

FOR SALE

COMMERCIAL OFFICE BUILDING

FORMER CHASE BANK

100 WEST MILWAUKEE STREET

Janesville, WI 53548



PROPERTY OVERVIEW

- + Building Size: 33,811 RSF/27,073 USF
 - 1st Floor: 8,600 RSF/7,075 USF
 - 2nd Floor: 15,085 RSF/11,848 USF
 - Lower Level: 10,126 RSF/8,150 USF
- + Lot Size: 1.48 acres
- + Assessed Value: \$2,665,500 (2015)
- + Price: Upon request
- + 2015 Taxes: \$65,451
- + Zoning: B5 - Central Business
- + HVAC: The main lobby HVAC unit has been completely replaced. The main lobby boiler has been replaced and upgraded from steam to hot water.
- + Roof: Replaced 11 years ago with new built up asphalt
- + Parking Lot: Completely replaced with new asphalt approximately 8 years ago; Sealed and striped approximately 5 years ago
- + Lighting: Partial LED lighting upgrades throughout building
- + Elevator and Common Break Area
- + Great downtown location



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BUILDING DETAILS

The land is improved with a two-story, masonry office building that was constructed in phases between 1913 and 1972. A former building constructed on the subject property in 1847 was essentially demolished in 1913, when the original area of the subject building was constructed. There were additions made in 1953, 1962 and 1972. The last addition also included major renovations of the prior building areas. During this addition, the original building exterior, which included large, arched windows, entrance columns on the south elevation and some decorative masonry features, was completely refaced with aggregate concrete and marble tile exterior walls with curtain wall construction. There are a few interior areas of the building where this is visually evident. There have been few design changes since the 1972 addition. These changes included an addition to the drive-up canopy area (completed several years ago) and the minimal addition or subtraction of interior walls.

The first floor of the subject property contains approximately 8,600 SF of enclosed building area and approximately 6,400 SF of covered drive-up area. The building area was calculated based on exterior dimensions; however, the exterior wall construction is at least 2-3' thick making the gross building much larger. The second floor is divided into 23 private offices, four open office areas, a reception area, a board room, a waiting area, two washrooms and two vaults. There are also a few small storage areas. Second floor is approximately 11,848 USF, and the lower level is approximately 8,150 USF. No representations are made on the square footage and buyers shall be responsible for verifying all information that they find important.



AREA DEMOGRAPHICS

2016	1 Mile	3 Miles	5 Miles
Population	13,131	50,246	67,715
Average Household Income	\$44,384	\$55,978	\$63,410
Median Age	34.6	38.3	39.0



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AERIAL VIEWS



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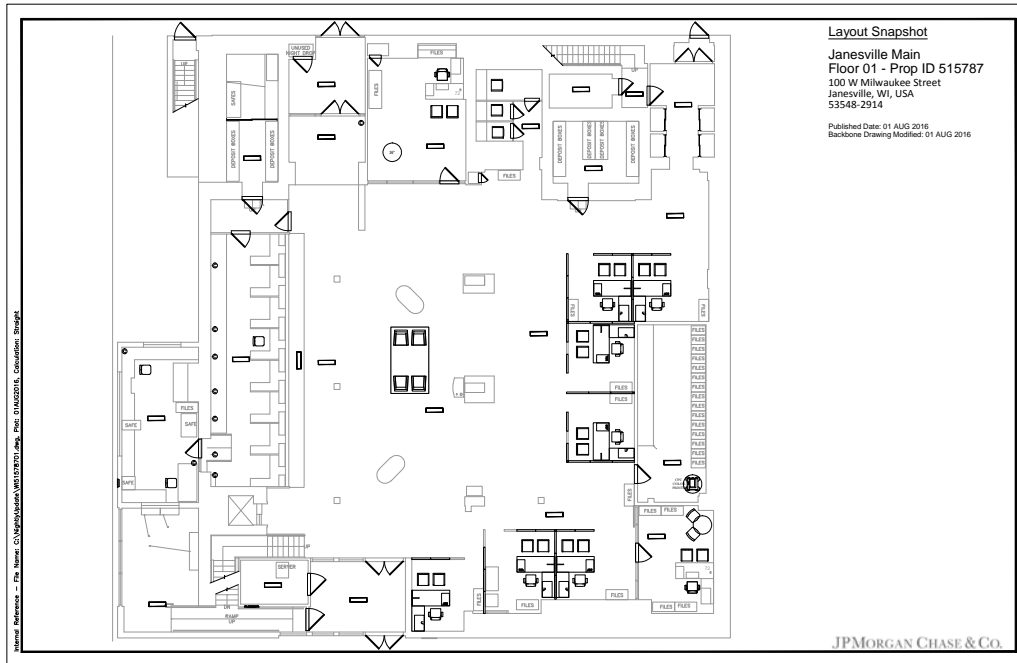
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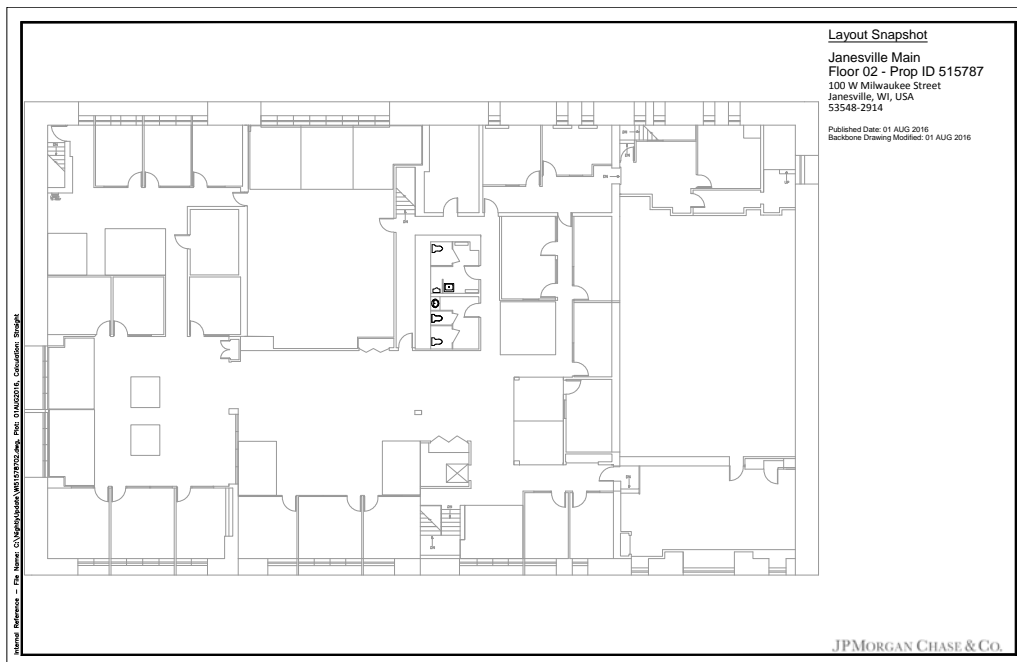


FLOOR PLANS

FIRST FLOOR



SECOND FLOOR - OFFICE



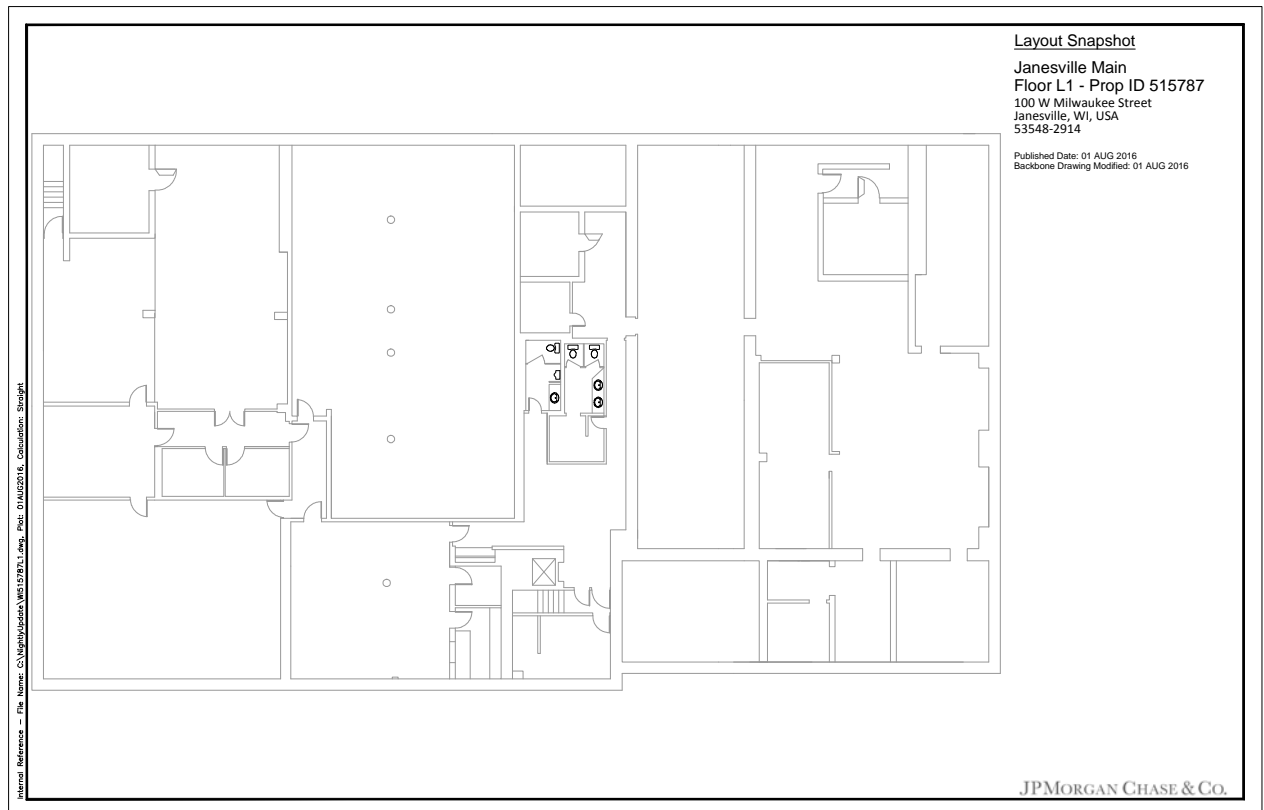
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FLOOR PLANS

LOWER LEVEL



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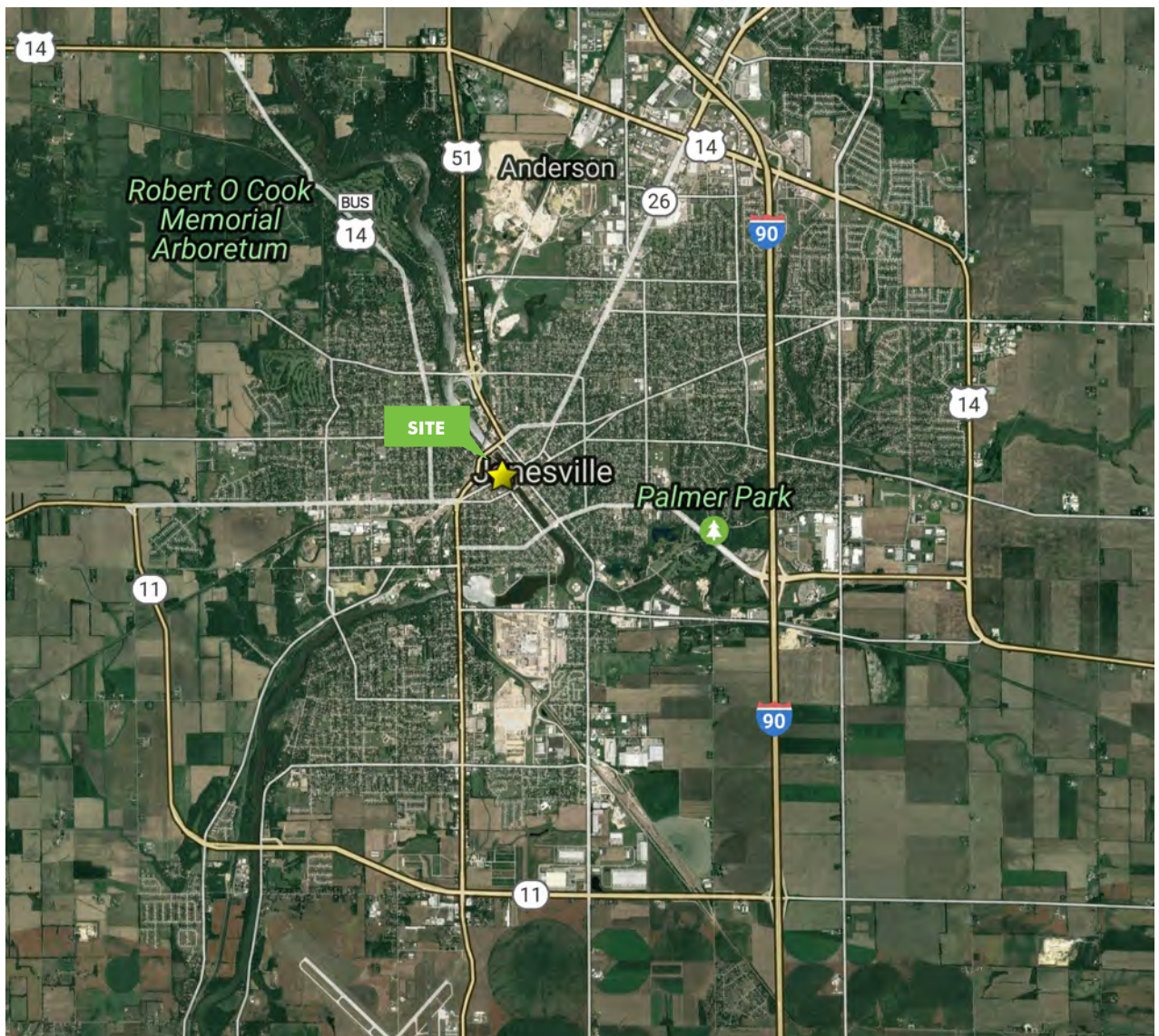
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LOCATION MAP

Janesville is a moderately sized city with a population of 63,575 located on the Rock River in the rolling hills, rich fields and verdant woodlands of scenic south central Wisconsin. Janesville was founded in 1836 and has experienced steady growth and development ever since. Janesville's long history of strong industry and economic success has helped turn the city into a major commercial and industrial center for the State-Line area.

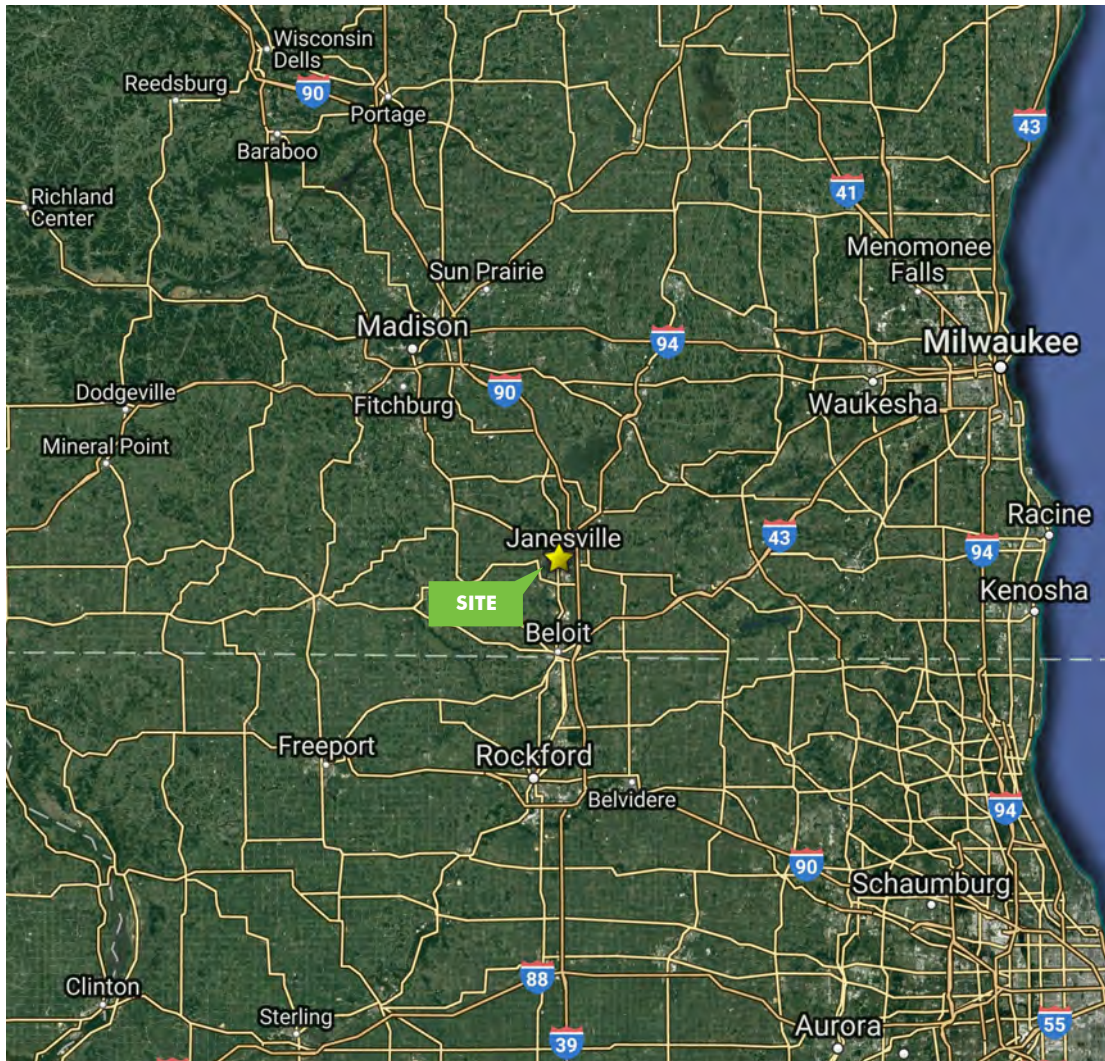


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PROPERTY PHOTOS



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STATE OF WISCONSIN BROKER DISCLOSURE

To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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

BROKER DISCLOSURE TO CUSTOMERS

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

- The duty to prove brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01 (5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

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

(Insert information you authorize to broker to disclose such as financial qualification information)

CONSENT TO TELEPHONE SOLICITATION

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

SEX OFFENDER REGISTRY

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

DEFINITION OF MATERIAL ADVERSE FACTS

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 is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision 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 that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information 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 agreement made concerning the transaction.