



OFFICE INVESTMENT OPPORTUNITY

Prospect 101

101 E Milwaukee Street | Janesville, WI 53545

Building Size	40,000 SF
Year Built	1967 (renovated 2009)
Floors	6 floors w/partially finished basement
Lot Size	0.245 Acres
Zoning	B-5 (Central Business)
Parcel ID	241-01361-0277
Parking	286 public stalls in connected ramp
Sale Price	\$2,990,000

Prominent Office building in Downtown Janesville at the corner of "main and main". This heavily trafficked CBD location sits at the intersection of Main Street and Milwaukee Street. This project is connected to a public parking ramp that provides 286 free parking stalls for tenants, clients and visitors. The building boasts 41,169 SF of prime real estate with office space on floors 2-6 and two great retail spaces on the 1st floor. The building sits on roughly a quarter of an acre. We are offering this asset at an 9.7% CAP Rate based on existing rents and pending leases. This 88.5% occupied opportunity, priced at \$77.73 per square foot, has substantial upside given the below market rents and quickly redeveloping Central Business District. The project will welcome drafthouse, a gastro pub, into the corner retail suite, providing the tenants and Downtown a beautiful, unique setting for lunch, dinner and drinks.

Contact us:

Chris Richards

+1 608 826 9500 (Direct)

+1 608 628 5895 (Mobile)

chris.richards@colliers.com

Colliers International

811 E Washington Ave, Suite 411

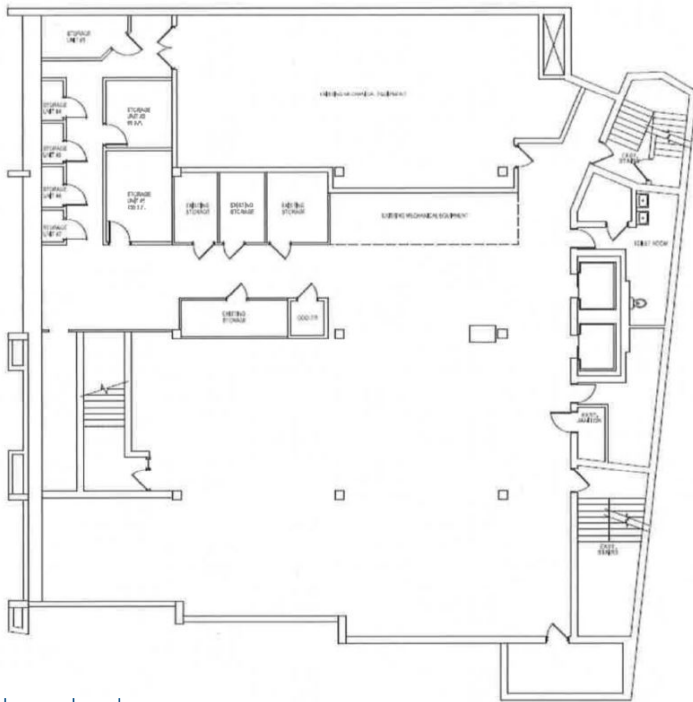
Madison, WI 53703



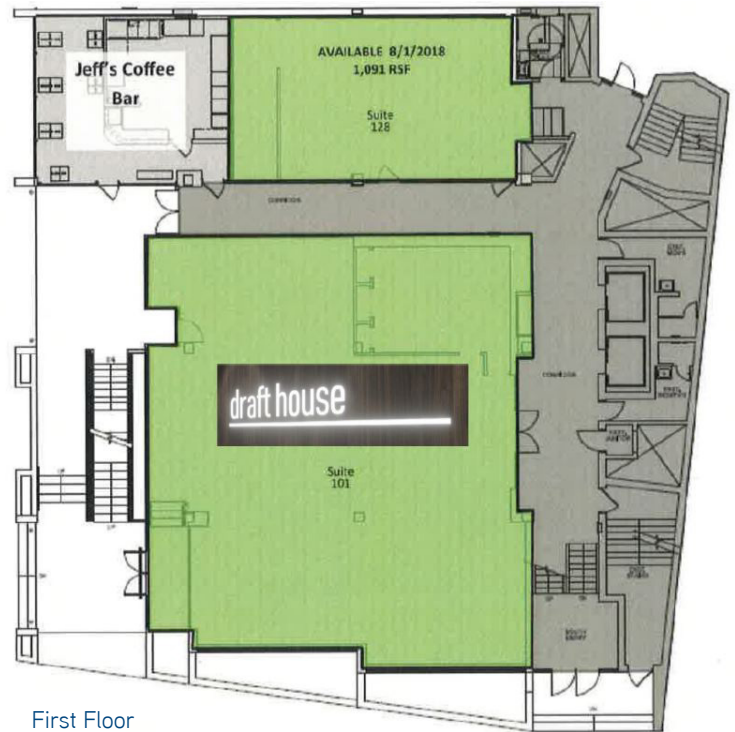
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FLOOR PLANS

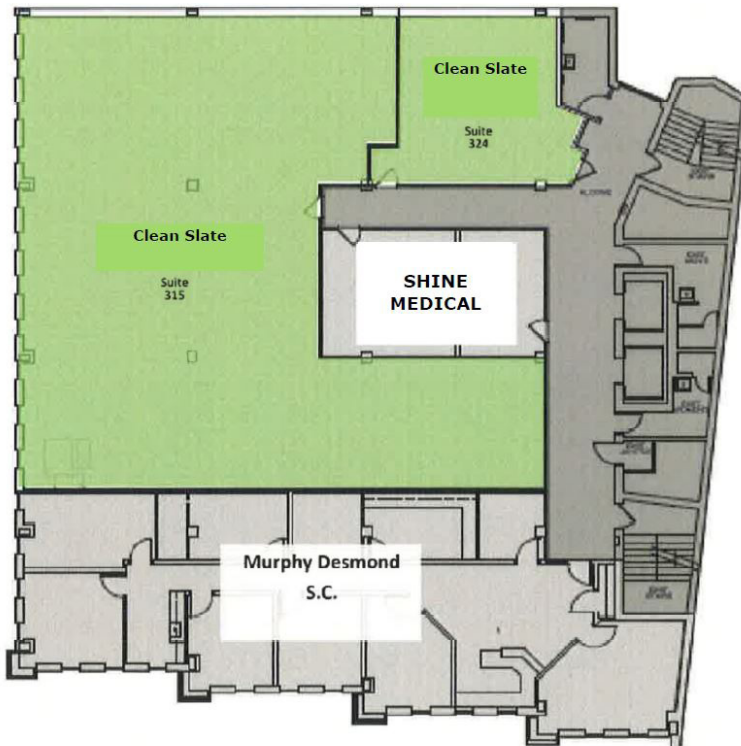
FOR SALE 101 E Milwaukee Street | Janesville, WI 53545



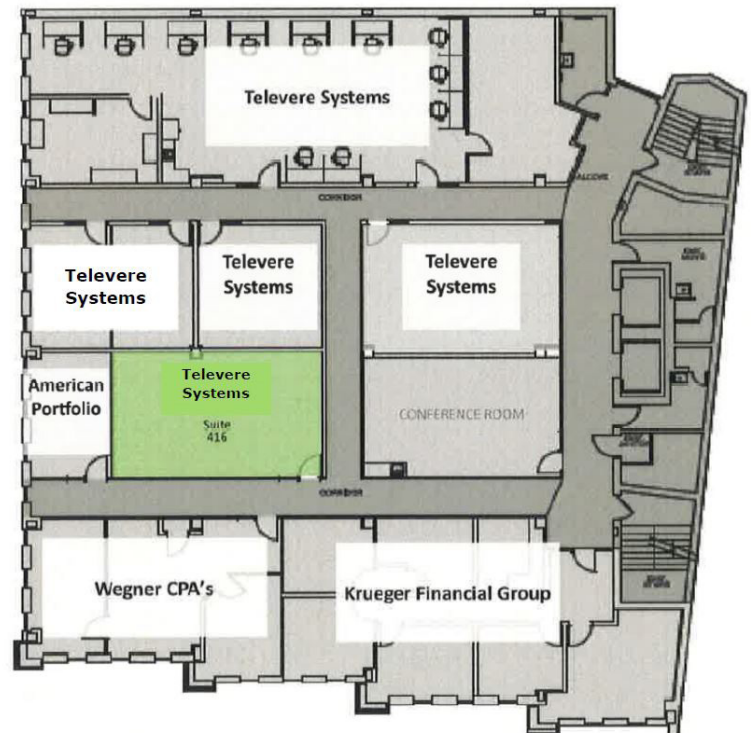
Lower Level



First Floor



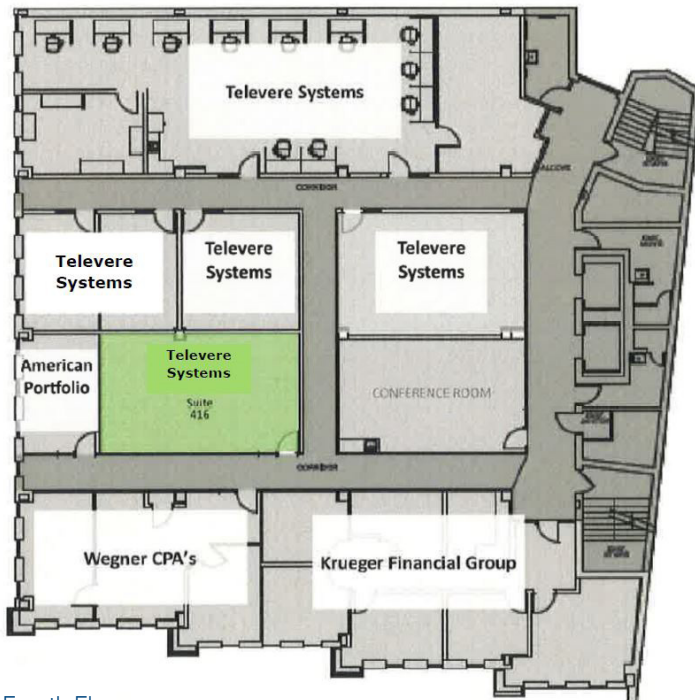
Second Floor



Third Floor

FLOOR PLANS

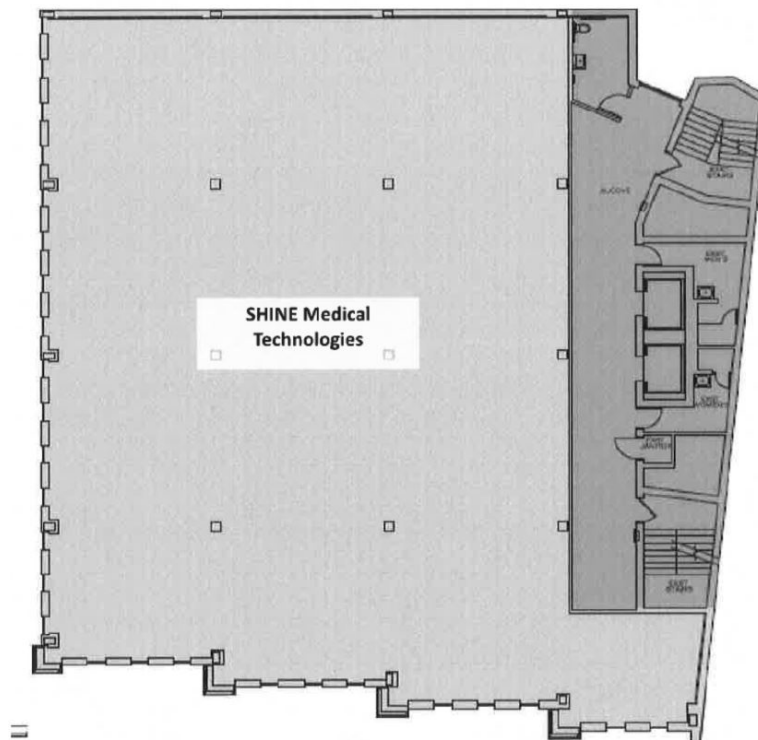
FOR SALE 101 E Milwaukee Street | Janesville, WI 53545



Fourth Floor



Fifth Floor



Sixth Floor

FOR SALE

101 E MILWAUKEE STREET
JANESVILLE, WI 53545

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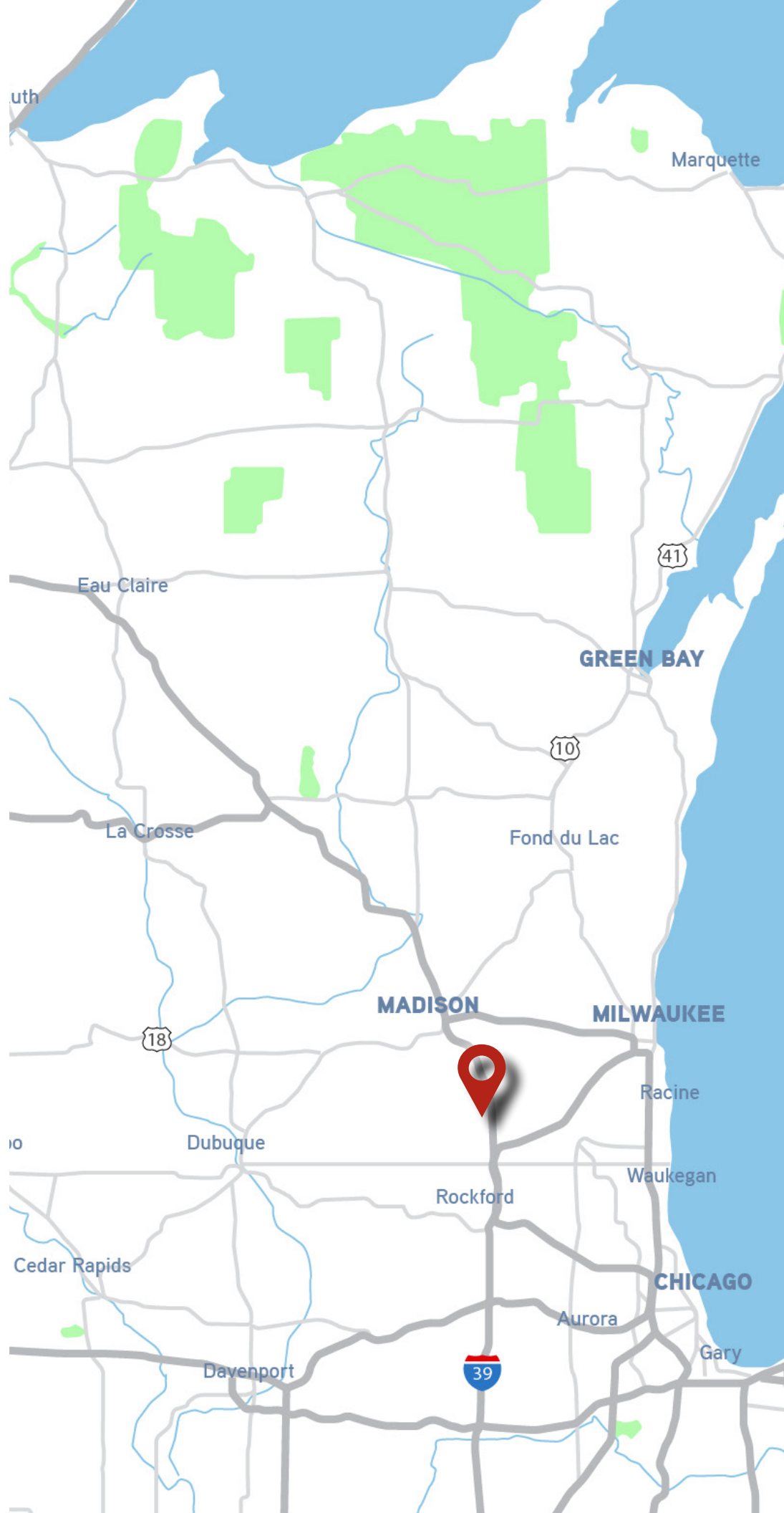
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Madison, WI 53703



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Non-Residential Customers

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:

Broker Disclosure to Customers

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 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you, the broker owes 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 with a reasonable time if you request it, unless prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property the broker holds.
- 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 salesperson 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.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential. Unless the information must be disclosed by law or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

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.

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.

To ensure that the broker is aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by Broker): _____

(Insert information you authorize the broker to disclose such as financial qualification information.)

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 home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.

List Home/Cell Numbers: _____

Sex Offender Registry

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/>

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 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.

