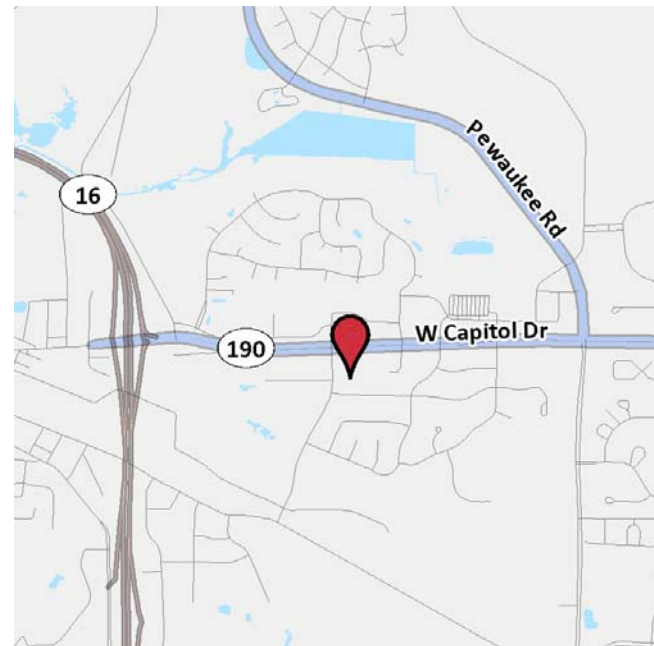




1230-1256 W Capitol Drive Pewaukee, WI

Available Space	1,400 SF and 1,500 SF Up to 12,000 SF Build-To-Suit
Signage	Building façade & monuments
Parking	550 spaces
Traffic Counts	25,300 on Capitol Drive
Lease Rate	\$15.00 PSF NNN
NNN Rate	\$3.78 (Cam & Ins: \$2.83, Tax: \$0.95)



Demographics

	1 Mile	3 Miles	5 Miles
Population	5,175	22,826	86,673
Households	2,458	9,935	35,407
Median HH Inc.	\$60,771	\$73,976	\$68,736
Employees	6,480	32,206	86,873

For more information

Brian Vanevenhoven

414 908 9160

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Prospective Buyer/Tenant is hereby advised that: (1) Principals of NAI MLG Commercial ("NAI MLG") are also Principals of Owner; and (2) NAI MLG is acting solely as an agent of Owner and may receive a commission in connection with the sale or lease of the Property.

757 North Broadway Street, Suite 700
Milwaukee, WI 53202
414 347 9400
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Offices in Milwaukee and Madison, WI

Pewaukee Plaza

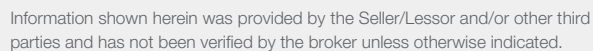
Suite	Tenant	Size (SF)
Anchor	Ashley Homestore	58,470
100	AVAILABLE	1,400
200	King's Wok	1,800
500	CosmoProf	2,400
600	Brews, Wines & Spirits	1,500
700	US Cellular	1,200
800	AVAILABLE	1,500
900	Pro Nails & Spa	1,260



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NAI MLG Commercial
 COMMERCIAL REAL ESTATE SERVICES WORLDWIDE
 Information shown herein was provided by the Seller/Lessor and/or other third parties and has not been verified by the broker unless otherwise indicated.

This aerial map shows a commercial plaza area with numerous businesses labeled. A red box and line highlight a specific 'SITE' located near the intersection of Highway 190 and Highway 164. The highlighted site is situated between a Mobil gas station and a King's Wok restaurant. Other nearby businesses include Ace Hardware, Office Furniture Warehouse, US Cellular, Brew's Wine & Spirits, and a large building complex labeled 'Auto Zone' and 'Car Wash'. The map also shows other major retailers like Costco, Wal-Mart Supercenter, Menards, OfficeMax, and PetSmart, as well as various smaller businesses like salons, cleaners, and food establishments. The area is bounded by Highway 164 to the north and south, and Highway 190 to the west and east.



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State of Wisconsin Broker Disclosure to Non-Residential Customers

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

BROKER DISCLOSURE TO CUSTOMERS

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

- The duty to provide 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 Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see "Confidentiality Notice To Customers" below).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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. An agent of the Firm 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 (1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its

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

Agents shall continue to keep the information confidential after the Firm 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 Firm or its Agents 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 Firm and its Agents is aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents): ____

(INSERT INFORMATION YOU AUTHORIZE TO BE DISCLOSED SUCH AS FINANCIAL QUALIFICATION INFORMATION)

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://www.doc.wi.gov/> 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 and 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.

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