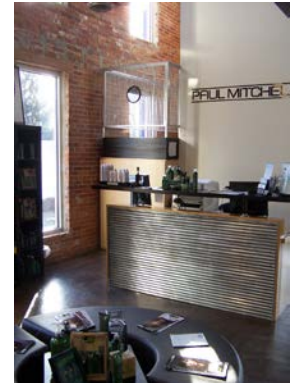


# Unit 212

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



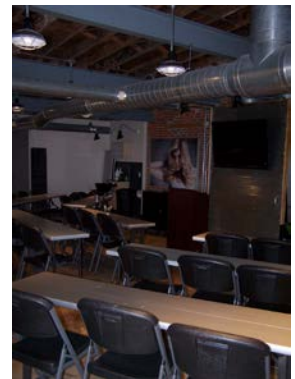
Lobby from above



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 18<sup>th</sup> 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.mpccondos.com](http://www.mpccondos.com)] or contact:**

Rex A. Ewald  
1015 18<sup>th</sup> 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
2017 Real Estate Taxes:	\$6,655.36
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]