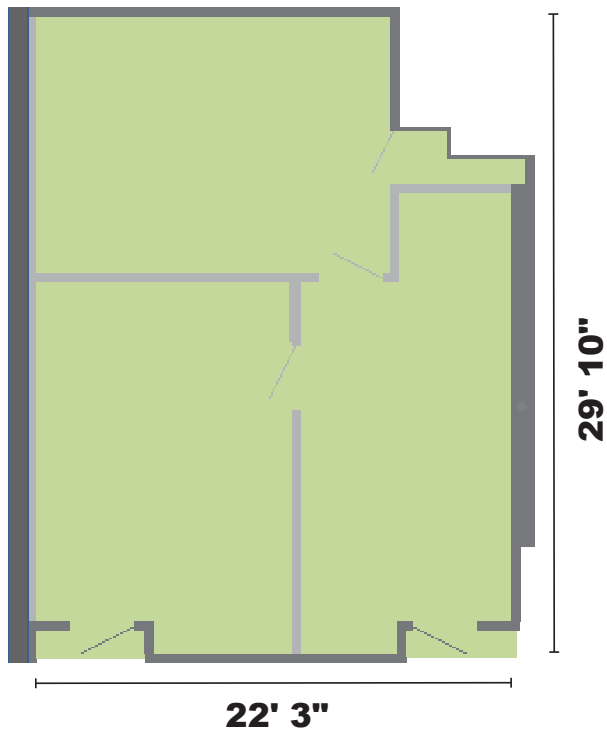


Unit B103

Monroe Professional Center Commercial Condominium
[676 usable square feet]



Clerical and waiting room



South office & 2nd exit



North office



Main entrance to clerical

Located in the lower level of the Monroe Professional Center Condominium, Unit B103 features two large offices [17'5" x 12' & 16'7" x 12'] and a comfortably sized clerical and waiting area [17'5" x 9'10"]. One office has its own private entrance from the hallway and can be secured from the remainder of the space making Unit B103 an ideal space for an office sharing arrangement. All doors are ADA compliant and interior walls are insulated to minimize sound transmission. The unit is heated by an electric furnace. Both offices and the clerical area are wired for telephone and computer.

Entrance to Unit B103 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 hallway also leads to the project's passenger elevator.

Unit Address: 1009 18th Avenue, Monroe, Wisconsin

Unit B103 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) 293-3966
rex@mpccondos.com

Unit Information

Usable square feet [BOMA measurement]:	676
Rentable square feet [BOMA measurement]:	739
Real Estate Tax Parcel #:	23 251 0090.1030
2021 Real Estate Taxes:	\$788.01
Condominium Association votes [1000 total]:	13
% ownership of common elements:	1.3
Ceiling height [suspended]:	7'6"

Utilities metered to units:

Electricity

Included condominium services:

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