



THE REALTY COMPANY

# CEDARBURG SQUARE OFFICE COMPLEX

N63W244-248 WASHINGTON AVE



**Fantastic location for your business.**

**Washington Ave exposure in  
downtown Cedarburg.**

**Office and Retail spaces available**

The following is included:

- Heat
- Current Real Estate Taxes
- Building Insurance
- Maintenance of Common Area
- Parking
- Elevator (Building B)
- Shared Conference Room (Building B)
- Approximately 83 Parking Spaces
- Sprinklers throughout

**For more information, please contact:**

**Lorna Mueller, Owner/Broker**

414-405-7128

Lorna@TheRealtyCompanyLLC.com

**Elizabeth Hill, Agent**

414-803-1443

Elizabeth@TheRealtyCompanyLLC.com

**Molly Morris, Agent**

262-391-6909

Molly@TheRealtyCompanyLLC.com

850 Elm Grove Road, Suite 19  
Elm Grove, WI 53122

**TheRealtyCompanyLLC.com**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

## Building A Spaces Available:

**Suite #103** is a 2 Room Office Space with large window looking into the Lobby Space. Approximately 465 SF, offered at \$651/mo, \$16.80/SF– 1 yr lease terms



**Suite #104** is a 2 Room space with windows facing Washington Ave. approximately 225 SF, offered at \$315/mo, \$16.80/SF-1 yr lease terms



These two spaces may be combined, for an estimated 695 SF



# TRC

THE REALTY COMPANY

**Lorna Mueller, Owner/Broker**

414-405-7128

Lorna@TheRealtyCompanyLLC.com

**Elizabeth Hill, Agent**

414-803-1443

Elizabeth@TheRealtyCompanyLLC.com

**Molly Morris, Agent**

262-391-6909

Molly@TheRealtyCompanyLLC.com

## Building B Spaces Available:

**Suite #7** In the lower level, quaint 3 room space offered at \$429/mo, \$15.60/SF Approx 330SF-1 yr lease terms



**Suite #203**, upper level unit with 3 room, and exterior windows, Approx 400 SF offered at \$540/mo, \$16.20/SF-1 yr lease terms



**Lorna Mueller, Owner/Broker**

414-405-7128

Lorna@TheRealtyCompanyLLC.com

**Elizabeth Hill, Agent**

414-803-1443

Elizabeth@TheRealtyCompanyLLC.com

**Molly Morris, Agent**

262-391-6909

Molly@TheRealtyCompanyLLC.com

## Building B Spaces Available:

**Suite #207** upper level suite, former providers office, is ready to be reimagined for your business. Currently has 6 private rooms, large common area and reception area.

Approximately 1485 SF, offered at \$2004.75/mo, \$16.20/SF –1 yr lease terms



---

# TRC

THE REALTY COMPANY

**Lorna Mueller, Owner/Broker**

414-405-7128

Lorna@TheRealtyCompanyLLC.com

**Elizabeth Hill, Agent**

414-803-1443

Elizabeth@TheRealtyCompanyLLC.com

**Molly Morris, Agent**

262-391-6909

Molly@TheRealtyCompanyLLC.com

**Building B Retail Space Available: Fantastic Retail/Office Space**

**These 2 Spaces may be combined, creating a total of approximately 3,528 SF**



**Suite 105**, Approx 1319 SF. Former Bank location available for retail, office space, may be built to suit. Offered at \$1911.11/mo, \$17.40/SF, Minimum 3 yr lease terms



**Suite 103 B**, Approx 2220 SF. Fantastic street level suite available, 2 outside entrances great Washington Avenue presence and signage. Perfect for Retail, may be built to suit. Large parking lot available. Offered at \$3190/mo, \$17.40/SF, Minimum 3 yr lease terms



THE REALTY COMPANY

**Lorna Mueller, Owner/Broker**

414-405-7128

Lorna@TheRealtyCompanyLLC.com

**Elizabeth Hill, Agent**

414-803-1443

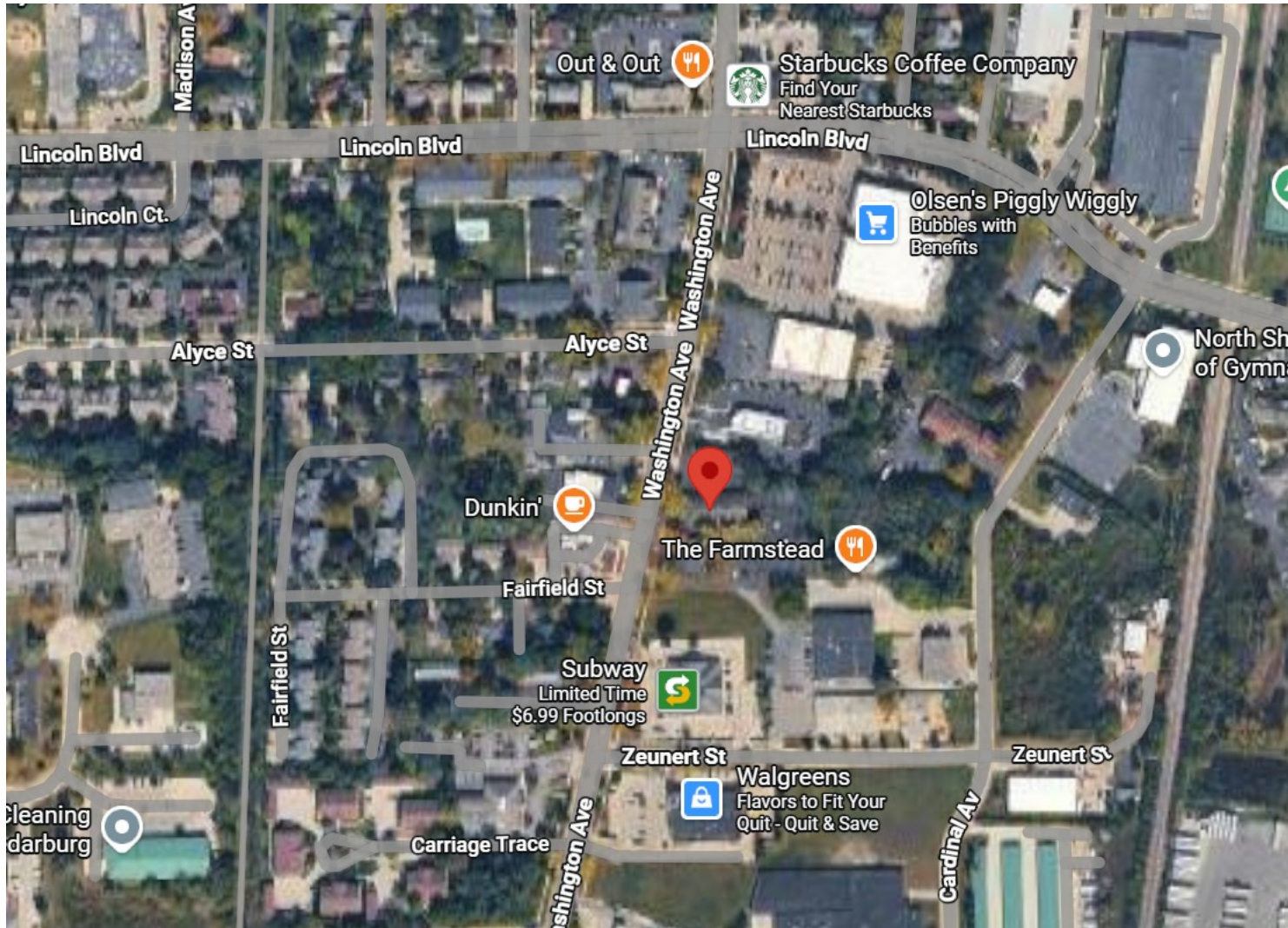
Elizabeth@TheRealtyCompanyLLC.com

**Molly Morris, Agent**

262-391-6909

Molly@TheRealtyCompanyLLC.com

# CEDARBURG SQUARE OFFICE COMPLEX



# TRC

THE REALTY COMPANY

**Lorna Mueller, Owner/Broker**

414-405-7128

Lorna@TheRealtyCompanyLLC.com

**Elizabeth Hill, Agent**

414-803-1443

Elizabeth@TheRealtyCompanyLLC.com

**Molly Morris, Agent**

262-391-6909

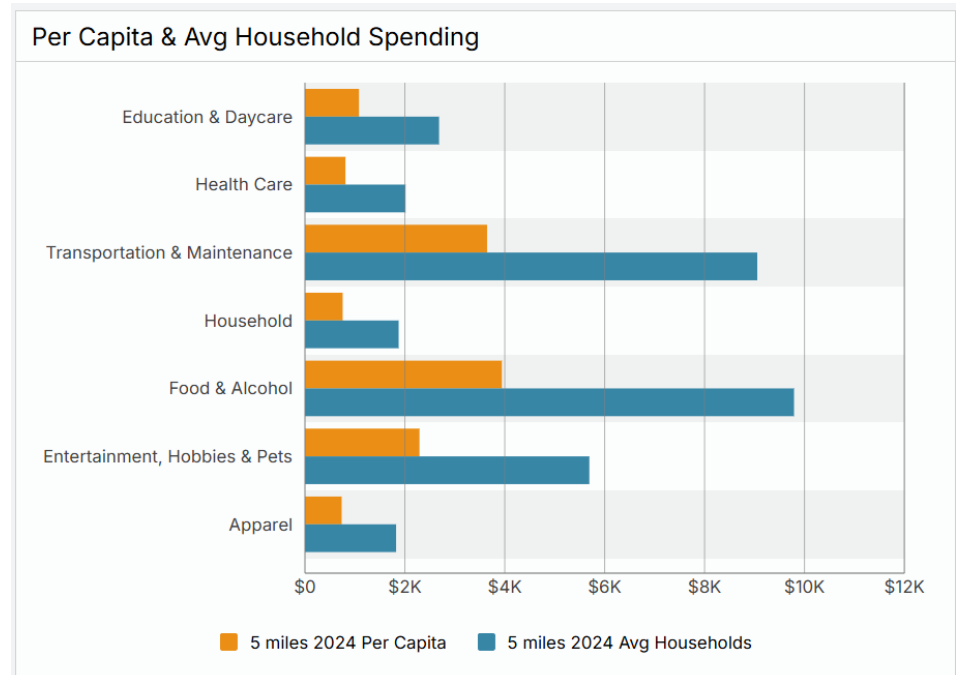
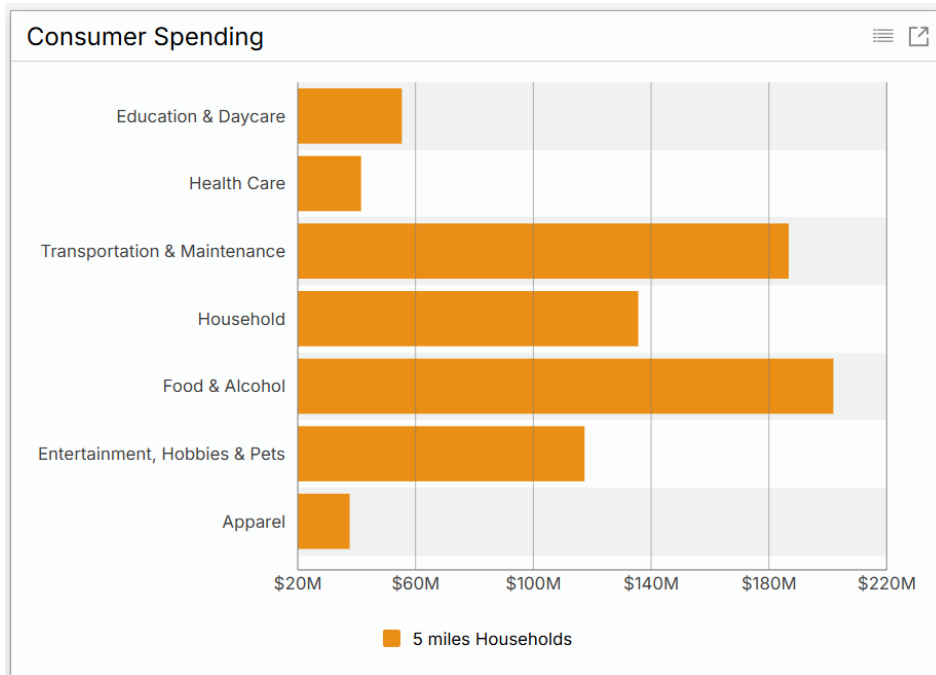
Molly@TheRealtyCompanyLLC.com

## Lease Market Summary for No. Ozaukee

North Ozaukee contains 1.3 million SF of inventory, compared to 76.6 million SF of inventory metro wide.

Average rents in North Ozaukee are roughly \$19.20/SF, compared to the wider Milwaukee market average of \$21.00/SF.

Rents have changed by 1.2% year over year in North Ozaukee, compared to a change of 0.9% metro wide. Annual rent growth of 1.2% in North Ozaukee compares to the submarket's five-year average of 2.5% and its 10-year average of 1.9%. Overall annual rent growth in the North Ozaukee office submarket is forecast to end 2026 at 0.5% compared to the Milwaukee average of 0.7%.



**Lorna Mueller, Owner/Broker**

414-405-7128

Lorna@TheRealtyCompanyLLC.com

**Elizabeth Hill, Agent**

414-803-1443

Elizabeth@TheRealtyCompanyLLC.com

**Molly Morris, Agent**

262-391-6909

Molly@TheRealtyCompanyLLC.com

# Cedarburg Square Office and Retail for Lease

---

## **CONFIDENTIALITY & DISCLAIMER:**

All materials and information received or derived from TRC Commercial, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither TRC Commercial, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. TRC Commercial, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. TRC Commercial, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. TRC Commercial, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by TRC Commercial, LLC in compliance with all applicable fair housing and equal opportunity laws.



THE REALTY COMPANY

**Lorna Mueller, Owner/Broker**

414-405-7128

Lorna@TheRealtyCompanyLLC.com

**Elizabeth Hill, Agent**

414-803-1443

Elizabeth@TheRealtyCompanyLLC.com

**Molly Morris, Agent**

262-391-6909

Molly@TheRealtyCompanyLLC.com

# Cedarburg Square Office and Retail for Lease

WISCONSIN REALTORS ASSOCIATION  
4801 Forest Run Road, Madison, WI 53704

The Realty Company LLC  
Effective July 1, 2016

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

42 **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.  
Copyright © 2016 by Wisconsin REALTORS Association Drafted by Attorney Debra Peterson Conrad  
The Realty Company LLC, 350 Elm Grove Rd #19 Elm Grove WI 53122 Phone: 262-786-7666 Fax: 262-786-7667 1951-55-59 Disc 13  
Lorna Mueller Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)



THE REALTY COMPANY

**Lorna Mueller, Owner/Broker**

414-405-7128

Lorna@TheRealtyCompanyLLC.com

**Elizabeth Hill, Agent**

414-803-1443

Elizabeth@TheRealtyCompanyLLC.com

**Molly Morris, Agent**

262-391-6909

Molly@TheRealtyCompanyLLC.com