

# NEW CONSTRUCTION

## CLASS A PROFESSIONAL OFFICE SPACE FOR LEASE



**1148 Province Terrace  
Menasha, Wisconsin**

Brand new Class A Professional Office Space available for lease. Demised space is fully built out with high end finishes. Great location just south of the Highway 441/Oneida Street interchange. There is a fully built-out gym with a shower in the building; use could be negotiated.

### PROPERTY HIGHLIGHTS:

Available Space:	1,800 Square Feet	Lease Rate:	\$19.00/square foot/year NNN
Lot Size:	0.7280 Acres	NNN Expenses:	Apx \$6.00 - \$7.00/square foot/year
Ceiling Height:	10 Feet	Age of Building:	New Construction—Built in 2025
Electrical:	120/208 3-Phase Service	Signage:	Pylon Sign & Building Signage
Parking:	Shared Parking for 17 Vehicles	HVAC:	4-ton Roof Top Unit



*Brokers and Consultants to the Business Community*

3305C North Ballard Road  
Appleton, WI 54911  
Office (920) 739-0101      Mobile (920) 585-9142  
Chris Winter: [cwinter@rolliewinter.com](mailto:cwinter@rolliewinter.com)

Showings are to be arranged through Rollie Winter & Associates, Ltd., by appointment only. This information was obtained from sources deemed to be accurate and reliable, but is not guaranteed and is subject to correction.



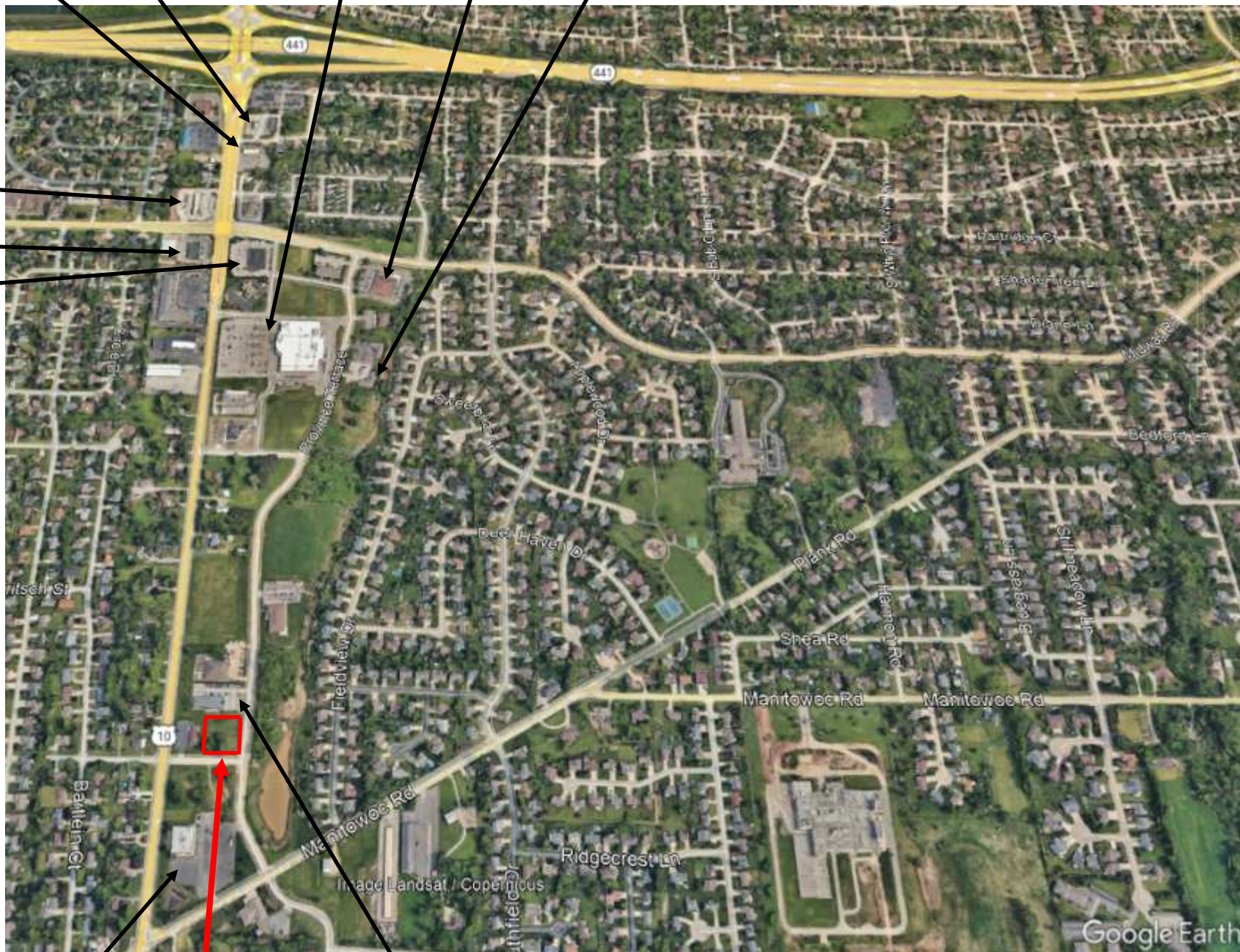


SUBJECT PROPERTY



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 POPULATION	8,966	60,171	146,674
AVERAGE HOUSEHOLD INCOME	\$95,067	\$94,995	\$98,851

Wendy's    Kwik Trip    Festival Foods    ThedaCare    Edward Jones



Club Car Wash

Dunkin

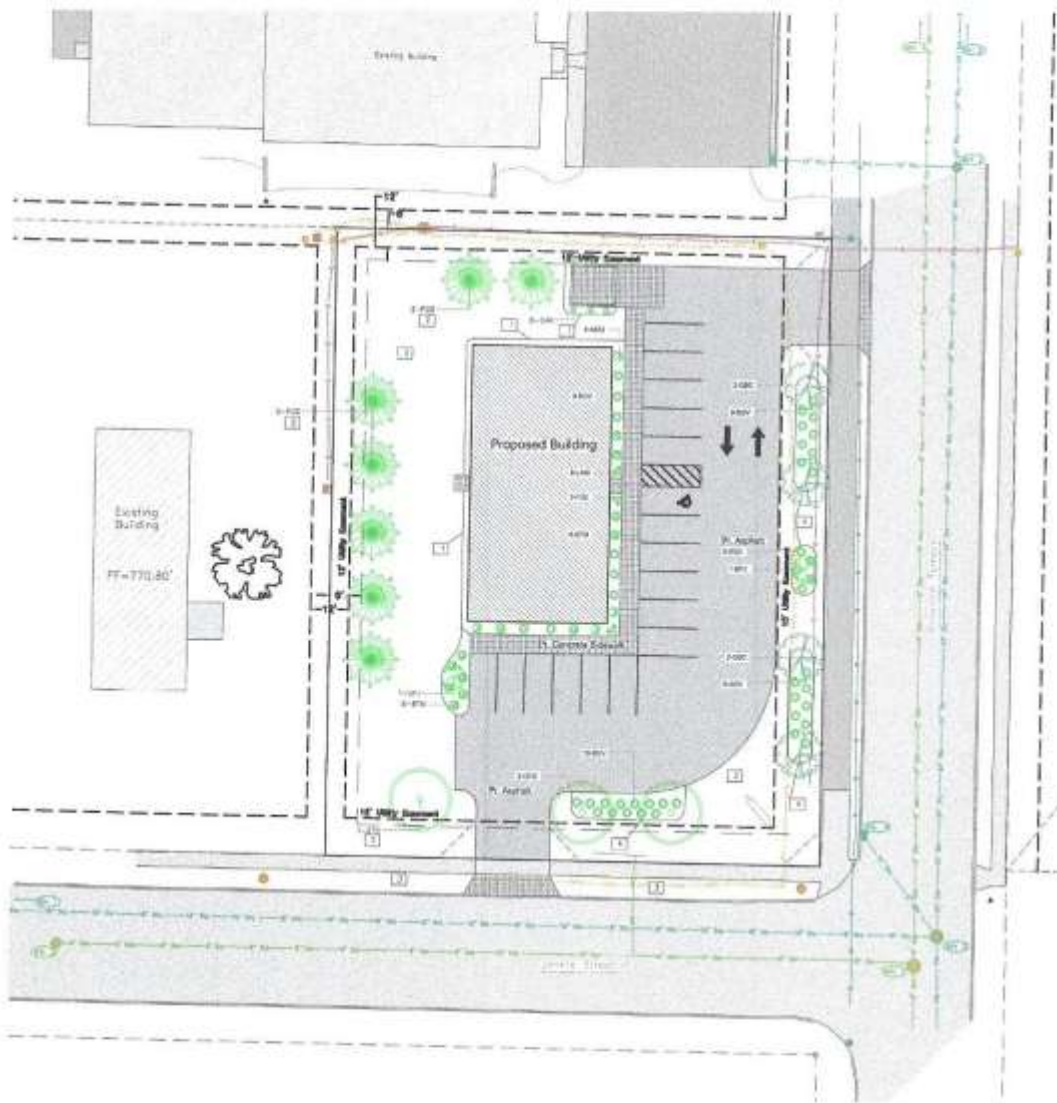
CVS

Stone Toad Bar & Grill

**SUBJECT PROPERTY**

Davel Engineering

Google Earth



**LEGEND**

Proposed Building	Utility Lines	Storm Sewer	Water Main	Gas Main	Electric Main	Proposed Concrete	Proposed Grade
Existing Building	Storm Sewer (Flow 500)	Storm Sewer (Flow 100)	Storm Sewer (Flow 200)	Storm Sewer (Flow 300)	Storm Sewer (Flow 400)	Proposed Asphalt	Proposed Concrete
Proposed Parking	Storm Sewer (Flow 50)	Storm Sewer (Flow 100)	Storm Sewer (Flow 200)	Storm Sewer (Flow 300)	Storm Sewer (Flow 400)	Proposed Concrete	Proposed Concrete
Proposed Concrete	Storm Sewer (Flow 50)	Storm Sewer (Flow 100)	Storm Sewer (Flow 200)	Storm Sewer (Flow 300)	Storm Sewer (Flow 400)	Proposed Concrete	Proposed Concrete
Proposed Grade	Storm Sewer (Flow 50)	Storm Sewer (Flow 100)	Storm Sewer (Flow 200)	Storm Sewer (Flow 300)	Storm Sewer (Flow 400)	Proposed Concrete	Proposed Concrete



**SITE INFORMATION:**  
 Legal Description: Lot 12  
 Parcel #: 17000004  
 Current Use: Vacant  
 Proposed Use: Residential  
 Current Zoning: C-1 (General Commercial District)

**Site Area**  
 Parcel Area: 34,710 SF (0.788 Acres)  
 Total Existing Impervious: 9,500 SF  
 Proposed Building Area: 3,040 SF  
 Proposed Pavement Area: 13,875 SF  
 Proposed Sidewalk Area: 305 SF

**Total Proposed Impervious:** 13,625 SF (39.2%)  
**Total Proposed Overlap:** 10,475 SF (30.2%)

**PARKING CALCULATIONS**  
 Parking Ratio Proposed: 17  
 Parking Ratio Required (One car per 400 SF Floor Area): 3.50 SF / 1400 SF = 19 Spots

**PROPERTY OWNER:**  
 Paul J. Potts Co., Inc.  
 Paul J. Potts  
 4730 N. Richmond St.  
 Appleton, WI 54912  
 Telephone: (920) 752-8733  
 Email: info@potts.com



Lot	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	10,000	10,000	10,000	10,000
2	10,000	10,000	10,000	10,000
3	10,000	10,000	10,000	10,000
4	10,000	10,000	10,000	10,000
5	10,000	10,000	10,000	10,000
6	10,000	10,000	10,000	10,000
7	10,000	10,000	10,000	10,000
8	10,000	10,000	10,000	10,000
9	10,000	10,000	10,000	10,000
10	10,000	10,000	10,000	10,000

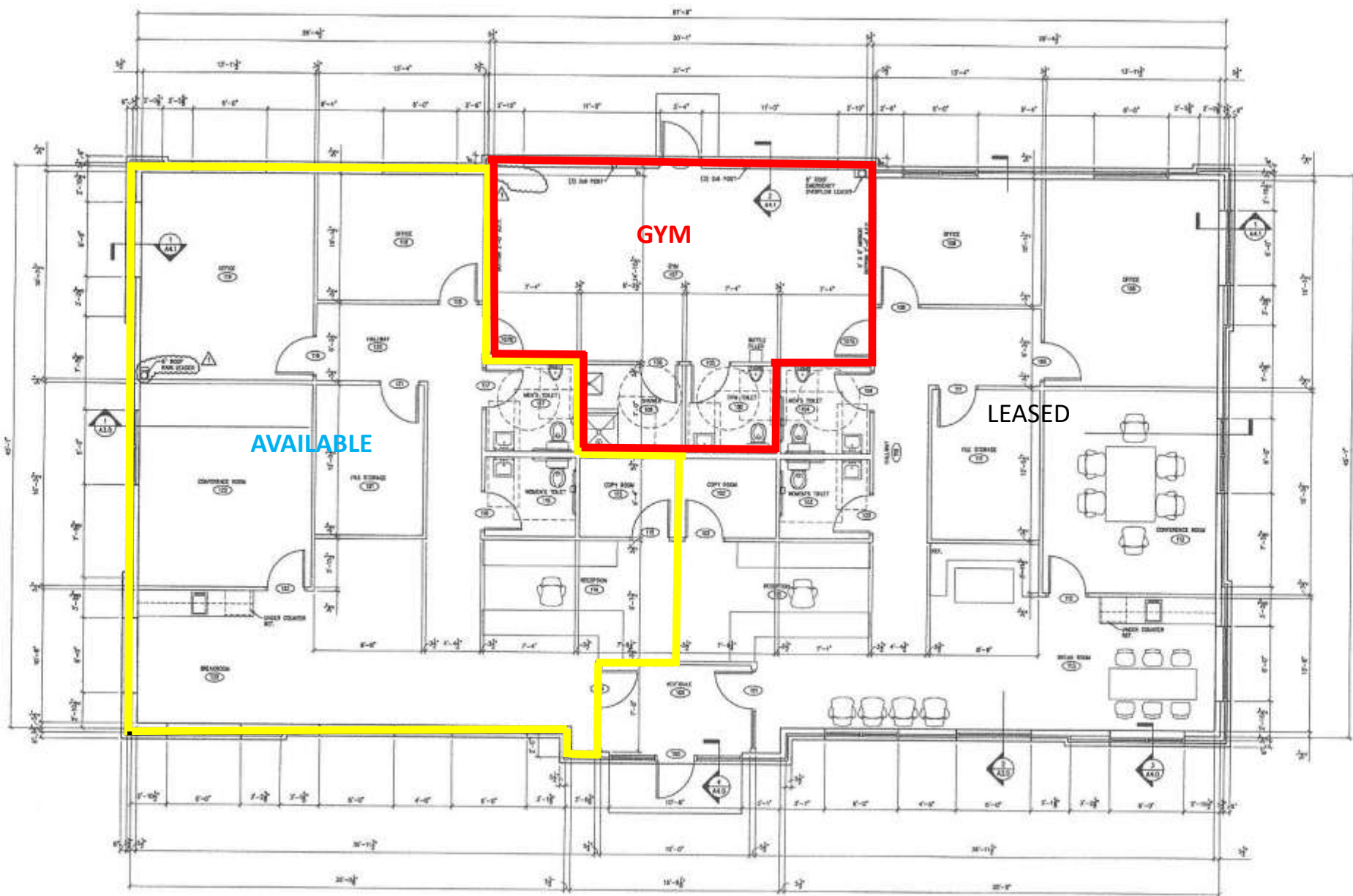
**GENERAL NOTES:**  
 1. The proposed building shall be constructed in accordance with the applicable provisions of the City of Menasha Zoning Ordinance and the Wisconsin Building Code. The proposed building shall be constructed in accordance with the applicable provisions of the Wisconsin Building Code and the Wisconsin State Building Code. The proposed building shall be constructed in accordance with the applicable provisions of the Wisconsin Building Code and the Wisconsin State Building Code. The proposed building shall be constructed in accordance with the applicable provisions of the Wisconsin Building Code and the Wisconsin State Building Code.

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Drainage & Gutters Details Plan	C1.3
Utility Plan	C1.4
Construction and Details Control Details	C2.1



FLOOR PLAN  
SCALE: 1/4" = 1'-0"



**DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the  
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent  
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A  
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is  
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the  
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.  
9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.  
10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.  
12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,  
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home  
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a  
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the  
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person  
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to  
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the  
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may  
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a  
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36 \_\_\_\_\_

37 \_\_\_\_\_

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_

39 \_\_\_\_\_

40 \_\_\_\_\_

41 \_\_\_\_\_

42 \_\_\_\_\_ (Insert information you authorize to be disclosed, such as financial qualification information.)

**DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such  
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable  
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction  
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a  
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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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Drafted by Attorney Debra Peterson Conrad

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Christopher Winter

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