



## PROPERTY HIGHLIGHTS

- Class A office building in Wausau Market
- Single story with tall ceilings
- Great location at Exit 185 from I-39
- In a commercial area near grocery, restaurants, theaters, hotels, and conference center
- Two tenants presently in the building including Caravel Autism and Rural Virtual Academy
- Recent remodeling & upgrading to spaces
- Exterior totally remodeled in 2010
- Large pylon sign available
- High parking ratio (4.7 stalls per 1,000 SF)

## PLEASE CONTACT

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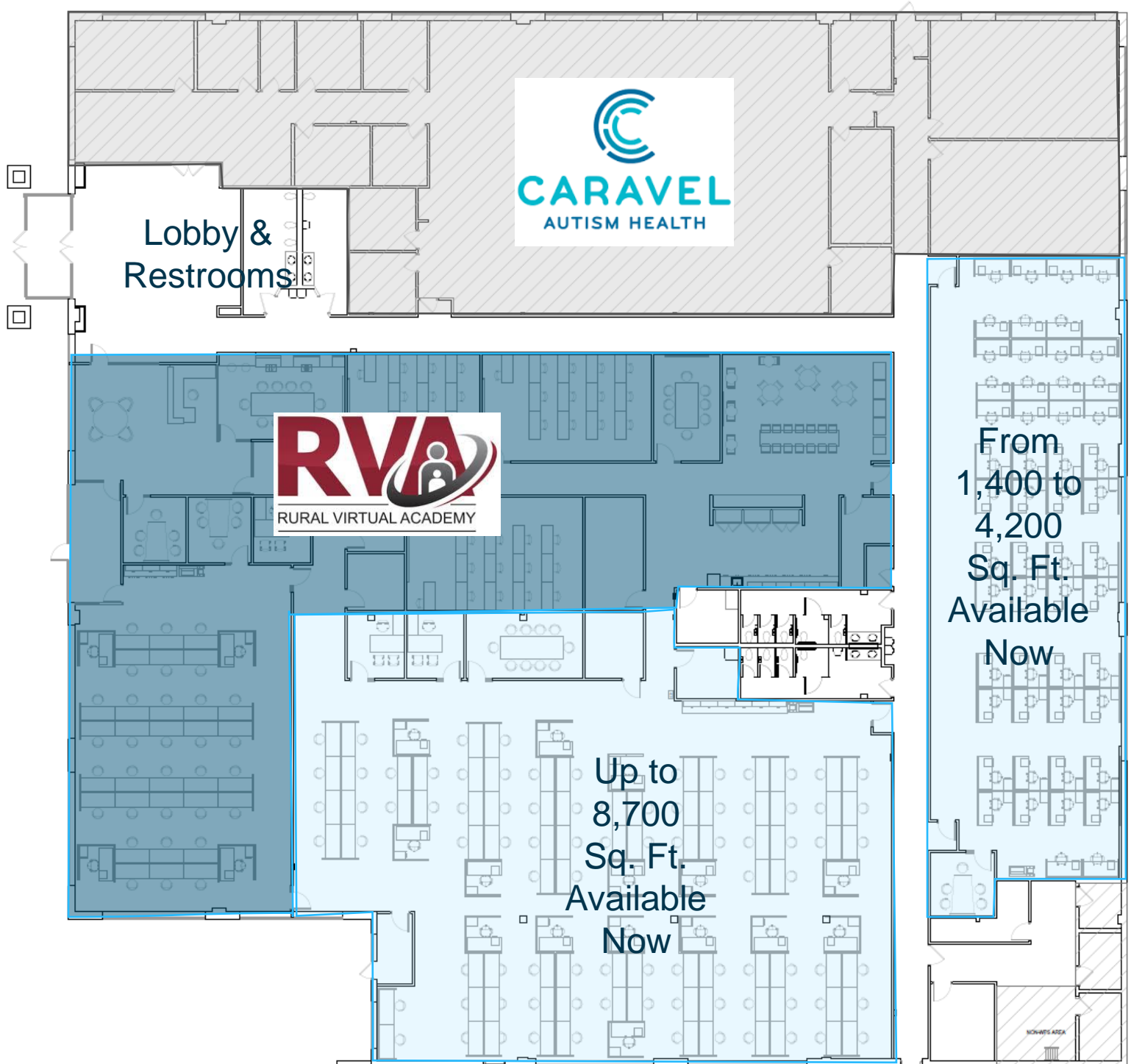
1480 COUNTY RD. XX  
ROTHSCHILD, WI 54474

## PROPERTY PROFILE

<b>Asking Price</b>	\$2,400,000
<b>Building Size</b>	33,032 Square Feet
<b>Space Available</b>	Up to 13,000 Sq. Ft.
<b>Parcel Size</b>	2.676 acres
<b>Parking</b>	155 stalls

<b>Lease Rates</b>	\$10—\$11 PSF/NNN
<b>Operating. Exp</b>	\$7.02 PSF (2024)
<b>Lease Term</b>	Negotiable
<b>Min Space Avail</b>	1,400 SF
<b>TI's</b>	Negotiable

# Floor Plan











## OFFICE/EDUCATIONAL BUILDING

1480 COUNTY RD. XX  
ROTHSCHILD, WISCONSIN 54474



## 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.  
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