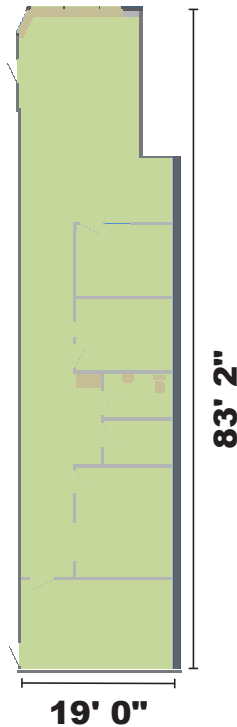


Unit 102

Monroe Professional Center Commercial Condominium
[1,575 usable square feet]



10th Street exposure



Conference room & 2nd exit



Reception



Interior hallway

Located on the first level of the Monroe Professional Center Condominium, Unit 102 is developed as a professional office with two small offices [each 9' x 12'], a third larger office [12' x 13'10"], a large conference room [11'3" x 19'], a spacious clerical and waiting room [14'11" x 25'10"], a handicapped accessible restroom and a small storage room [5'6" x 8'6"]. All doors are ADA compliant and of solid core construction. The unit is heated by a high efficiency natural gas furnace. All offices and the conference room are wired for telephone and computer.

The entrance to Unit 102 is from the project's 10th Street lobby which connects to the first level hallway system leading to an 18th Avenue entrance and the project's modern passenger elevator.

Unit Address: 1720 10th Street, Monroe, Wisconsin

Unit 102 is owned by Rex A. Ewald and Sharon M. Ewald.

For additional information about this unit check the Monroe Professional Center web site [www.mpccondos.com] or contact:

Rex A. Ewald
1015 18th Avenue
Unit 311
Monroe, Wisconsin 53566
(608) 329-9610
raewald@voegeli-ewald.com

Unit Information

Usable square feet [BOMA measurement]:	1,575
Rentable square feet [BOMA measurement]:	1,761
Real Estate Tax Parcel #:	23 251 0090.1200
2020 Real Estate Taxes:	\$3,120.49
Condominium Association votes [1000 total]:	60
% ownership of common elements:	6.0
Ceiling height [suspended]:	9'8"

Utilities metered to units:

Electricity
Natural gas

Included condominium services:

Municipal water
Municipal sewer
Solid waste collection
Recyclables collection
Snow removal
Parking [2 lots – 32 stalls]