

OFFICE SPACE FOR LEASE

1107 Regis Court
Eau Claire, WI 54701



- Great visibility to Hastings Way (Business Hwy. 53).
- Tenant signage allowed.
- Two story office building with 1st floor space available for lease.
- 2220 sq. ft. including large open space.
- 9,200 sq. ft. Building on 1.16 acres.
- Drive-up possible.
- Very large parking lot with 42 parking stalls and possibility of adding at least 10 more.
- Tenant improvements included \$15.00 NNN, subject to landlord approval.
- Load factor will apply for interior common areas.

A·F·T

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1324 W Clairemont Ave. Ste 4
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First Floor



Extra large parking lot



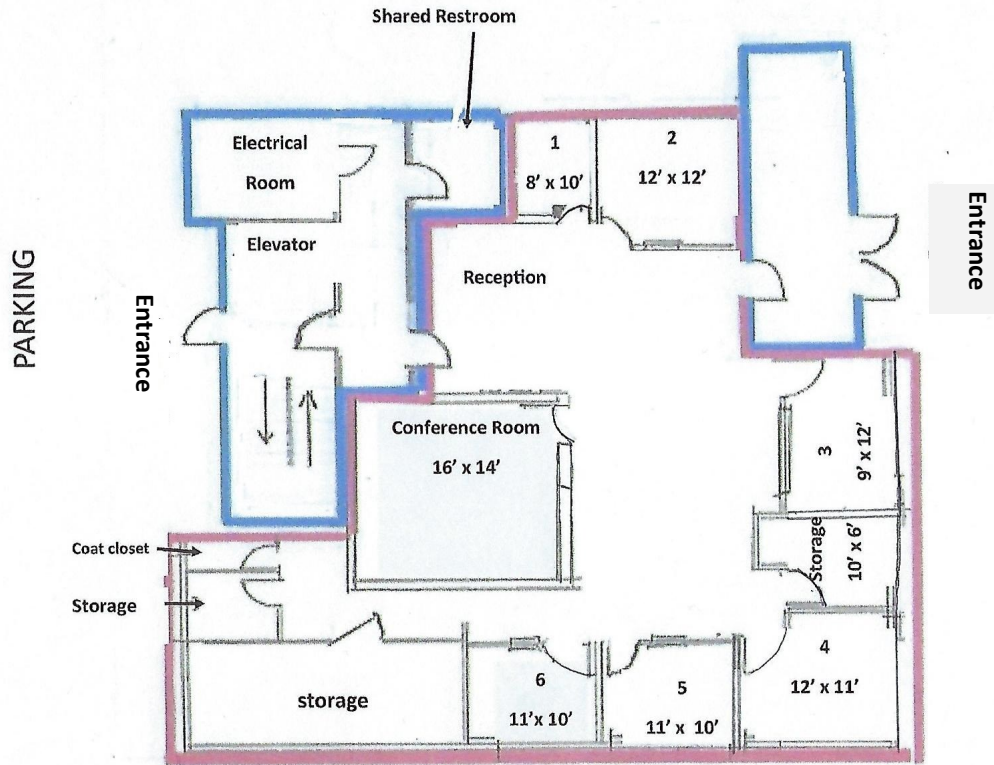
First Floor

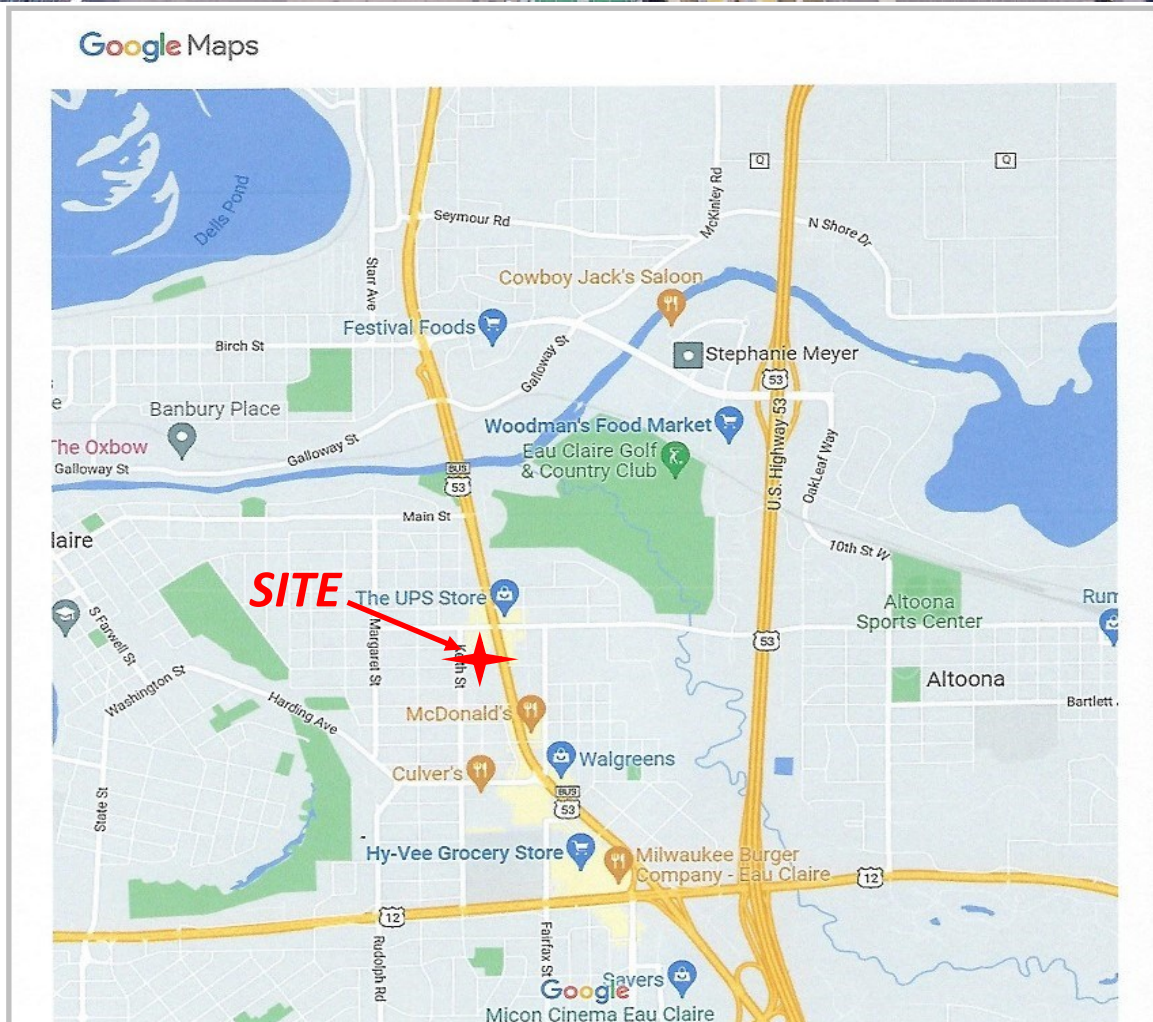


Second Floor - Two atrium stairwells



Example







Market Profile

1107 Regis Court, Eau Claire, WI 54701
 1107 Regis Court Eau Claire WI 54701
 Rings: 1, 3, 5 mile radii

Latitude: 44.8062
 Longitude: -91.4716

	1 mile	3 mile	5 mile
Population Summary			
2000 Total Population	7,634	58,387	77,962
2010 Total Population	7,584	59,711	81,754
2021 Total Population	8,482	63,261	87,774
2021 Group Quarters	54	4,231	4,304
2026 Total Population	8,764	65,058	90,790
2021-2026 Annual Rate	0.66%	0.56%	0.68%
2021 Total Daytime Population	9,598	65,238	89,524
Workers	5,760	36,683	49,799
Residents	3,838	28,555	39,725
Household Summary			
2000 Households	3,487	23,093	30,432
2000 Average Household Size	2.16	2.33	2.40
2010 Households	3,487	24,316	33,231
2010 Average Household Size	2.16	2.27	2.32
2021 Households	3,835	26,030	36,022
2021 Average Household Size	2.20	2.27	2.32
2026 Households	3,959	26,851	37,351
2026 Average Household Size	2.20	2.27	2.32
2021-2026 Annual Rate	0.64%	0.62%	0.73%
2010 Families	1,745	12,845	18,828
2010 Average Family Size	2.86	2.86	2.89
2021 Families	1,875	13,341	19,912
2021 Average Family Size	2.93	2.87	2.89
2026 Families	1,921	13,659	20,523
2026 Average Family Size	2.93	2.87	2.89
2021-2026 Annual Rate	0.49%	0.47%	0.61%
Housing Unit Summary			
2000 Housing Units	3,594	24,053	31,603
Owner Occupied Housing Units	57.7%	54.2%	58.8%
Renter Occupied Housing Units	39.4%	41.8%	37.5%
Vacant Housing Units	3.0%	4.0%	3.7%
2010 Housing Units	3,649	25,751	35,099
Owner Occupied Housing Units	57.1%	51.9%	56.5%
Renter Occupied Housing Units	38.4%	42.5%	38.2%
Vacant Housing Units	4.4%	5.6%	5.3%
2021 Housing Units	4,037	27,738	38,262
Owner Occupied Housing Units	57.2%	51.8%	56.6%
Renter Occupied Housing Units	37.8%	42.0%	37.6%
Vacant Housing Units	5.0%	6.2%	5.9%
2026 Housing Units	4,166	28,586	39,630
Owner Occupied Housing Units	58.4%	53.0%	57.5%
Renter Occupied Housing Units	36.6%	41.0%	36.7%
Vacant Housing Units	5.0%	6.1%	5.8%
Median Household Income			
2021	\$54,213	\$55,630	\$59,118
2026	\$58,273	\$60,116	\$64,737
Median Home Value			
2021	\$161,658	\$177,914	\$183,452
2026	\$192,333	\$221,331	\$225,977
Per Capita Income			
2021	\$30,156	\$29,393	\$30,969
2026	\$33,590	\$32,747	\$34,591
Median Age			
2010	33.5	29.7	31.9
2021	35.9	32.8	34.7
2026	36.4	33.5	35.7

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

March 29, 2022

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

- 28 The following information is required to be disclosed by law:
- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
- 30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**
43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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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