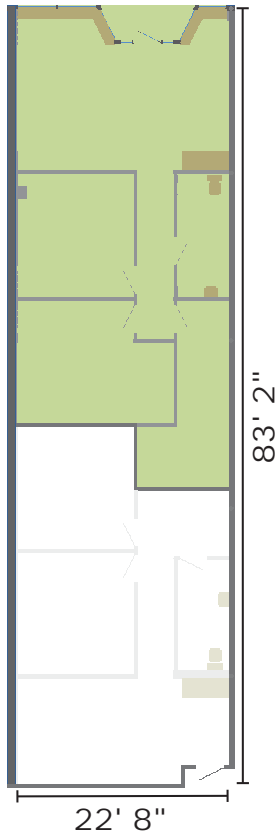


# Unit 103 [north office]

Monroe Professional Center Commercial Condominium  
[1,138 usable square feet in size]



10<sup>th</sup> Street exposure



Reception



Waiting room counter



Hallway to offices

Located on the first level of the Monroe Professional Center Condominium, Unit 103 consists of two office spaces.

The north space shown above contains 1,138 square feet of usable area and has its own private entrance from the 10<sup>th</sup> Street sidewalk. Features include a spacious reception and waiting area, two offices [12'5" x 13'3" and 12'5" x 16'9"], a bathroom and a storage room.

The north space is heated by a high efficiency natural gas furnace.

**Address: 1730 10<sup>th</sup> Street, Monroe, Wisconsin [north office].**

**Unit 103 is owned by Rex A. Ewald and Sharon M. Ewald. The north office is currently leased to Edward D. Jones & Co., L.P. d/b/a Edward Jones.**

**For additional information check the Monroe Professional Center web site [www.mppcondos.com](http://www.mppcondos.com) or contact:**

Rex A. Ewald  
1015 18<sup>th</sup> Avenue  
Unit 311  
Monroe, Wisconsin 53566  
(608) 293-3966  
rex@mpccondos.com

## Unit Information

Usable square feet-north office [BOMA measurement]:	1,138
Rentable square feet-north office [BOMA measurement]:	1,271
Real Estate Tax Parcel #:	23 251 0090.1300
2021 Real Estate Taxes [entire unit]:	\$3,000.93
Condominium Association votes [1000 total]:	74
% ownership of common elements:	7.4
Ceiling height [suspended]:	9'8"

## Utilities metered to north office:

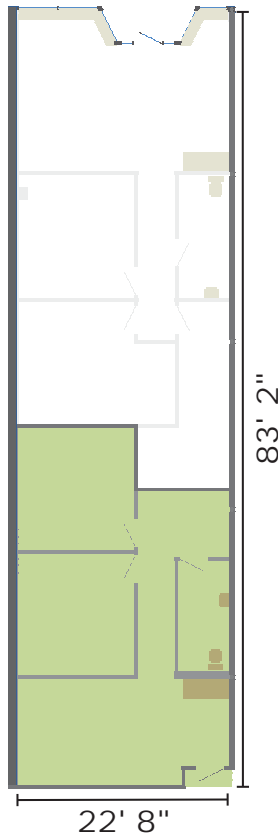
Electricity  
Natural gas

## Included condominium services:

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

# Unit 103 [south office]

Monroe Professional Center Commercial Condominium  
[843 usable square feet in size]



Multi-purpose room



Coffee counter



Hallway to offices



ADA bathroom

Located on the first level of the Monroe Professional Center Condominium, Unit 103 consists of two office spaces.

The south space shown above contains 843 square feet of usable space and is accessed from a common hallway that leads to a project entrance from the east [18<sup>th</sup> Avenue] and north [10<sup>th</sup> Street]. Features of the south space include a larger multi-purpose room [11'4" x 22'8"], two offices [each 12'5" x 13'1"], an ADA compliant bathroom and a coffee counter with cabinets and a sink.

The south space is heated by an electric furnace.

**Address: 1003 18<sup>th</sup> Avenue, Monroe, Wisconsin [south office].**

**Unit 103 is owned by Rex A. Ewald and Sharon M. Ewald. The south office is currently available for lease.**

**For additional information 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 #311  
Monroe, Wisconsin 53566  
(608) 293-3966  
rex@mpccondos.com

## Unit Information

Usable square feet-south office [BOMA measurement]:	843
Rentable square feet-south office [BOMA measurement]:	943
Real Estate Tax Parcel #:	23 251 0090.1300
2021 Real Estate Taxes [entire unit]:	\$3,000.93
Condominium Association votes [1000 total]:	74
% ownership of common elements:	7.4
Ceiling height [suspended]:	9'8"

## Utilities metered to south office:

Electricity

## Included condominium services:

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