



**AN OFFICE SETTING THAT REFLECTS THE WAY YOU DO BUSINESS.**

Well Established. Business Minded. Proven Results.

A rare opportunity to place your established business reputation in an office setting reflecting your own personal business style to your client or customer base. High traffic, neighboring retail, and ample parking compliment this "Class A" Office Condo.

**\$495,000**

**Property Specifications**

**Suite 100**

Entrance/Foyer

Office #1

Office #2

Office #3 - 5

Work Station Area

Conference Room

Work Area

Storage Rooms

Approx. **3,700 SF**

Reception Desk

24' x 24'

14' x 13'

12' x 11'

32' x 24'

12' x 18'

16' x 16'

2

**Suite 110**

Entrance/Foyer

Office #1

Office #2

Office #3

Print-File Area

Storage Room

Approx. **1,260 SF**

Private

24' x 19'

12' x 16'

12' x 14'

15' x 14'

6' x 8'

**Common Area**

Restrooms

Break Room

Approx. **525 SF**

2

1



**845 S. MAIN ST. FOND DU LAC, WI**





## A GREAT OFFICE ADDRESS. AN EVEN GREATER OFFICE ENVIRONMENT.

Spacious. Inviting. Apart from the rest.

Set yourself and your business apart with a work environment matching the standard your customers and clients have come to expect. A true reflection of how you do business.

Arrange a private showing today!

Suite 100

### Suite 100 – Notable Features

- The foyer and main entrance boasts a custom-built reception area with all necessary amenities to conduct daily duties while greeting clients. Designed to create a lasting first impression.
- Outstanding main office. The private bath and wet bar compliment a long list of amenities. Very spacious for added comfort, with high cloud ceiling design, large windows and wood trim. The ultimate in open feel concept to the rest of the team, yet built for private client consultation and closed door sessions when business requires.
- Office 2 & 3 are extra-large in size, provide great window views, and allow for numerous staffing scenarios.
- Three more dedicated offices for flexibility and/or privacy.
- Well strategized work area with central location, outstanding space, superb lighting, and cathedral ceiling.
- Very generous work station space, private conference room, separate storage areas, ample parking, and many more features to discuss.

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From wood accents to timeless wall colors and coverings, this office setting will compliment the business persona you set-out to achieve. A truly professional environment and location.



920-539-7014

## ADDED SPACE. ADDED FLEXIBILITY.

Equally inviting. Income contributor.

Flexibility is what Suite 110 is going to offer. A great second entrance. A separate operating function within your company. An opportunity to combine the space with Suite 100. An even greater opportunity to add income with an added tenant.

Tenant commitment available. Call for details.

### Suite 110 – Notable Features

- Large main office with divisible potential. Great window view with neutral room tones and glass usage.
- Two additional private offices create an outstanding work environment and client confidentiality opportunities.
- Superb setting for separate operating function within your company, yet the convenience of being under one roof.
- Easily opened to Suite 100 or leased to separate tenant.
- Entrance can be treated as second or private entrance.
- Very nice common area amenities and ample storage.
- Plenty of staff and client parking, with numerous retail, hospitality businesses within walking distance.

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**A little too much space in the short-term?**

ZA Commercial has secured a 2-year tenant for up to 1,700 SF – giving you and your business superb flexibility and return as you prepare for long-term growth.

Uniquely Local. Unequaled Results.





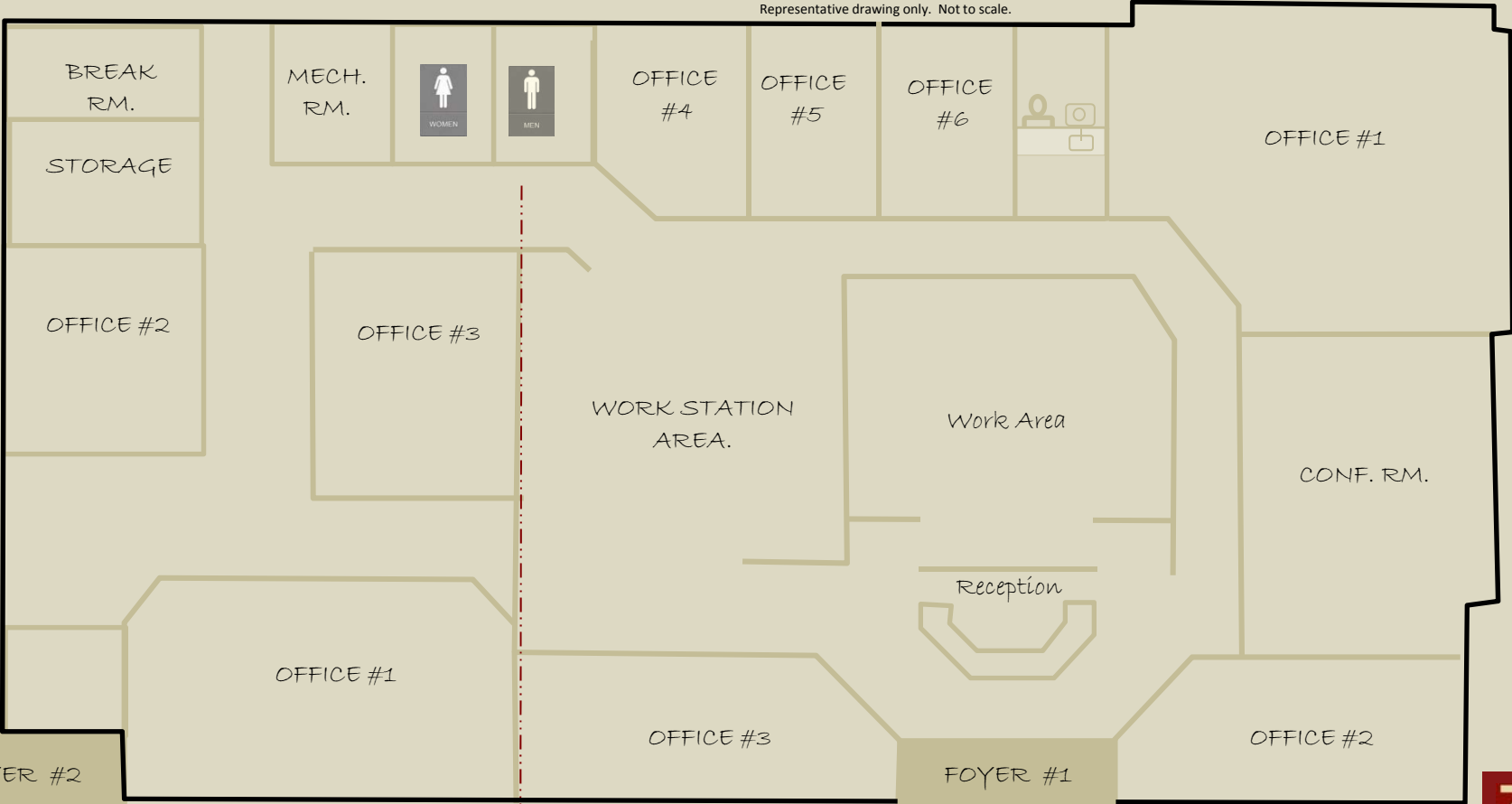
### FLOOR PLAN.

Spacious. Sub Divided. Income contributor.

This well thought-out floor plan offers many spacious opportunities to arrange an inviting team environment. Designed with not just a great flow, but great flexibility as you consider the needs of your staff. From a dedicated conference room to an open concept work area, the layout offers all would expect.

Architectural Drawings Available.

Representative drawing only. Not to scale.



SUITE 110

SUITE 100





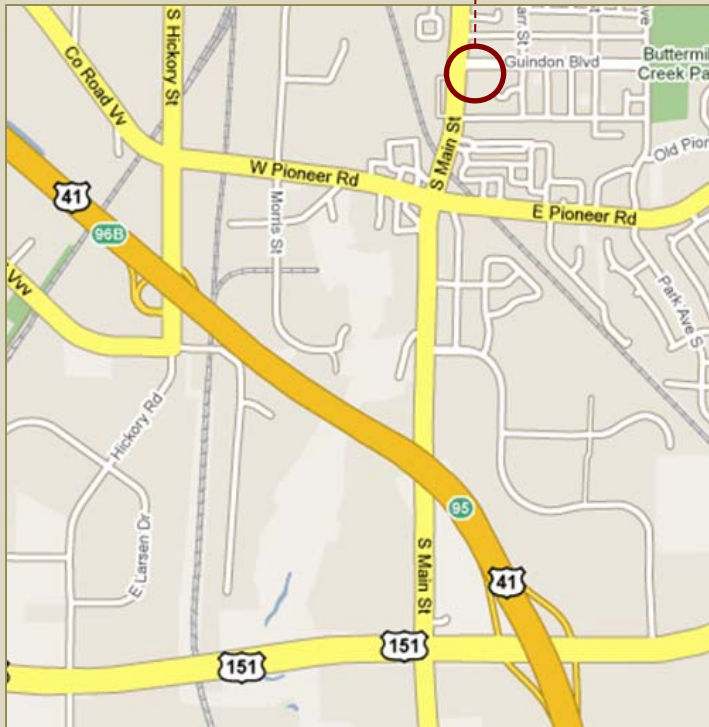
**MAP.**

Contact Alex or Tom today for a personalized tour.

920-539-7014

[www.zacommercial.com](http://www.zacommercial.com)

**845 S. MAIN ST.  
FOND DU LAC, WI**



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**BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker  
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide  
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the  
6 following duties:

7 ■ The duty to provide brokerage services to you fairly and honestly.

8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.

9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless  
10 disclosure of the information is prohibited by law.

11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is  
12 prohibited by law (See Lines 47-55).

13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the  
14 confidential information of other parties (See Lines 22-39).

15 ■ The duty to safeguard trust funds and other property the broker holds.

16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and  
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you  
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of  
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION  
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,  
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR  
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER  
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).

30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION  
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST  
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER  
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 CONFIDENTIAL INFORMATION: \_\_\_\_\_

36 \_\_\_\_\_

37 NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): \_\_\_\_\_

38 \_\_\_\_\_

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may  
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we  
43 withdraw this consent in writing. List Home/Cell Numbers: \_\_\_\_\_

44 **SEX OFFENDER REGISTRY**

45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the  
46 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that  
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence  
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
54 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or  
55 agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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