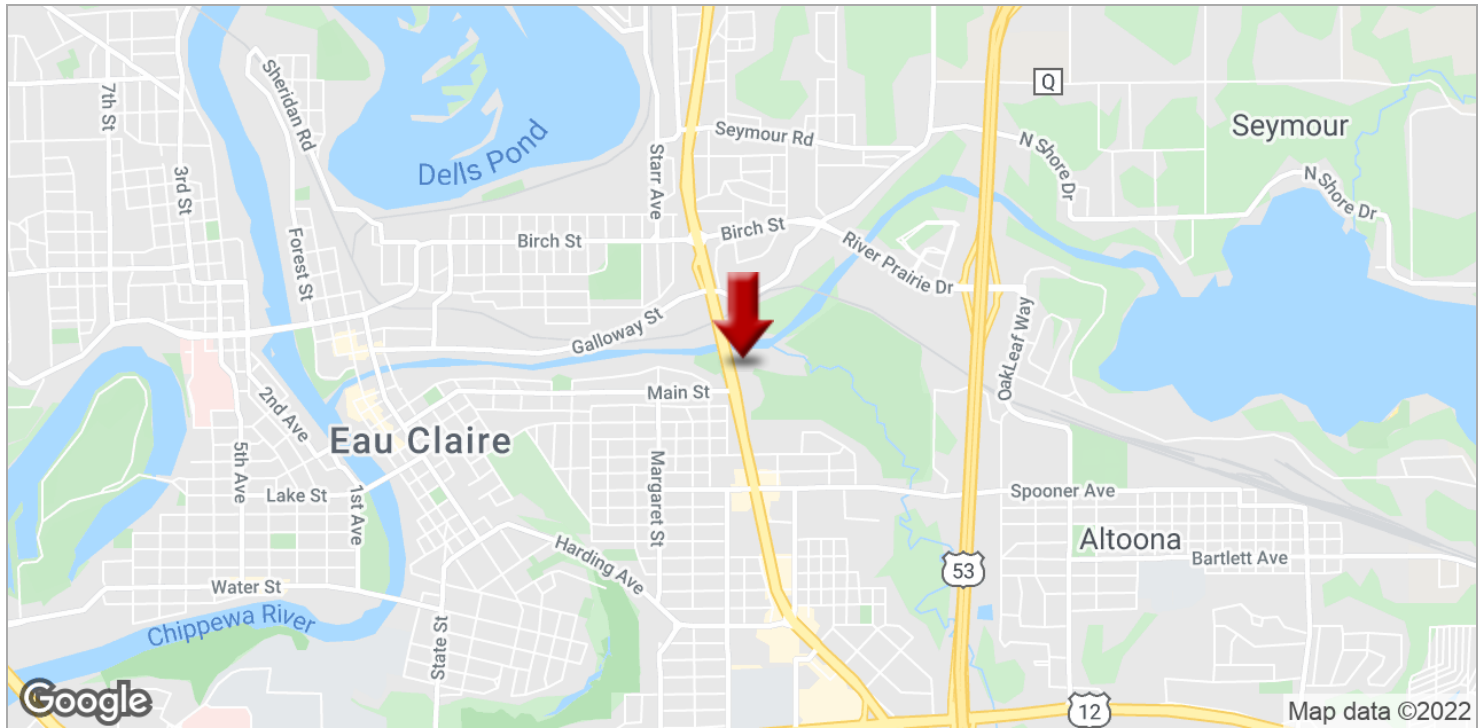
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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

7 ■ The duty to provide brokerage services to you fairly and honestly.

8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.

9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.

11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (**See Lines 47-55**).

13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (**See Lines 22-39**).

15 ■ The duty to safeguard trust funds and other property the broker holds.

16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).

30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

36

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

38

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. **List Home/Cell Numbers:** _____

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*
46 *Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 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
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 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
55 agreement made concerning the transaction.

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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