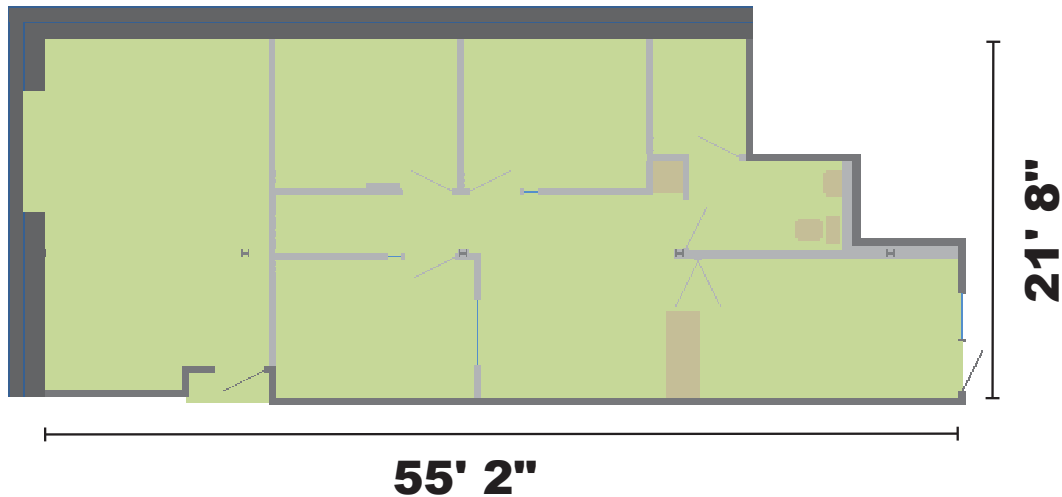


Unit B111

Monroe Professional Center Commercial Condominium
[1,090 usable square feet]



Reception from east



Reception from west



Office



ADA restroom

Located in the Fitzgibbons Building on the lower level of the Monroe Professional Center Condominium, Unit B111 encompasses 1090 usable square feet, of which 790 square feet is developed as a professional office. The developed portion features three offices [9' x 11', 9' x 11' & 8'4" x 12"], a clerical area [8'9" x 11'2"], a waiting room separated from the clerical area by a counter [8'5" x 15'7"], and a handicapped accessible restroom. The undeveloped 300 square feet is available for expansion. All doors are ADA compliant and of solid core construction. The unit is heated by a high efficiency natural gas furnace. All offices are wired for telephone and computer.

Entrance to Unit B111 is from a hallway that leads to project entrances from the east [18th Avenue] and the south [an at-grade entrance from one of the project's two parking lots]. The unit entry is adjacent to the project's passenger elevator.

Unit Address: 1015 18th Avenue, Monroe, Wisconsin

Unit B111 is owned by the Fitzgibbons Building, LLP.

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]:	1,090
Rentable square feet [BOMA measurement]:	1,299
Real Estate Tax Parcel #:	23 251 0089.0100
2020 Real Estate Taxes:	\$1,203.82
Condominium Association votes [1000 total]:	31
% ownership of common elements:	3.1
Ceiling height [suspended]:	7'6"

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]