



Property Features

- ✓ Beautifully designed and constructed buildings provide a sophisticated appeal
- ✓ Breathtaking views
- ✓ Contiguous to the Eau Claire Golf & Country Club
- ✓ High visibility along Hwy 53 and easy access from all areas
- ✓ Signage opportunities capture the attention of 50,000 motorists on Hastings Way each day
- ✓ 38 fully-occupied, upscale residential units located just steps away from storefronts
- ✓ Parking ramp and lots provide ample parking
- ✓ Anchor pad and outlots available
- ✓ Professionally managed
- ✓ Strong demographics
- ✓ High Retail Area
- ✓ Hastings Way corridor and is easily accessible from anywhere in the city.

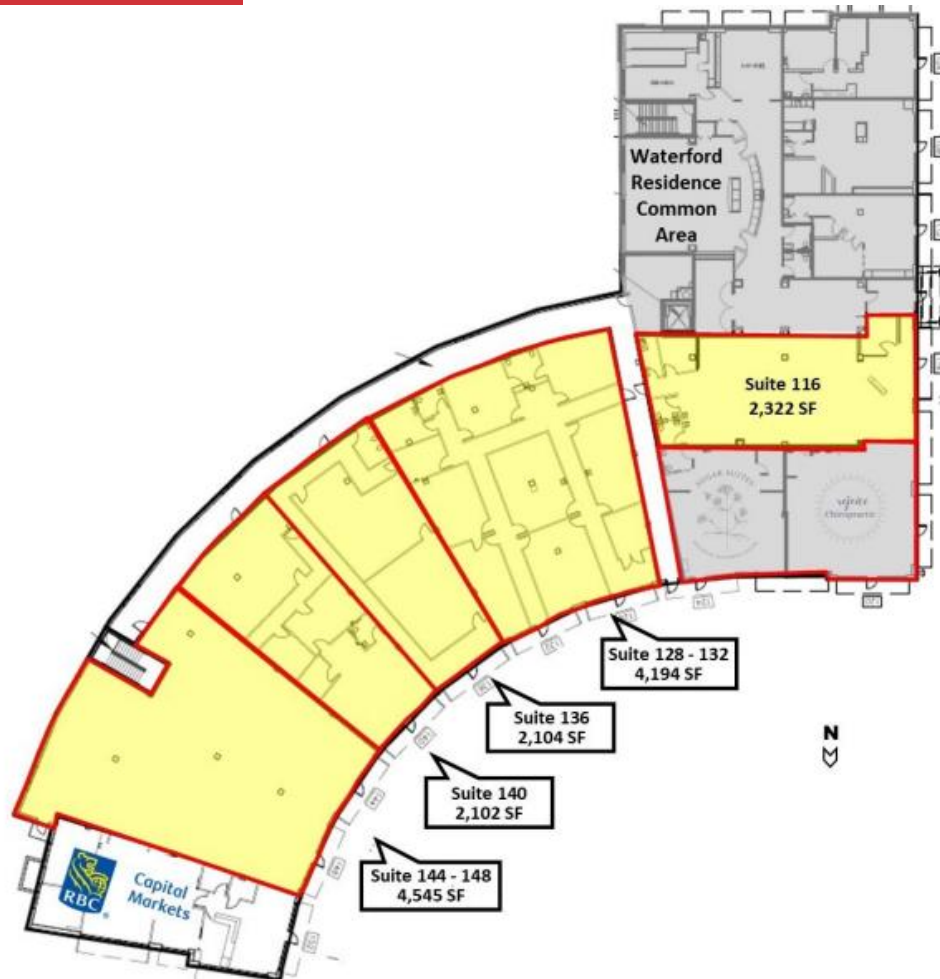


For more information:

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608-828-8803 • dan.holvick@nggwi.com

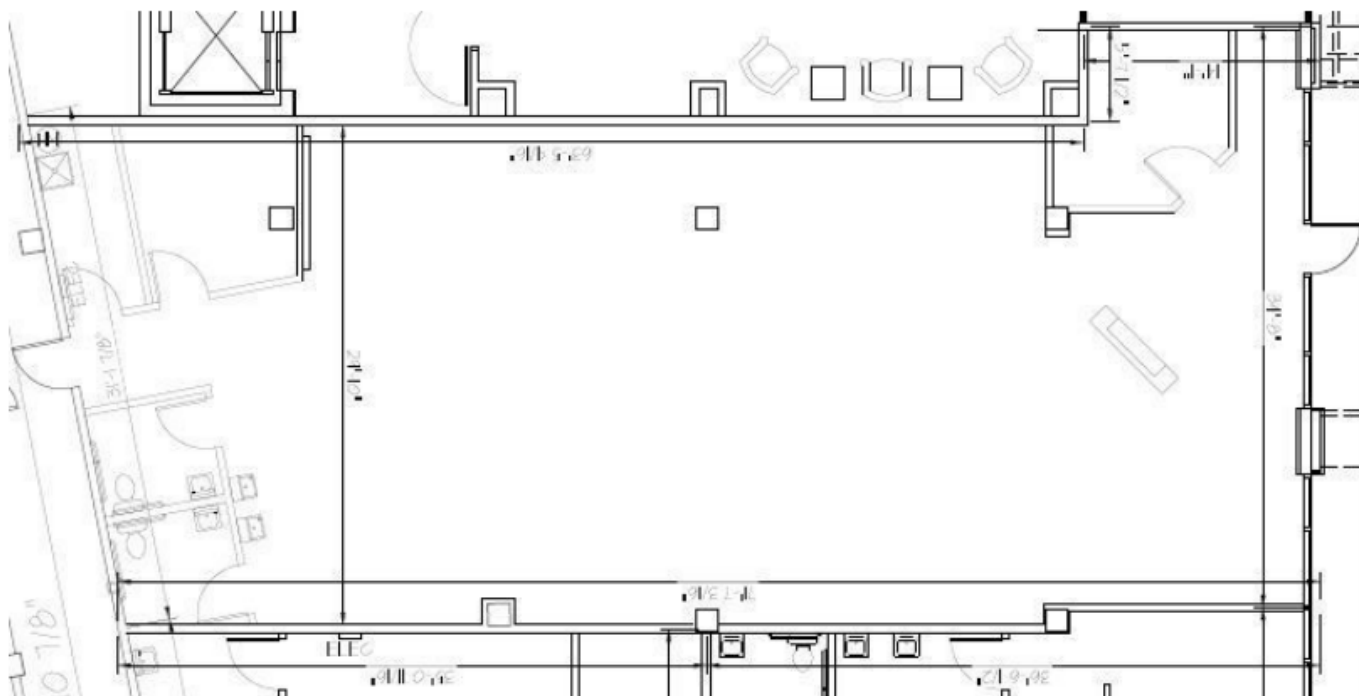
6300 University Ave Suite B100
Madison, WI
608-828-8800
Naimadison.com

First Floor

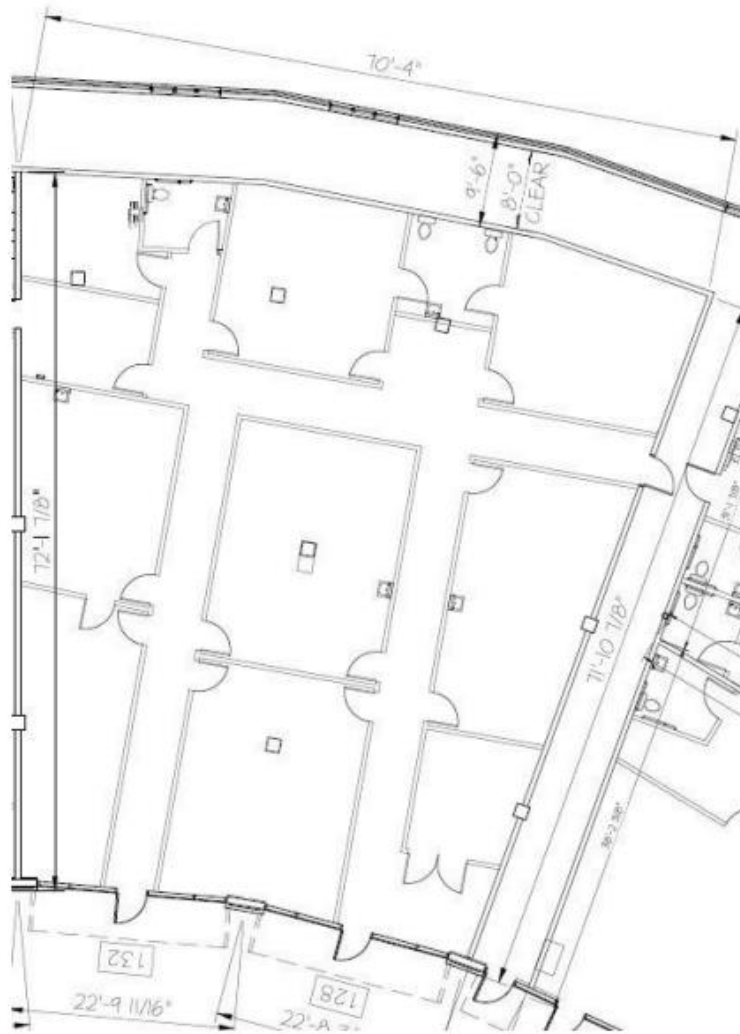


Suite	Tenant	SF
116	Available	2,322 SF
128-132	Available	4,194 SF
136	Available	2,104 SF
140	Available	2,102 SF
144-148	Available	4,545 SF
128-148	Available	2,102 – 12,945 SF

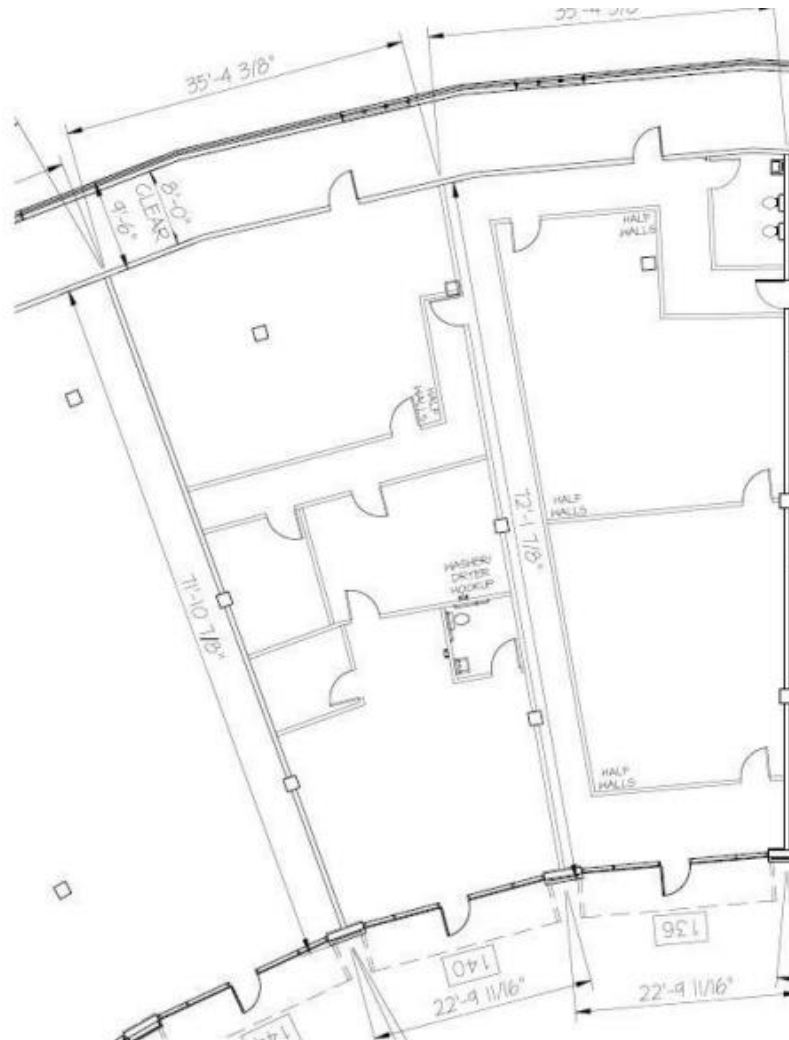
Suite 116
2,322 SF



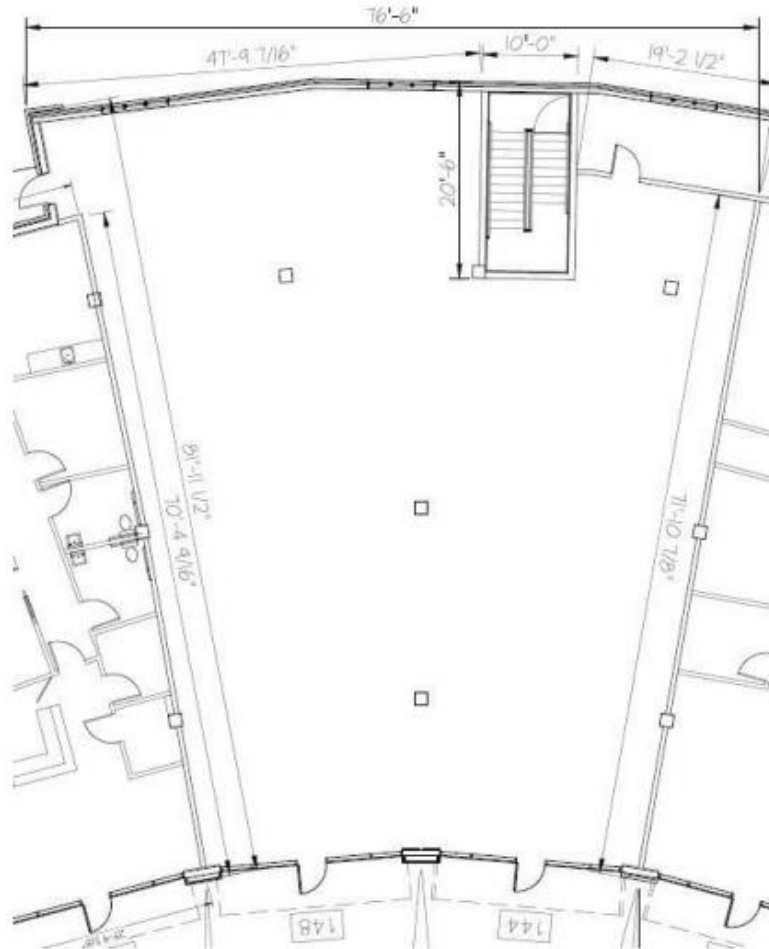
Suites: 128 & 132 =
4,194 SF CONTIGUOUS



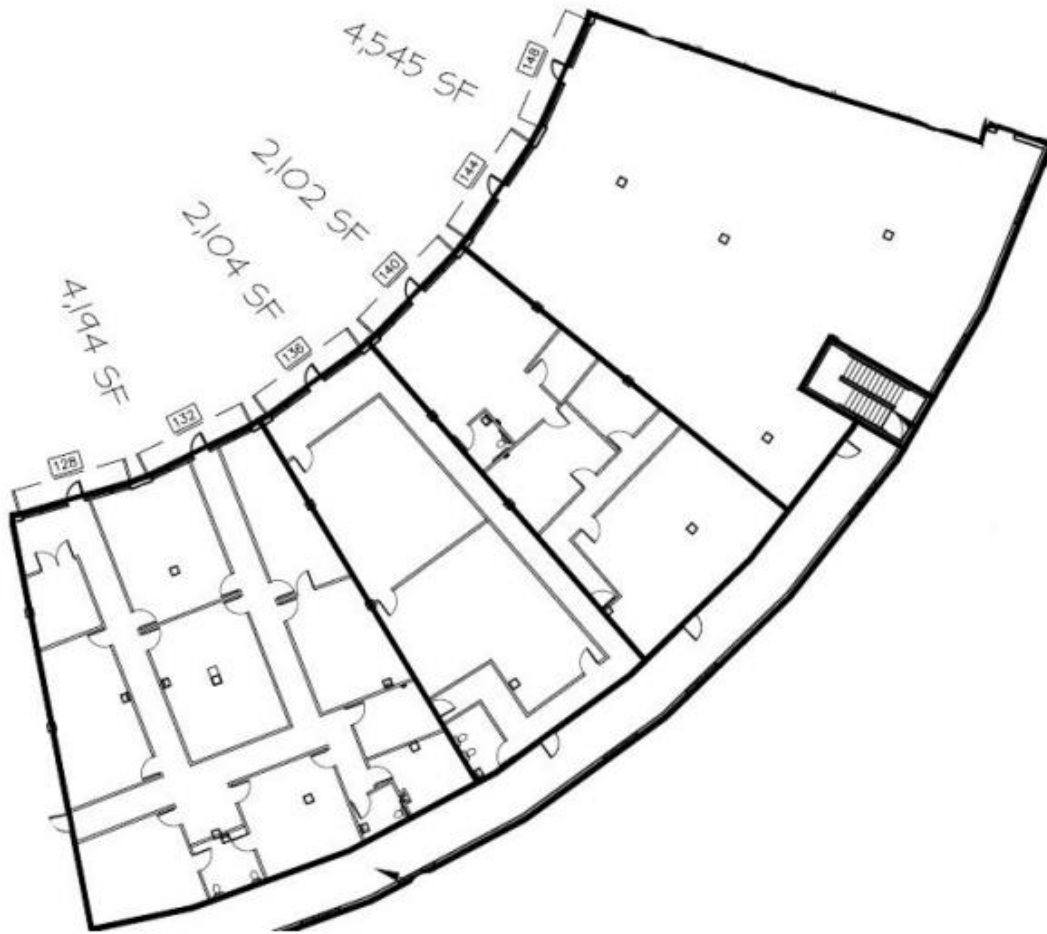
Suites: 136 & 140
136: 2,104 SF
140: 2,102 SF



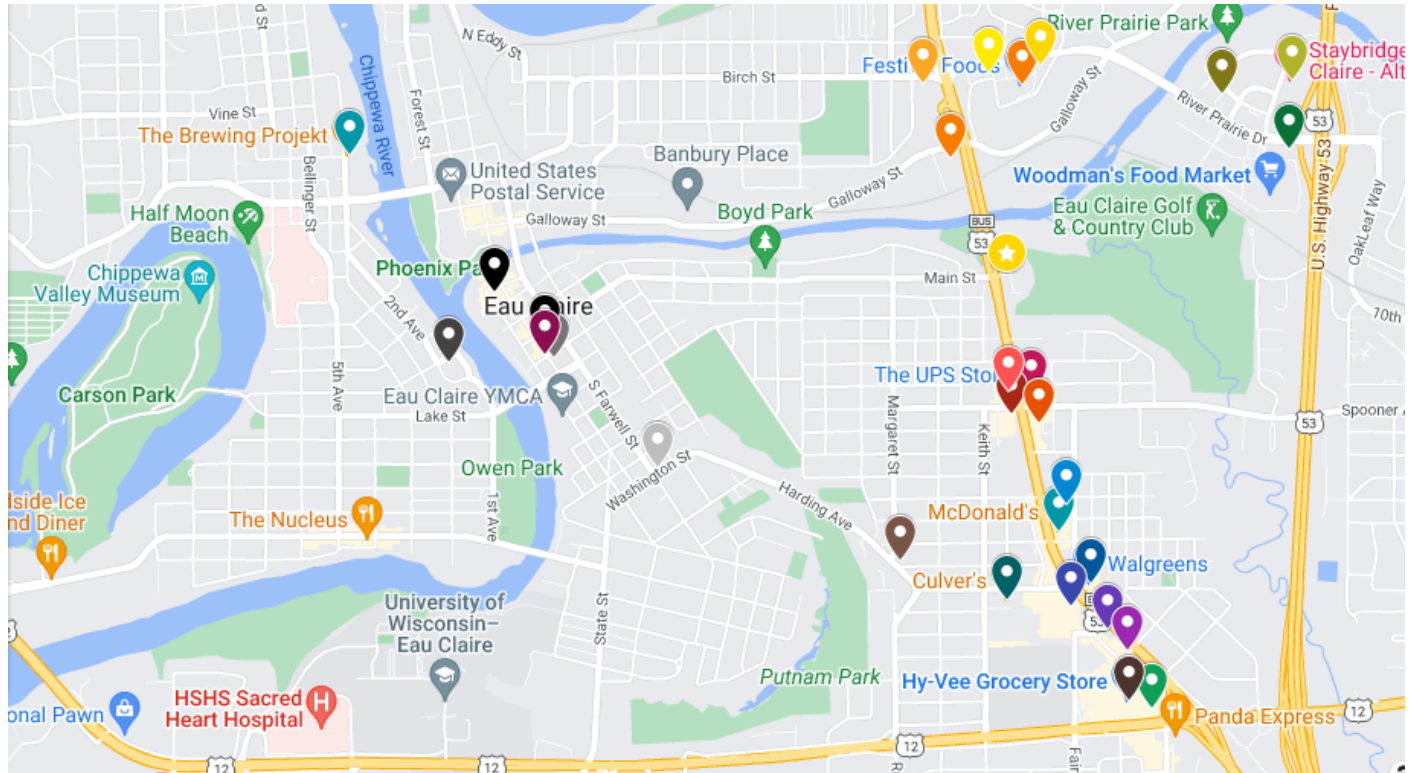
Suites: 144 & 148
= 4,545 SF



Suites: 128 - 148 =
12,945 SF CONTIGUOUS



Map



★ 401 Pinnacle Way

- Cancun Grill
 - The UPS Store
 - Perkins Restaurant & Bakery
 - Burger King
 - Arby's
 - Festival Foods
 - Brickhouse Pub & Grub
 - U-Haul Storage of Eau Claire
 - Family Dollar
 - Dairy Queen
 - Massage Envy
 - Staybridge Suites Eau Claire ...
 - Starbucks
 - Milwaukee Burger Company ...
 - Culver's
- McDonald's
 - Walgreens
 - O'Reilly Auto Parts
 - Mancino's Grinders & Pizza
 - Starbucks
 - Taco Bell
 - Hy-Vee Grocery Store
 - Eau Claire Cheese & Deli
 - Menomonie Market Food Co-...
 - Acoustic Cafe
 - Court'N House - Bar & Grill
 - The District Pub & Grill
 - Ninja Japanese and Chinese ...
 - Teriyaki Madness
 - The Brewing Project

Location Facts & Demographics

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 216 Pinnacle Way, Eau Claire, WI 54701

CITY, STATE

Eau Claire, WI

POPULATION

61,713

AVG. HH SIZE

2.36

MEDIAN HH INCOME

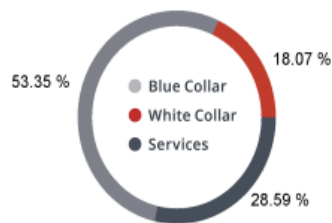
\$45,277

HOME OWNERSHIP

Renters: **10,762**

Owners: **15,546**

EMPLOYMENT



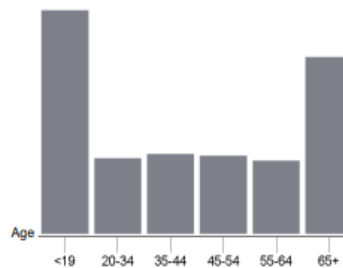
55.43 % Employed
1.69 % Unemployed

EDUCATION

High School Grad: **31.43 %**
Some College: **22.33 %**
Associates: **9.84 %**
Bachelors: **28.93 %**

GENDER & AGE

48.95 % Male **51.05 %** Female

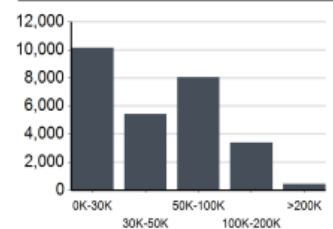


RACE & ETHNICITY

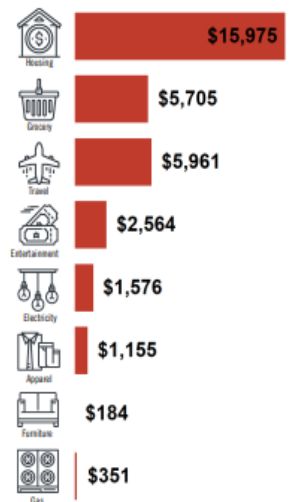
White: **93.14 %**
Asian: **2.36 %**
Native American: **0.21 %**
Pacific Islanders: **0.00 %**
African-American: **0.63 %**
Hispanic: **1.67 %**
Two or More Races: **1.98 %**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

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 owes 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 with accurate information about market conditions with a reasonable time if you request it, unless
10 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
12 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
14 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
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.
20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of

21 A broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE 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 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 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 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

38

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

CONSENT TO TELEPHONE SOLICITATION

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. **List Home/Cell Numbers:** _____

SEX OFFENDER REGISTRY

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
46 Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

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 licensee generally recognizes will significantly and adversely affect the value of the property, significantly 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 transaction is not able to or does not intend to meet his or her obligations under a contract or
55 agreement made concerning the transaction.