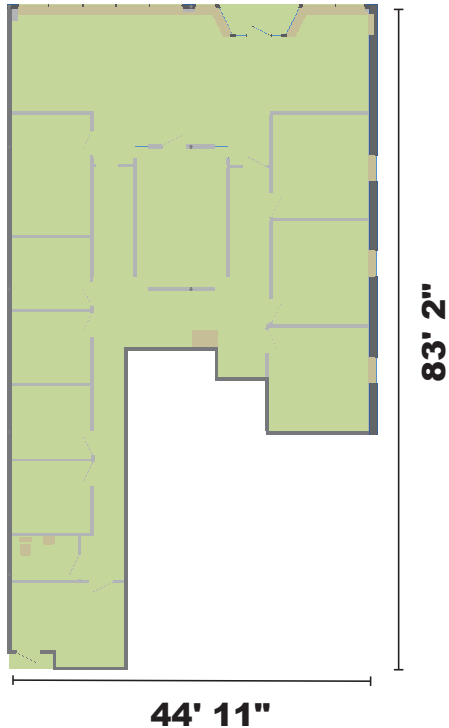


Unit 104

Monroe Professional Center Commercial Condominium
[2,740 usable square feet]



10th Street exposure



Reception



Main conference room



West interior hallway

Located on the first level of the Monroe Professional Center Condominium, Unit 104 is developed as a professional office with three large offices [12' x 13', 12' x 13' & 12' x 13'6"], four smaller offices [each 9' x 9'11"], two conference rooms [11'5" x 17'5" & 9'11" x 15'2"], a spacious clerical and waiting room [12'1" x 44'11"], a handicapped accessible restroom and a storage room [10'6" x 14'2"]. All doors are ADA compliant and of solid core construction. The unit is heated by a high efficiency natural gas furnace. All offices and conference rooms are wired for telephone and computer.

Unit 104 has its own private entrance from the north [10th Street] and a separate entrance from a common hallway from the south that leads to a project entrance from the east [18th Avenue] and to the project's passenger elevator.

Unit Address: 1750 10th Street, Monroe, Wisconsin

Unit 104 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]:	2,740
Rentable square feet [BOMA measurement]:	3,063
Real Estate Tax Parcel #:	23 251 0090.1400
2020 Real Estate Taxes:	\$5,533.09
Condominium Association votes [1000 total]:	119
% ownership of common elements:	11.9
Ceiling height:	11'1" in front, 9'8" elsewhere

Utilities metered to unit:

Electricity
Natural gas

Included condominium services:

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