## Office Space For Lease

# 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:
Al Taft
or
Don Myers

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Phone: 715-839-1234 Fax: 715-839-6889

Email: altaft@aftrealestate.com Website: aftrealestate.com

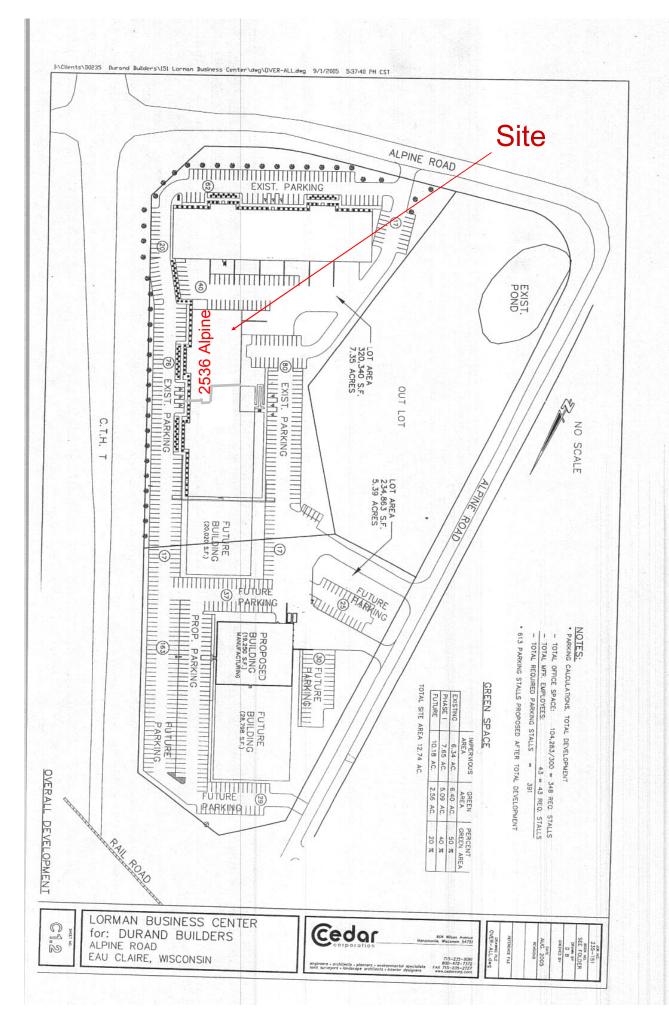


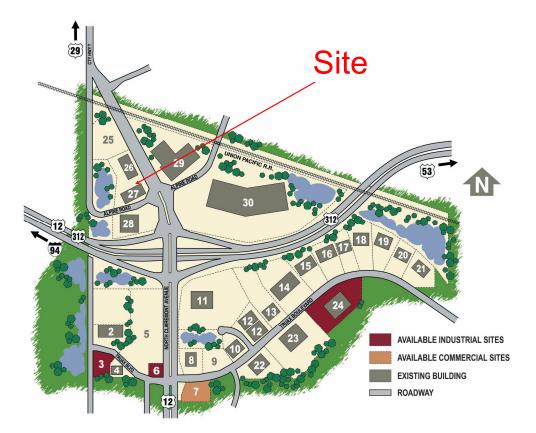
Real Estate, Inc.

### 2510 Alpine Drive



Office Area

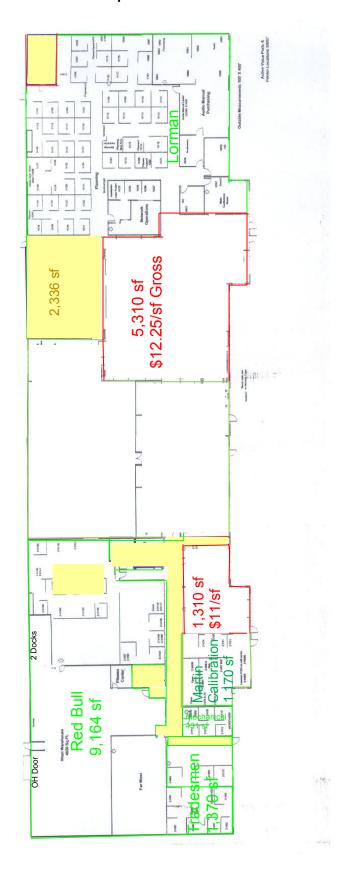




Site



#### 2510 Alpine Road



Available Space

Leased Space

Common Area WISCONSIN REALTORS® ASSOCIATION Southeastern Wisconsin Commercial Association of REALTORS®

#### DISCLOSURE OF REAL ESTATE AGENCY - C

1	THIS	DISCLOSURE IS BEING PROVIDED BY	AFT Real	Estate,	Inc.	and	
2			F	irm Name <b>≜</b>			
3		Allen F. Taft/Donald J. Myers WHO AF	RE WORKING AS: I	🛛 Owner's A	gent 🗆 Buyer's/Tenant's Ag	jent	
4	Sales Associate <b>≜</b>						
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.						
	DUTIES TO ALL BADTIES						
8	Wisconsin Statute section 452.133(1) states that in providing brokerage services to a party to a transaction (including						
9	both clients and customers), a broker shall do all of the following:						
10	(a)	Provide brokerage services to all parties to the transaction hones					
11	(b)	Diligently exercise reasonable skill and care in providing brokera	ge services to all pa	irties.		aarraa Abaarrab	
12	(c)	Disclose to each party all material adverse facts that the brol	ker knows and that	the party do	es not know or cannot dis	cover through	
13	/ IN	reasonably vigilant observation, unless the disclosure of a material adverse fact is prohibited by law.  (d) Keep confidential any information given to the broker in confidence, or any information obtained by the broker that he or she knows a					
14	(d)	Keep confidential any information given to the broker in confidential uplace	the information mu	et ha disalas	ad under (c) or Wie State	sile Kilows a	
15	reasonable party would want to be kept confidential, unless the information must be disclosed under (c) or Wis. Stats. sec. 452.23 (information contradicting third party inspection or investigation reports) or is otherwise required by law to be disclosed or the party						
16 17	whose interests may be adversely affected by the disclosure specifically authorizes the disclosure of particular confidential information.						
18	A broker shall continue to keep the information confidential after the transaction is complete and after the broker is no longer providing						
19	brokerage services to the party.						
20	(e)	Provide accurate information about market conditions that af	ffect a transaction,	to any party	who requests the information	ition, within a	
21	reasonable time of the party's request, unless disclosure of the information is prohibited by law.						
22	(f)	Account for all property coming into the possession of a broker t	that belongs to any	party within a	reasonable time of receiving	the property.	
23	(g)	When negotiating on behalf of a party, present contract propo	sals in an objective	e and unbiase	ed manner and disclose the	advantages	
24		and disadvantages of the proposals.					
0.5	DUT	TIES TO A CLIENT	hat in addition to bi	a ar bar dutic	a under lines 8 to 24 a hr	okor providina	
25	10/	Wisconsin Statute section 452.133(2) states to brokerage services to his or her client shall do all of the following		s of fiel dutie	es under lines 6 to 24, a bit	sker providing	
26 27	(0)	Loyally represent the client's interests by placing the client's in	terests ahead of th	e interests of	any other party unless lov	alty to a client	
28	(a)	violates the broker's duties under lines 8 to 24 or Wis. Stats. sec	452 137(2) (duties	to all clients i	n multiple representation situ	uations).	
29	(b)	Disclose to the client all information known by the broker th	at is material to th	e transaction	and that is not known by	the client or	
30	(5)	discoverable by the client through reasonably vigilant observ	ation, except for c	onfidential inf	formation (see lines 14 to	19) and other	
31		information, the disclosure of which is prohibited by law.					
32	(c)	Fulfill any obligation required by the agency agreement, and a	any order of the cli	ent that is wi	thin the scope of the agend	cy agreement,	
33	. ,	that are not inconsistent with another duty that the broker has ur					
34	CO	NFIDENTIALITY NOTICE TO CLIENTS AND CUSTOMERS					
35	A BROKER IS REQUIRED TO MAINTAIN THE CONFIDENTIALITY OF ALL INFORMATION GIVEN TO THE BROKER IN CONFIDENCE AND						
36	OF ALL INFORMATION OBTAINED BY THE BROKER THAT HE OR SHE KNOWS A REASONABLE PARTY WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW (SEE LINES 14 TO 19). THE FOLLOWING						
37 38	INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW (SEE LINES 14 10 19). THE FOLLOWING						
39	1) MATERIAL ADVERSE FACTS AS DEFINED IN SECTION 452.01(5g) OF THE WISCONSIN STATUTES.						
40	2)	ANY FACTS KNOWN BY THE BROKER THAT CONTR	RADICT ANY INFO	RMATION IN	ICLUDED IN A WRITTEN	INSPECTION	
41	-/	REPORT ON THE PROPERTY OR REAL ESTATE THAT IS	THE SUBJECT OF	THE TRANS	SACTION.		
42	TC	ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC	INFORMATION YO	OU CONSIDE	R CONFIDENTIAL, YOU MA	Y LIST THAT	
43	INFORMATION IN THE SPACE BELOW THAT IS MARKED "CONFIDENTIAL INFORMATION" AT A LATER TIME, YOU MAY ALSO PROVIDE						
44	THE	BROKER WITH OTHER WRITTEN NOTIFICATION OF WHAT IN	NFORMATION 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	COI	NFIDENTIAL INFORMATION:					
48							
49							
50							
51							
52							
53	-	A A A A A A A A A A A A A A A A A A A					
55	Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wiscon Department of Corrections on the Internet at http://www.widocoffenders.org or by phone at 877-234-0085.  Copyright May 2001 by Wisconsin REALTORS® Association						
	Oppright may zoon by wisconsin NEAL Force Association  Drafted by: Attorney Richard J. Staff  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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