FOR LEASE



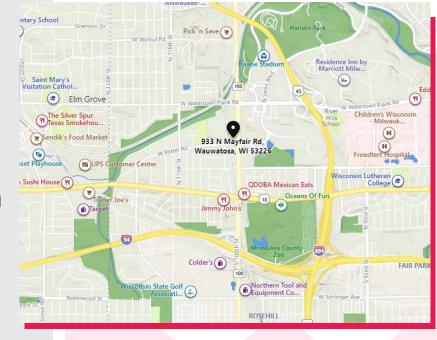
933 N. Mayfair Road Wauwatosa, WI

Located on Mayfair Road, 933 N. Mayfair has great exposure and excellent accessibility, just minutes from both I-94 and Hwy. 45. This central 'zoo-interchange' location is only minutes from Waukesha County, Downtown and the Airport. The building is situated among the rich mix of retail, hotels, restaurants and entertainment along The Mayfair Corridor.

- Three-Story 50,000 SF Brick Office Building
- Parking: 4/1,000 SF
- 299 5,508 RSF Available
- Call for Rates

Features:

- Two-story atrium / sitting area
- Garage parking for tenants
- UPS & Airbourne pickup
- After hours entry system
- Building storage
- Mayfair Road median cut at Potter Road
- Mail delivered to suite



For More Information:

John Czarnecki 262.785.4500 jczarnecki@commercialunited.com Commercial United, LLC 150 North Sunny Slope, Suite 240 Brookfield, WI 53005

www.commercialunited.com



WISCONSIN REALTORS® ASSOCIATION

4801 Forest Run Road Madison, Wisconsin 53704

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 BROKER DISCLOSURE TO CUSTOMERS

- 3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
- 4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
- 5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker ow es you, the customer, the 6 following duties:
- 7 The duty to provide brokerage services to you fairly and honestly.
- 8 The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 The duty to provide you w ith accurate informati on about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- 11 The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (See Lines 47-55).
- 13 The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information of other parties (See Lines 22-39).
- 15 The duty to safeguard trust funds and other property the broker holds.
- 16 The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- Please review this information carefully. A broker or sales person can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.
- This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 CONFIDENTIALITY NOTICE TO CUSTOMERS

- 23 BROKER WILL KE EP CONFIDE NTIAL A NY INFORMATION GIVE N TO BROKER IN CONFIDENCE, OR ANY INFORMATION
- 24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REAS ONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
- 25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
- 26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
- 27 PROVIDING BROKERAGE SERVICES TO YOU.
- 28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:
- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
- 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATIO N 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
- 33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
- 34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.
- 35 **CONFIDENTIAL INFORMATION**:

36 37

38

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

39 <u>(INSERT INFORMATION YOU AUTHORIZE THE BR</u>OKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

40 CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my hom e or cell phone num bers regarding i ssues, goods and services related to the real estate transaction until I/w e withdraw this consent in writing. List Home/Cell Numbers:

44 SEX OFFENDER REGISTRY

A5 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://offender.doc.state.wi.us/public/ or by phone at 608-240-5830.

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

- 48 A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that
- 49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect 50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
- 51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence
- 52 that a competent li censee generally recognizes will significantly and adversely affect the value of the property, si gnificantly reduce
- 53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
- 54 that indicates that a party to a transacti on is not able to or does not intend to meet his or her obligati ons under a contract or
- 55 agreement made concerning the transaction.

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