

# Office Space For Lease

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2510 Alpine Road  
Eau Claire, WI



- **Located in the Gateway West Business Park.**
- Attractive, well maintained multi-tenant building.
- Convenient location with easy access to all major highways.
- 5,310 sq.ft. office space \$12.25/sf gross. Move-in ready. Recent updates include large open area, private offices, conference room, break area, private restroom and more.
- 1,310 sq.ft. office space. \$11/sf gross.

Contact:  
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or  
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**A·F·T**

**Real Estate, Inc.**

## 2510 Alpine Drive



Office Area







## Common Area



DISCLOSURE OF REAL ESTATE AGENCY - C

1 THIS DISCLOSURE IS BEING PROVIDED BY AFT Real Estate, Inc. and  
2 Firm Name▲

3 Allen F. Taft/Donald J. Myers WHO ARE WORKING AS: ☒ Owner's Agent ☐ Buyer's/Tenant's Agent  
4 Sales Associate▲

5 Wisconsin Statute § 452.135 requires that brokers provide a written agency disclosure form containing a disclosure of duties owed to all parties,  
6 the duties owed to the broker's client, a statement regarding confidentiality and a statement of which party(ies) the broker represents, before  
7 providing brokerage services to a party. This form is being provided to comply with that requirement.

8 **DUTIES TO ALL PARTIES**

9 Wisconsin Statute section 452.133(1) states that in providing brokerage services to a party to a transaction (including  
10 both clients and customers), a broker shall do all of the following:

- 11 (a) Provide brokerage services to all parties to the transaction honestly, fairly and in good faith.
- 12 (b) Diligently exercise reasonable skill and care in providing brokerage services to all parties.
- 13 (c) Disclose to each party all material adverse facts that the broker knows and that the party does not know or cannot discover through  
14 reasonably vigilant observation, unless the disclosure of a material adverse fact is prohibited by law.
- 15 (d) Keep confidential any information given to the broker in confidence, or any information obtained by the broker that he or she knows a  
16 reasonable party would want to be kept confidential, unless the information must be disclosed under (c) or Wis. Stats. sec. 452.23  
17 (information contradicting third party inspection or investigation reports) or is otherwise required by law to be disclosed or the party  
18 whose interests may be adversely affected by the disclosure specifically authorizes the disclosure of particular confidential information.  
19 A broker shall continue to keep the information confidential after the transaction is complete and after the broker is no longer providing  
20 brokerage services to the party.
- 21 (e) Provide accurate information about market conditions that affect a transaction, to any party who requests the information, within a  
22 reasonable time of the party's request, unless disclosure of the information is prohibited by law.
- 23 (f) Account for all property coming into the possession of a broker that belongs to any party within a reasonable time of receiving the property.
- 24 (g) When negotiating on behalf of a party, present contract proposals in an objective and unbiased manner and disclose the advantages  
and disadvantages of the proposals.

25 **DUTIES TO A CLIENT**

26 Wisconsin Statute section 452.133(2) states that in addition to his or her duties under lines 8 to 24, a broker providing  
27 brokerage services to his or her client shall do all of the following:

- 28 (a) Loyal represent the client's interests by placing the client's interests ahead of the interests of any other party, unless loyalty to a client  
29 violates the broker's duties under lines 8 to 24 or Wis. Stats. sec. 452.137(2) (duties to all clients in multiple representation situations).
- 30 (b) Disclose to the client all information known by the broker that is material to the transaction and that is not known by the client or  
31 discoverable by the client through reasonably vigilant observation, except for confidential information (see lines 14 to 19) and other  
32 information, the disclosure of which is prohibited by law.
- 33 (c) Fulfill any obligation required by the agency agreement, and any order of the client that is within the scope of the agency agreement,  
34 that are not inconsistent with another duty that the broker has under this chapter or any other law.

35 **CONFIDENTIALITY NOTICE TO CLIENTS AND CUSTOMERS**

36 A BROKER IS REQUIRED TO MAINTAIN THE CONFIDENTIALITY OF ALL INFORMATION GIVEN TO THE BROKER IN CONFIDENCE AND  
37 OF ALL INFORMATION OBTAINED BY THE BROKER THAT HE OR SHE KNOWS A REASONABLE PARTY WOULD WANT TO BE KEPT  
38 CONFIDENTIAL, UNLESS THE INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW (SEE LINES 14 TO 19). THE FOLLOWING  
39 INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 40 1) MATERIAL ADVERSE FACTS AS DEFINED IN SECTION 452.01(5g) OF THE WISCONSIN STATUTES.
- 41 2) ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION  
42 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

43 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT  
44 INFORMATION IN THE SPACE BELOW THAT IS MARKED "CONFIDENTIAL INFORMATION" AT A LATER TIME, YOU MAY ALSO PROVIDE  
THE BROKER WITH OTHER WRITTEN NOTIFICATION OF WHAT INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

45 **IF YOU WISH TO IDENTIFY SPECIFIC INFORMATION AS CONFIDENTIAL PLEASE COMPLETE THE "CONFIDENTIAL INFORMATION"**  
46 **SECTION BELOW AND RETURN TO BROKER.**

47 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_  
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Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin  
Department of Corrections on the Internet at <http://www.widocoffenders.org> or by phone at 877-234-0085.

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