FOUNDERS 3
REAL ESTATE SERVICES

5445 SOUTH WESTRIDGE DRIVE

NEW BERLIN, WISCONSIN

5445 SOUTH WESTRIDGE DRIVE
NEW BERLIN, WI 53151

FOUNDERS 3 REAL ESTATE SERVICES

PROPERTY OVERVIEW

SPECIFICATIONS

Gross Building Size (Approximate)	**60,000 SF** 37,000 (1st Level) 23,000 (Garden Level)
Land Size	8.52 acres
Year Built	1997; Renovations in 2009
Construction	Steel frame construction with masonry walls
Zoning	M-1, Limited Industrial District
Roof	Flat - Rubber membrane
Stories	Two (2)
Clear height	8'- 24'
Parking	± 275 Free Surface Spaces (4.63/1,000 SF)
Elevator	One (1) passenger
Overhead Doors	Three (3) overhead doors
Sprinklers	Yes
HVAC	A/C: Packaged forced air to all finished areas of the building. Heat: Gas-fired forced-air
IT Room A/C	Four (4) units
IT Room Generator	Yes - Diesel, 400kW, 500 kVA Standby
Restrooms	Set of two (2) on each level
Utilities	Gas/Electric - WE Energies Water/Sewer - Municipal
Tax Key	NBC-1260-995-004
Taxes (2019)	$84,751.52
LEASE RATE	$12.00/SF Net
ASKING PRICE	$6,900,000 ($115/SF)

PROPERTY HIGHLIGHTS

- Excellent access to Interstate 43
- Signage available
- Ample on-site parking
- Natural wooded surroundings
- "Loft-like" office spaces with a mix of open workstations, offices & conference rooms
- Training center
- Warehouse-storage space (780 SF)
- Secured IT/Server room (504 SF)
- Room for expansion of either building or parking lot

**Any long term lease is contingent on a sale to 3rd part investor.*

CONTACTS

Ned Purtell, SIOR, CCIM
414.249.2330
npurtell@founders3.com

Patti Stevens
414.249.2318
pstevens@founders3.com

Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

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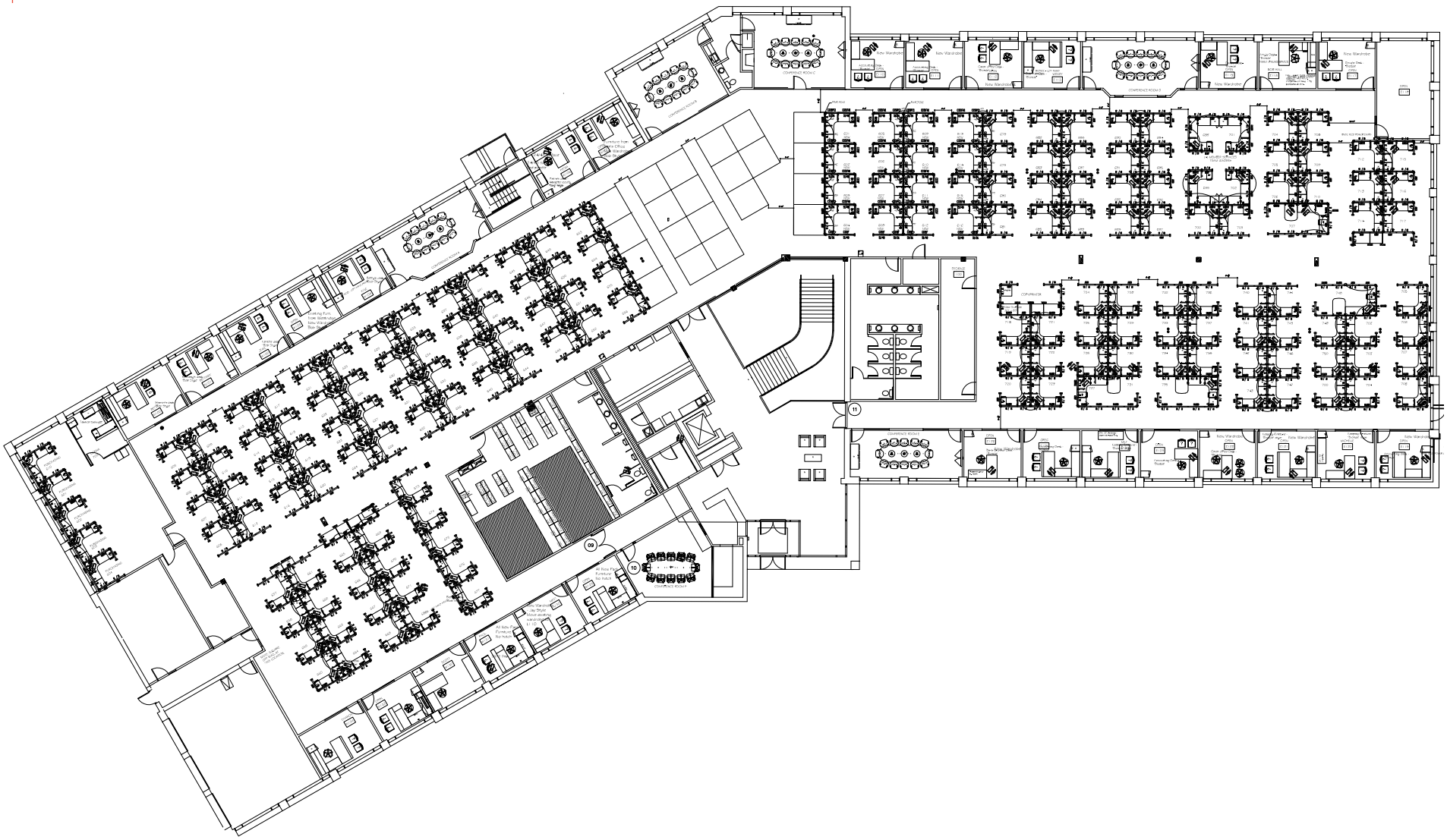
SPACE PLAN - FIRST FLOOR



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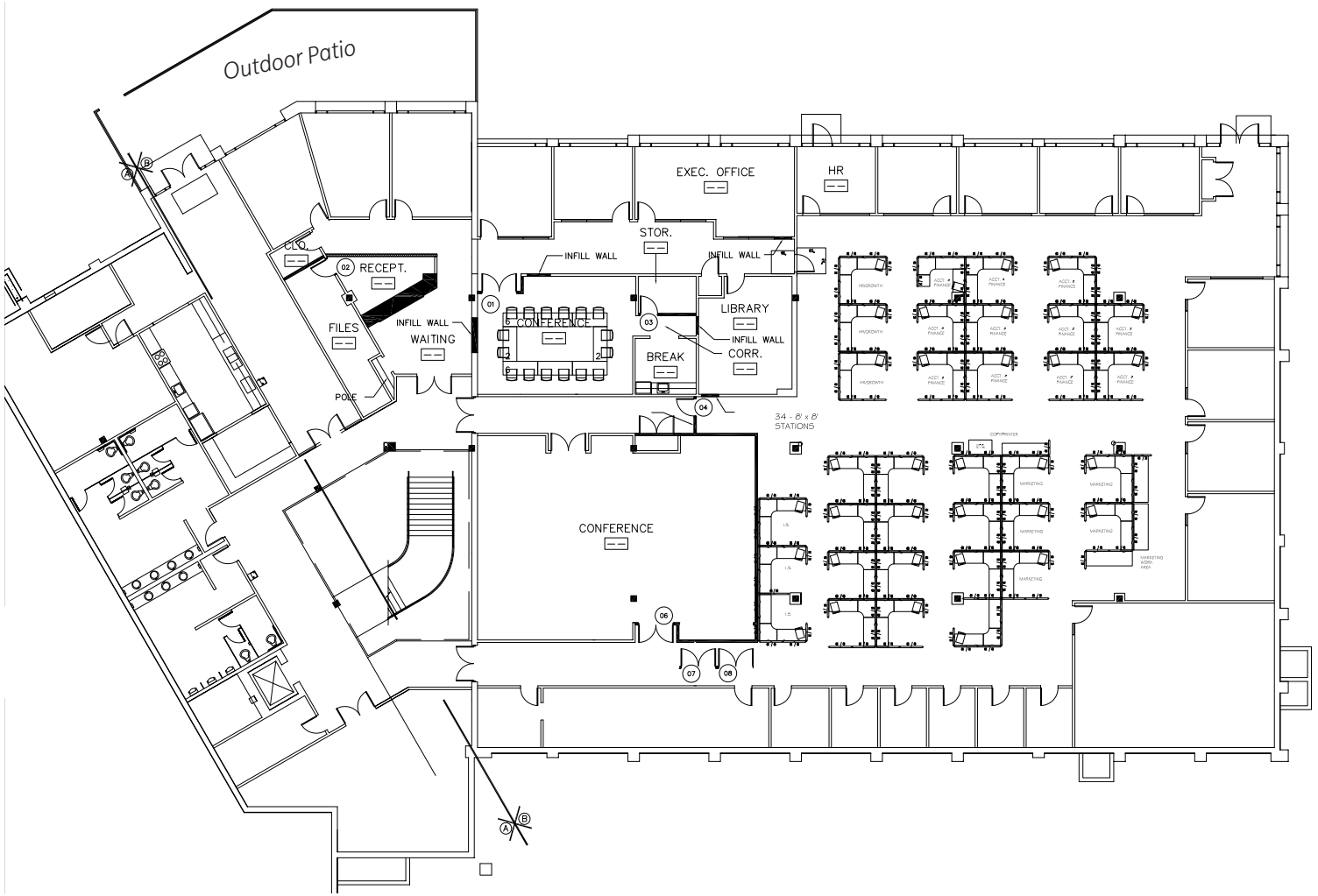
SPACE PLAN - GARDEN LEVEL



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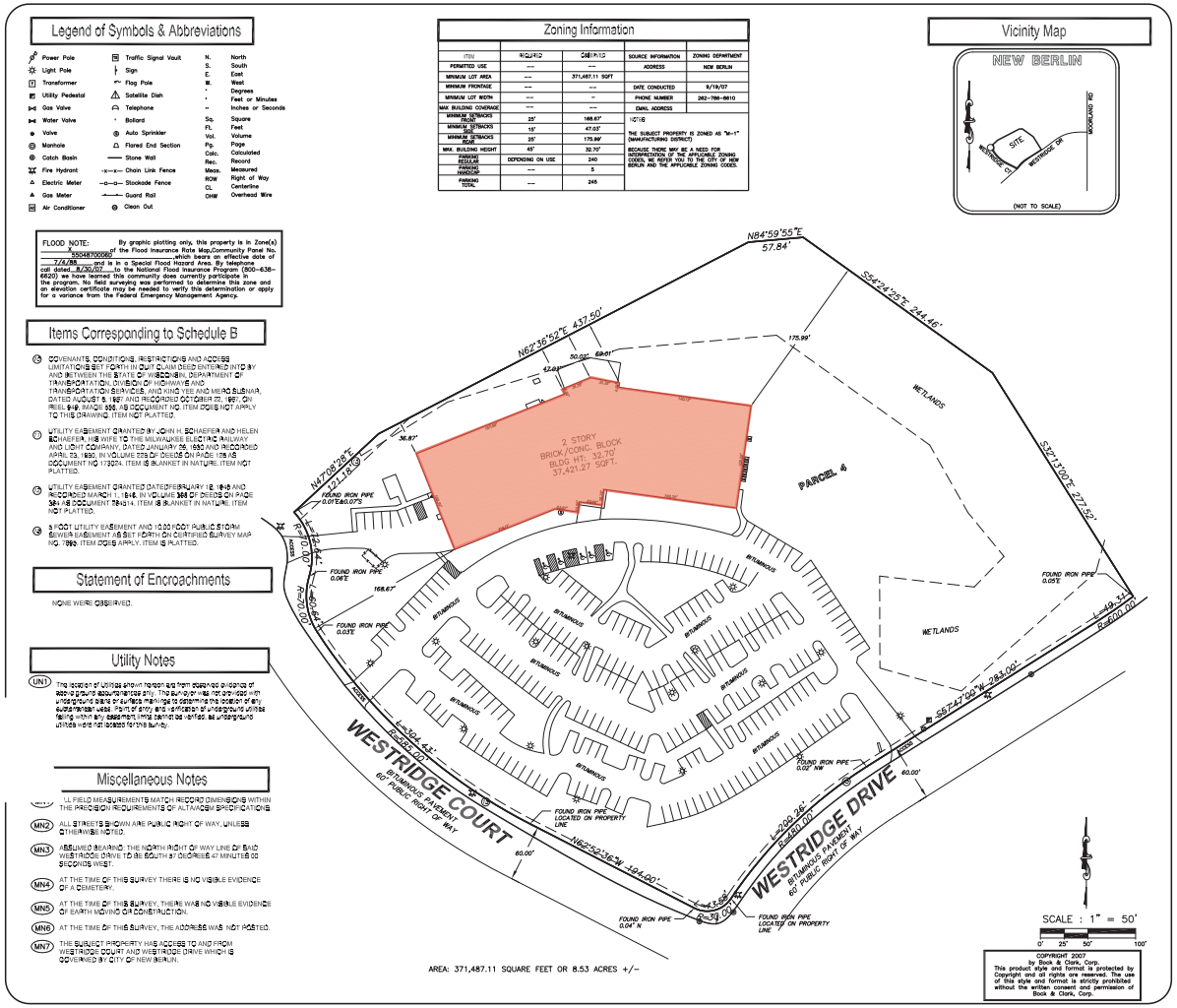
PROPERTY SURVEY



Legal Description

PARCEL 4 OF CERTIFIED SURVEY MAP NO. 7985, RECORDED ON DECEMBER 18, 1995 IN VOLUME 65 OF CERTIFIED SURVEY MAPS ON PAGES 118 TO 122 INCLUSIVE, AS DOCUMENT NO. 2086182, BEING A RESUBDIVISION OF PARCEL 4 OF CERTIFIED SURVEY MAP NO. 7894 BEING A PART OF THE SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, ALL IN TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

ABOVE LEGAL DESCRIPTION IS THE SAME DESCRIPTION IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT No. 1229948 BEARING AN EFFECTIVE DATE OF JULY 10, 2007.

ALTA/ACSM Land Title Survey

Project Boundary Project
Weatby
BSC Project No. 70071285, 0011
5445 Westridge Dr, New Berlin, WI

Surveyor's Certification

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland–Massillon Road Akron, Ohio 44333
Phone: (800) Surveys Fax: (330) 666–3608 www.1800surveys.com

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PROPERTY PHOTOS

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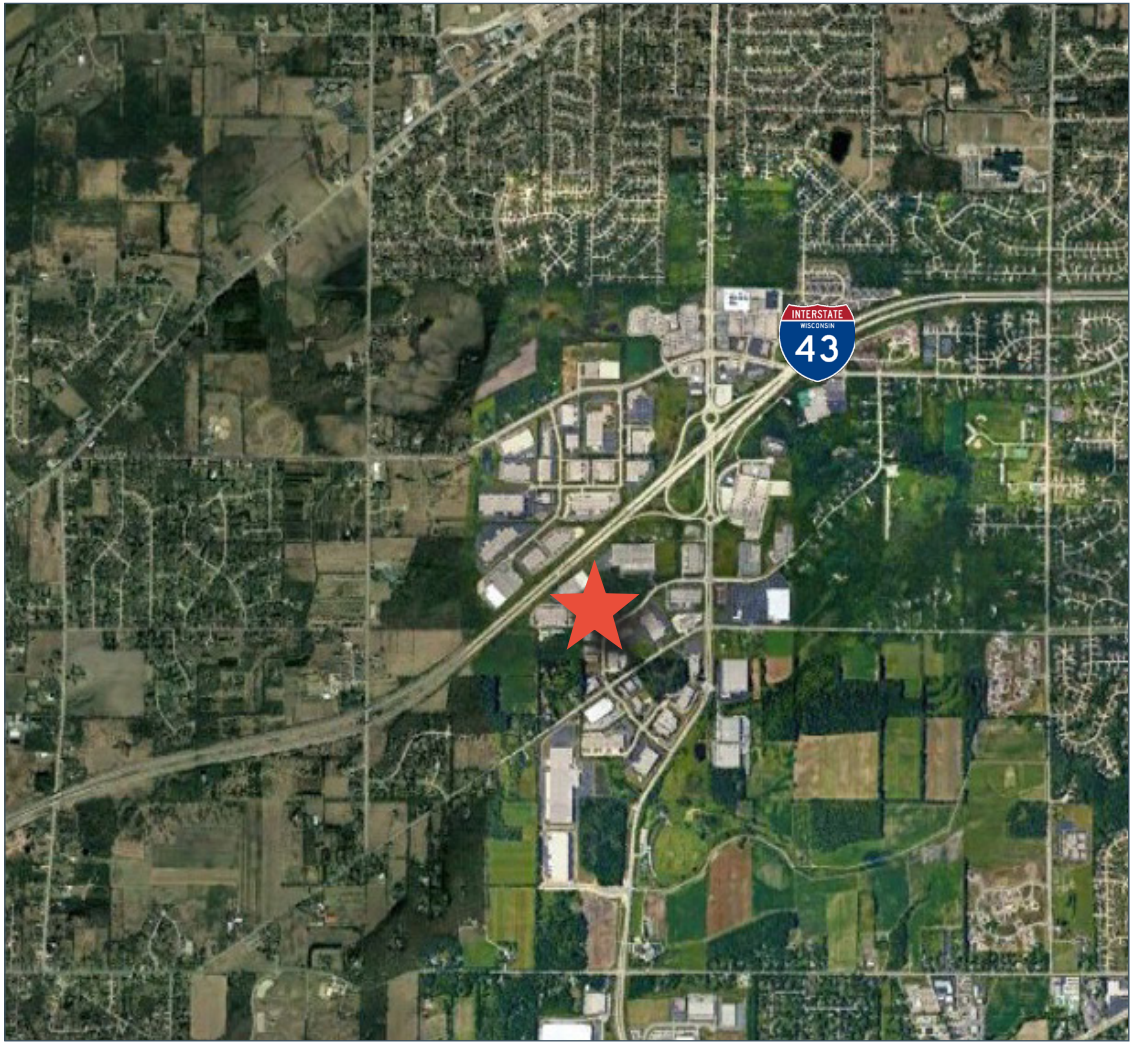
PROPERTY AERIAL & LOCATION



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NON-RESIDENTIAL CUSTOMERS

STATE OF WISCONSIN
BROKER DISCLOSURE

FOUNDERS 3
REAL ESTATE SERVICES

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

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

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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. An Agent of the Firm 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

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

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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 (see "Definition of Adverse Facts" below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION
(the following information may be disclosed to the Firm and its Agents)

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

Definition of Material Adverse Facts

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 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision 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 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Notice About Sex Offender Registry

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.doc.wi.gov or by telephone at 608-240-5830.