

RETAIL FOR LEASE

WATERFORD GALLERIA

401 Pinnacle Way, Eau Claire, WI 54701



OFFERING SUMMARY

AVAILABLE SF:	2,102 up to 12,945 SF
LEASE RATE:	Negotiable
TAX/CAM:	\$4.58/SF/Yr
LOCATION:	Hwy 53 & Main St Adjacent to Eau Claire Golf & Country Club

PROPERTY OVERVIEW

Waterford Galleria offers prime street-level retail suites boasting impressive views of Eau Claire Golf & Country Club. Ideally positioned along Main Street and Highway 53 which sees approximately 50,000 passing vehicles per day. Upscale residential apartment homes above provide a consistent flow of foot traffic. Abundant surface parking.

PROPERTY HIGHLIGHTS

- Prime Street-Level Retail Suites
- Ample Parking Available
- 38 Upscale Residential Units Located Directly Above
- Potential for Up to 12,945 Contiguous Square Feet
- Adjacent to Eau Claire Golf & Country Club



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

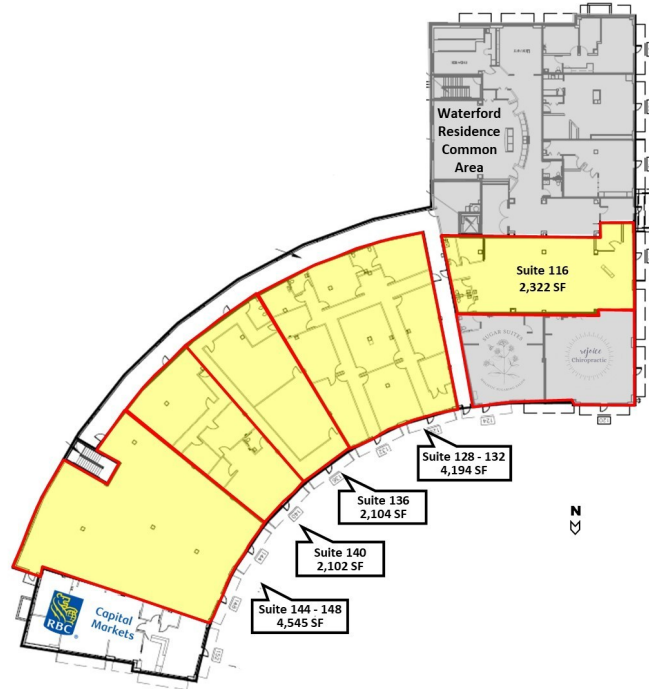
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Many Space Configuration Options - Tenant Improvement Packages Available



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 116	Available	2,322 SF	Net	Negotiable
Suite 128-132	Available	4,194 SF	Net	Negotiable
Suite 136	Available	2,104 SF	Net	Negotiable
Suite 140	Available	2,102 SF	Net	Negotiable
Suite 144-148	Available	4,545 SF	Net	Negotiable
Suites 128 thru 148	Available	2,102 - 12,945 SF	Net	Negotiable

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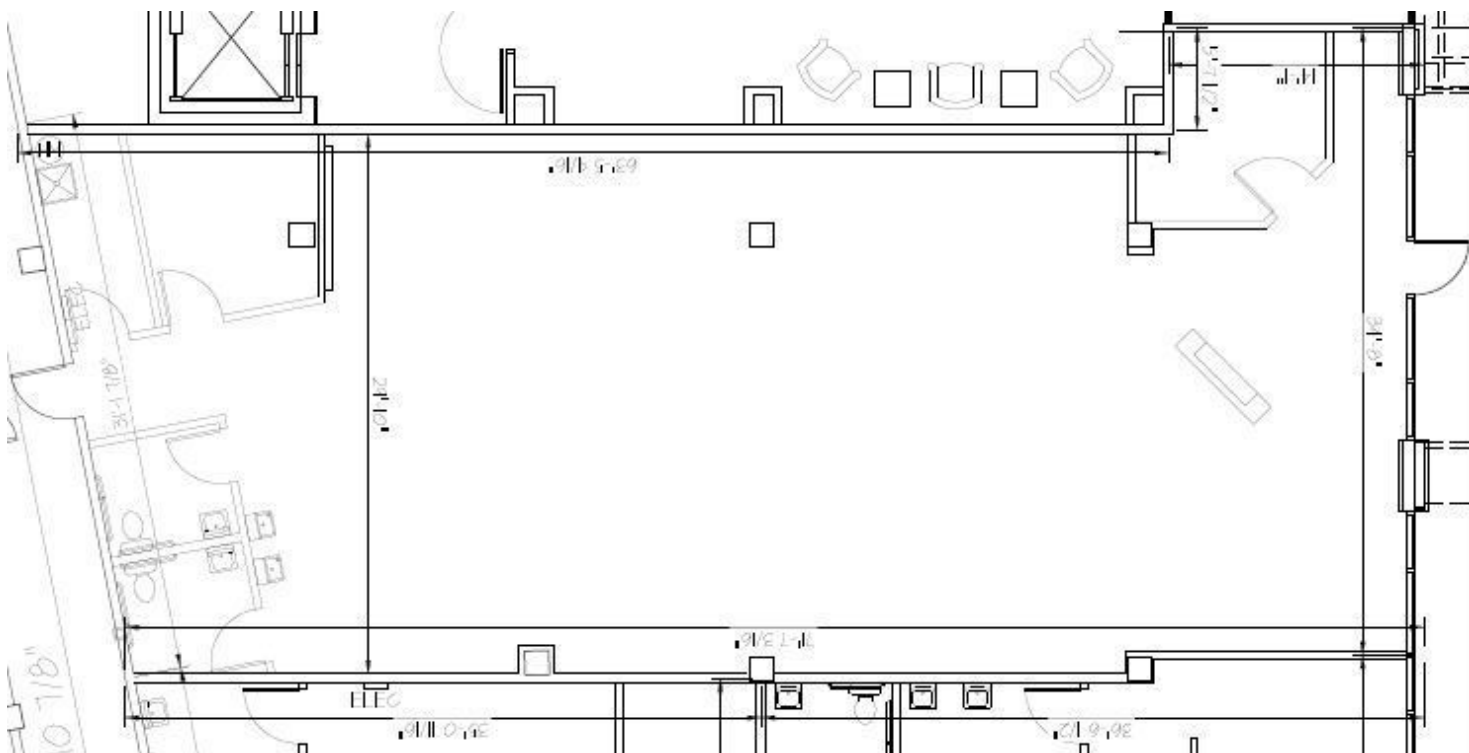
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SUITES 116 SF

Suite 116: 2,322 SF



SUITE 116 - 2,322 SF

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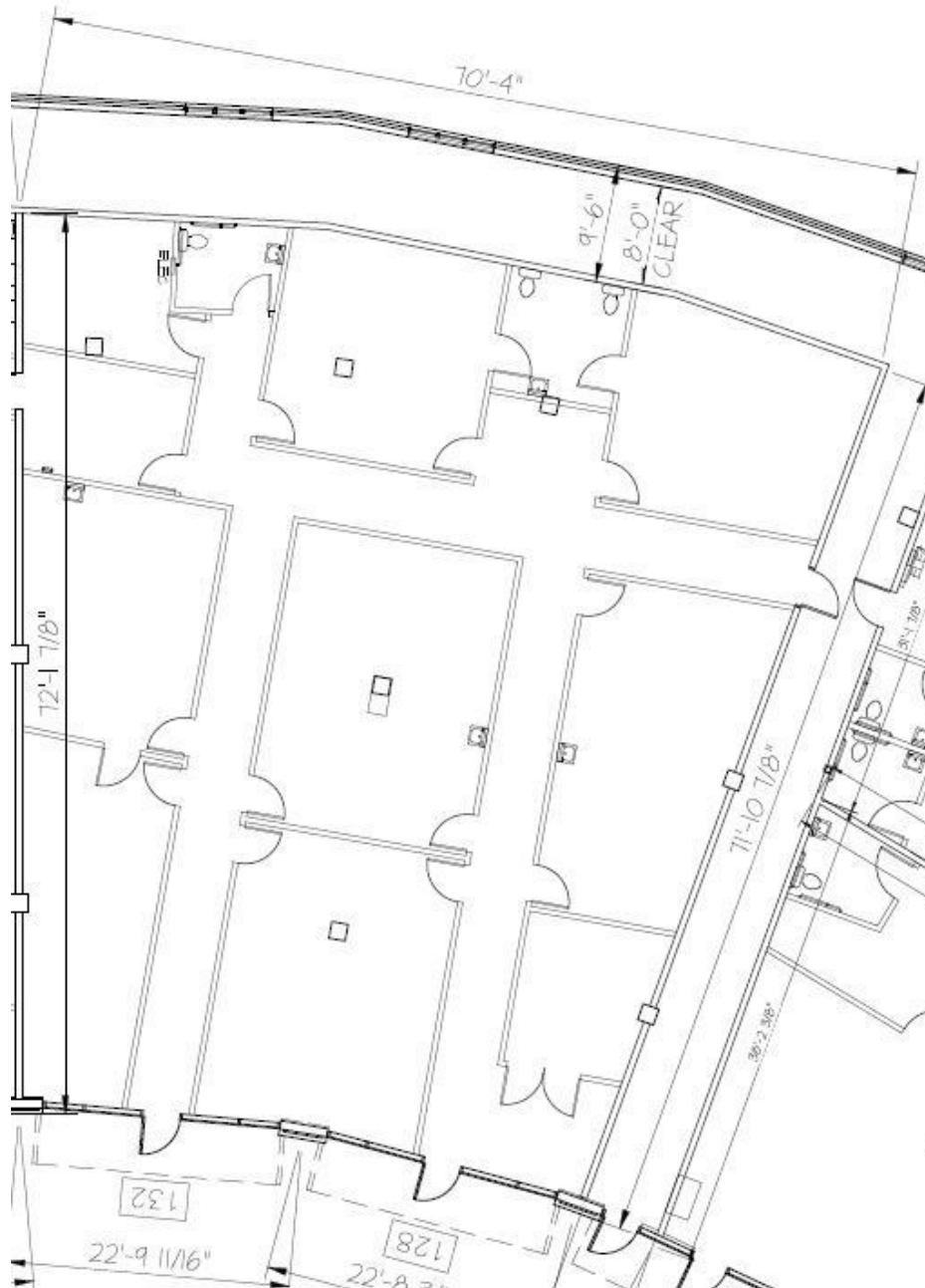
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RETAIL FOR LEASE

SUITES 128 & 132 = 4,194 SF CONTIGUOUS

Suite 128 & 132: 4,194 SF Contiguous



SUITES 128 and 132 = 4,194 SF

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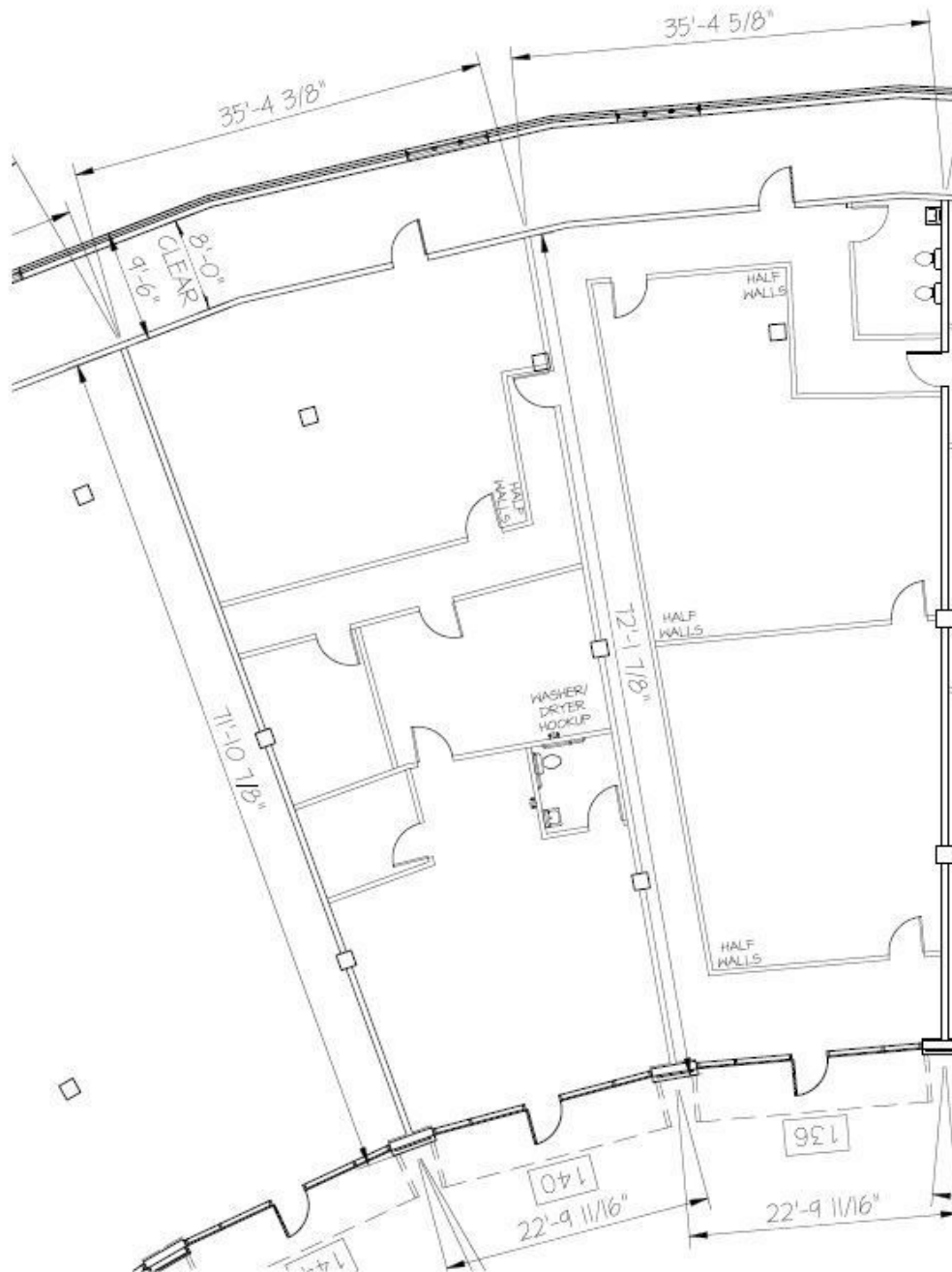
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RETAIL FOR LEASE

SUITES 136 & 140

SUITE 136: 2,104 SF

SUITE 140: 2,102 SF



SUITE 136 & 140 can be combined

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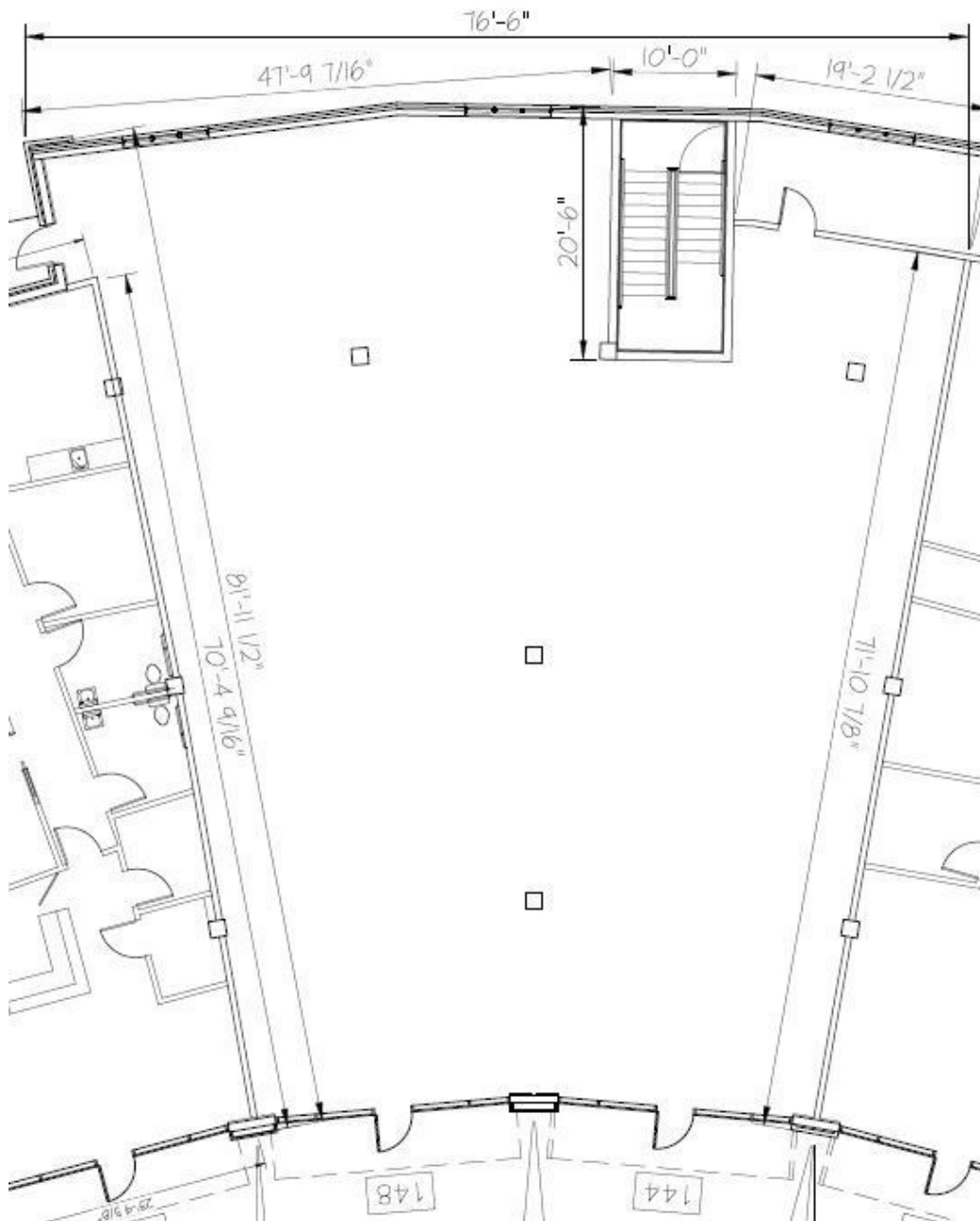
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RETAIL FOR LEASE

SUITE 144 & 148 = 4,545 SF

SUITES 144 & 148: 4,545 SF



SUITES 144 & 148: 4,545 SF

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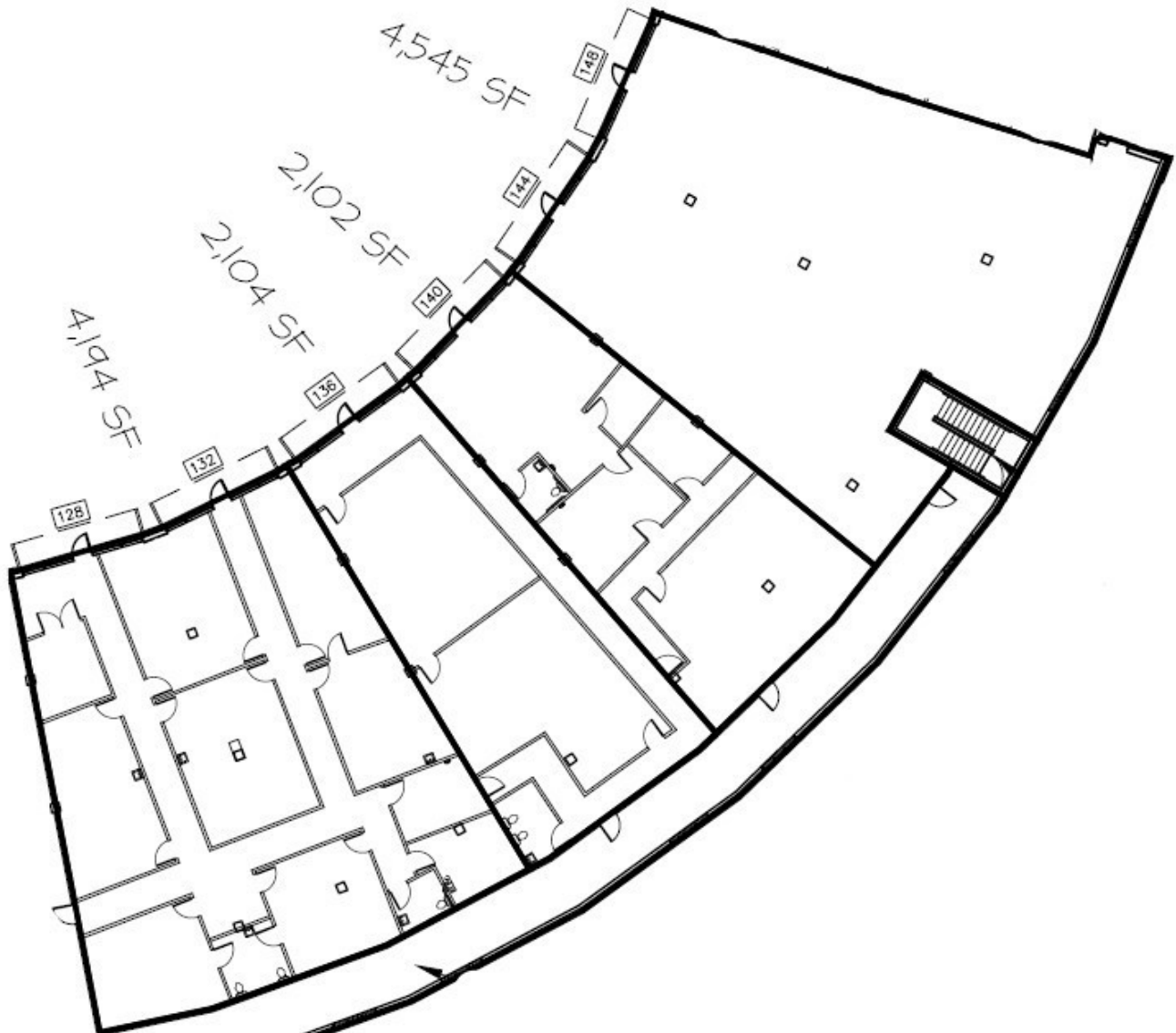
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SUITES 128 - 148 = 12,945 SF CONTIGUOUS

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SUITES 128 - 148 Can be combined for contiguous 12,945 SF

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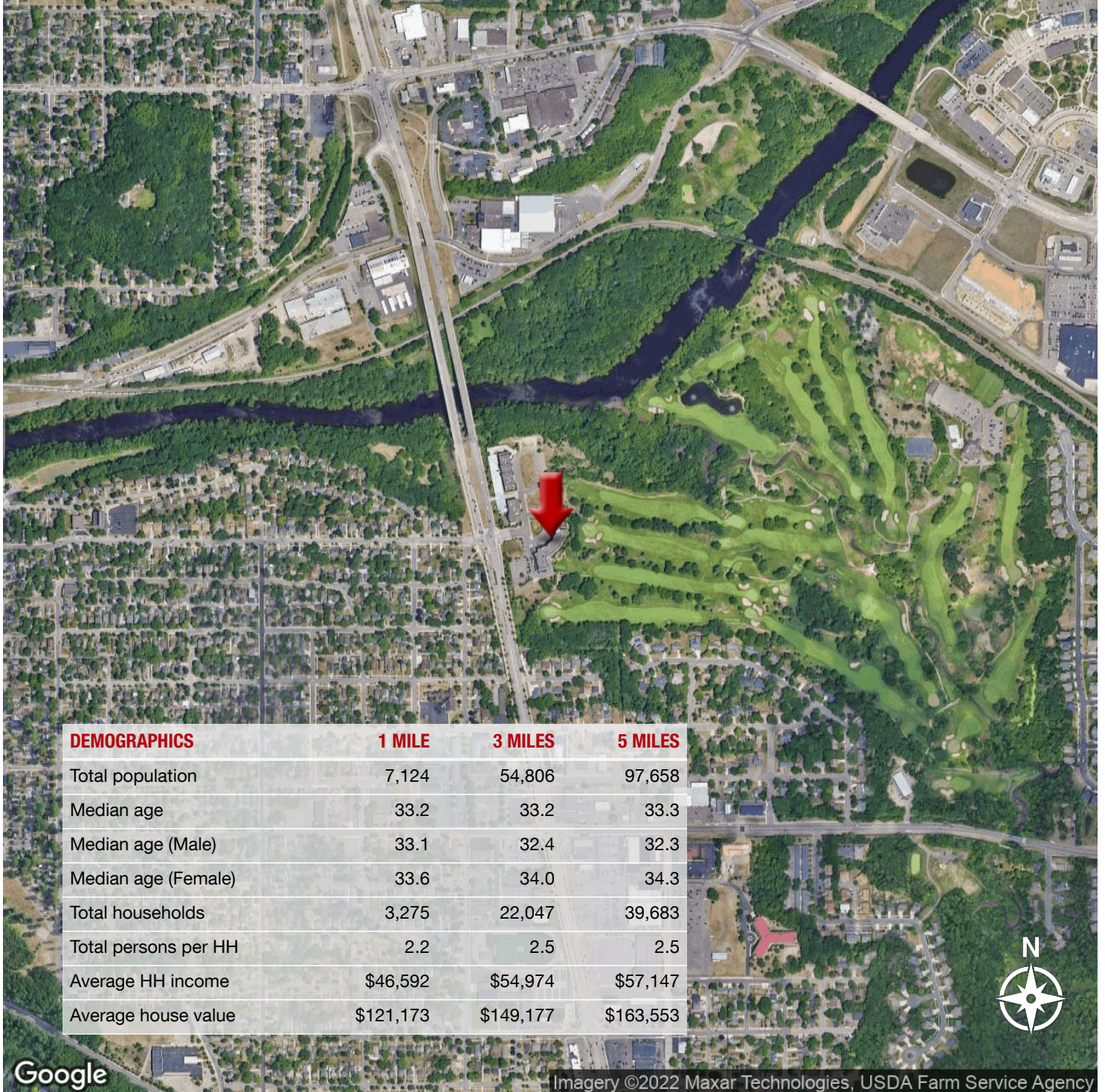
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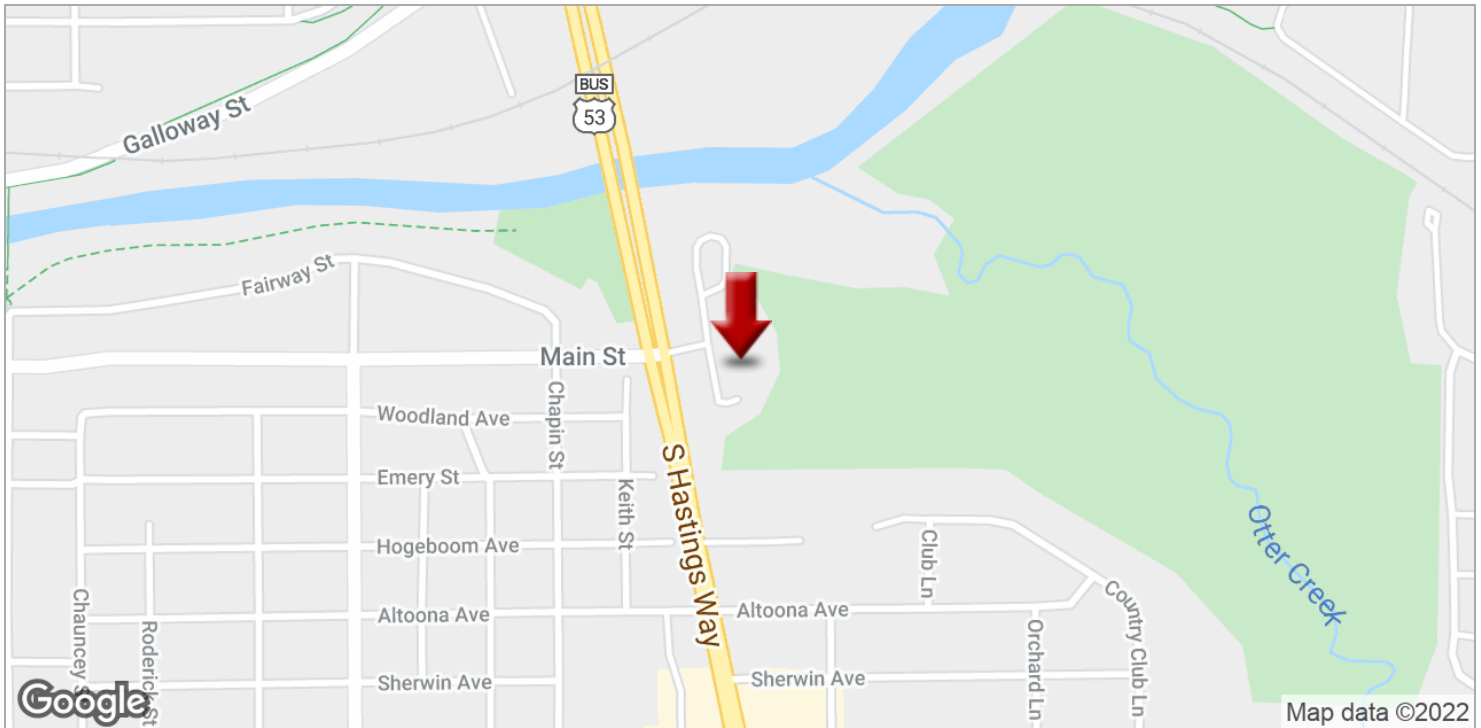
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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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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Keller Williams Realty - Madison East, 200 River Place, Suite 130 Monona, WI 53716
Kevin Carey

Phone: 608-213-8962

Fax: 608-226-0824

321 East Main Street

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Drafted by Attorney Debra Peterson Conrad