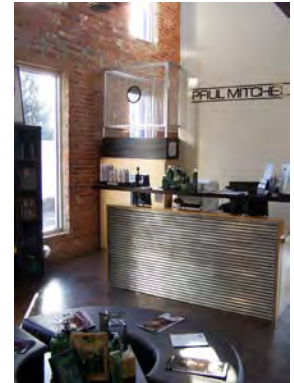


Unit 212

Monroe Professional Center Commercial Condominium
[4,216 usable square feet]



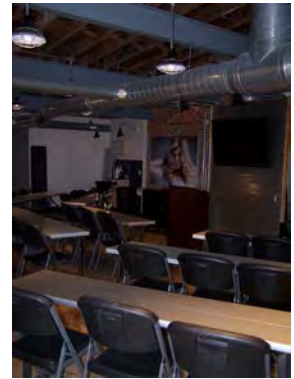
Lobby from above



East wall of lobby



Lower level workstations



Upper level classroom

Located on the second and third levels of the Fitzgibbons Building, Unit 212 is the premier professional office in the Fitzgibbons Building. The unit features exterior windows on three sides [28 in all] and a large interior window overlooking the building lobby. Original brick walls are exposed throughout and extensive computer and telecommunications wiring serves all areas within the unit. Heat is by two separately controlled high efficiency natural gas furnaces. The unit's second level is a mezzanine with openings to the lower level along the south wall and over the waiting area.

Access to Unit 212 is either from an open stairwell in the building's atrium lobby or the passenger elevator located a few steps from the unit's main entry.

Unit Address: 1015 18th Avenue, Monroe, Wisconsin

Unit 212 is owned by the Fitzgibbons Building, LLP.

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

Rex A. Ewald
1015 18th Avenue
P.O. Box 56
Monroe, Wisconsin 53566
(608) 329-9610
raewald@voegeli-ewald.com

Unit Information

Usable square feet [BOMA measurement]:	4,216
Rentable square feet [BOMA measurement]:	4,319
Real Estate Tax Parcel #:	23 251 0089.2200
2016 Real Estate Taxes:	\$6,653.29
Condominium Association votes [1000 total]:	112
% ownership of common elements:	11.2
Ceiling height:	Varies

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]