Office Space Available

1030 Oak Ridge Drive
Eau Claire, WI

- Suite E 935sf.
- Numerous private offices; several with sinks.
- Quiet setting with views of the river valley, city and wildlife.
- Convenient medical neighborhood located near Marshfield Clinic, Sacred Heart Hospital, Midelfort Clinic and others.
- Competitive lease terms.
- 3-5 year lease with escalations.
- $10.00/sf gross

Views overlooking the Chippewa River

Contact:
Al Taft
or
Don Myers

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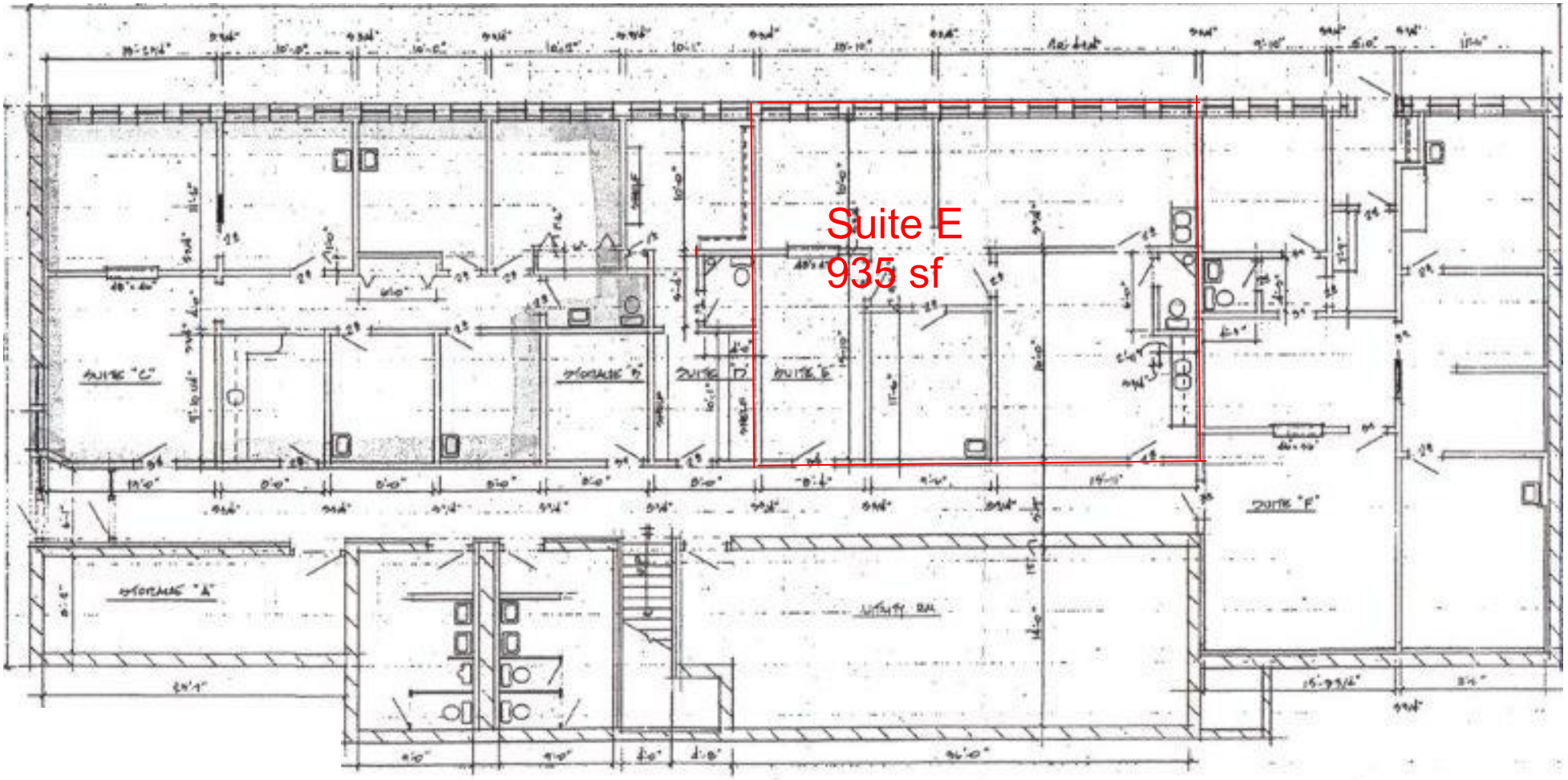
A·F·T
Real Estate, Inc.

Information contained herein has been obtained from sources deemed to be reliable but not guaranteed. AFT Real Estate disclaims any liability for errors.

Note: Floor Plan For Illustration Purposes Only



1055 Oak Ridge Dr
Exit Street View

Site
Menomonie St
10th Ave
9th Ave
8th Ave
7th Ave
6th Ave
5th Ave
Riverside Ave
Market St
Oak Ridge Dr
Lasker Dr
Craig Rd
Heights Dr
University Dr
N Frontage Rd
Frontage Rd
12
Marshfield Clinic
Plaza Hotel
Walgreen's
Sacred Heart Hospital
UW-EC
ShopKo
© 2015 Google
Google earth
1998
Imagery Date: 4/21/2014 44°47'49.58" N 91°30'58.86" W elev 873 ft eye alt 4461 ft

DISCLOSURE OF REAL ESTATE AGENCY - C

THIS DISCLOSURE IS BEING PROVIDED BY AFT Real Estate Inc and
Firm Name
Allen F. Taft/Donald J. Myers WHO ARE WORKING AS: ☒ Owner's Agent ☐ Buyer's/Tenant's Agent
Sales Associate

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

DUTIES TO ALL PARTIES

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

(a) Provide brokerage services to all parties to the transaction honestly, fairly and in good faith.
(b) Diligently exercise reasonable skill and care in providing brokerage services to all parties.
(c) Disclose to each party all material adverse facts that the broker knows and that the party does not know or cannot discover through 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 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 whose interests may be adversely affected by the disclosure specifically authorizes the disclosure of particular confidential information. A broker shall continue to keep the information confidential after the transaction is complete and after the broker is no longer providing brokerage services to the party.
(e) Provide accurate information about market conditions that affect a transaction, to any party who requests the information, within a reasonable time of the party's request, unless disclosure of the information is prohibited by law.
(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.
(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.

DUTIES TO A CLIENT

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

(a) Loyally represent the client's interests by placing the client's interests ahead of the interests of any other party, unless loyalty to a client 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).
(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 discoverable by the client through reasonably vigilant observation, except for confidential information (see lines 14 to 19) and other information, the disclosure of which is prohibited by law.
(c) Fulfill any obligation required by the agency agreement, and any order of the client that is within the scope of the agency agreement, that are not inconsistent with another duty that the broker has under this chapter or any other law.

CONFIDENTIALITY NOTICE TO CLIENTS AND CUSTOMERS

A BROKER IS REQUIRED TO MAINTAIN THE CONFIDENTIALITY OF ALL INFORMATION GIVEN TO THE BROKER IN CONFIDENCE AND 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 INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

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

TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT 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.

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

CONFIDENTIAL INFORMATION: _____

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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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.