

PRAIRIE COMMONS



View from West Main Street



Situated ideally on West Main Street to best serve the entire community, Prairie Commons will offer the best retail opportunity in Wisconsin's fastest growing community of Sun Prairie.

Collins Real Estate Advisors is redeveloping the former WE Energies headquarters site at 1251 West Main Street, Sun Prairie to create Prairie Commons. Construction will begin in 2008 with preleasing opportunities available now. Flexibility in unit size exists during preleasing period.

FEATURES

- Excellent location on Sun Prairie's number one retail corridor
- Sun Prairie is the fastest growing community in Wisconsin
- Site offers high traffic, great visibility and easy access
- New construction, high-end design building
- Location serves all submarkets of trade area
- High income, under retailed area
- Great signage opportunities
- Outside seating courtyard

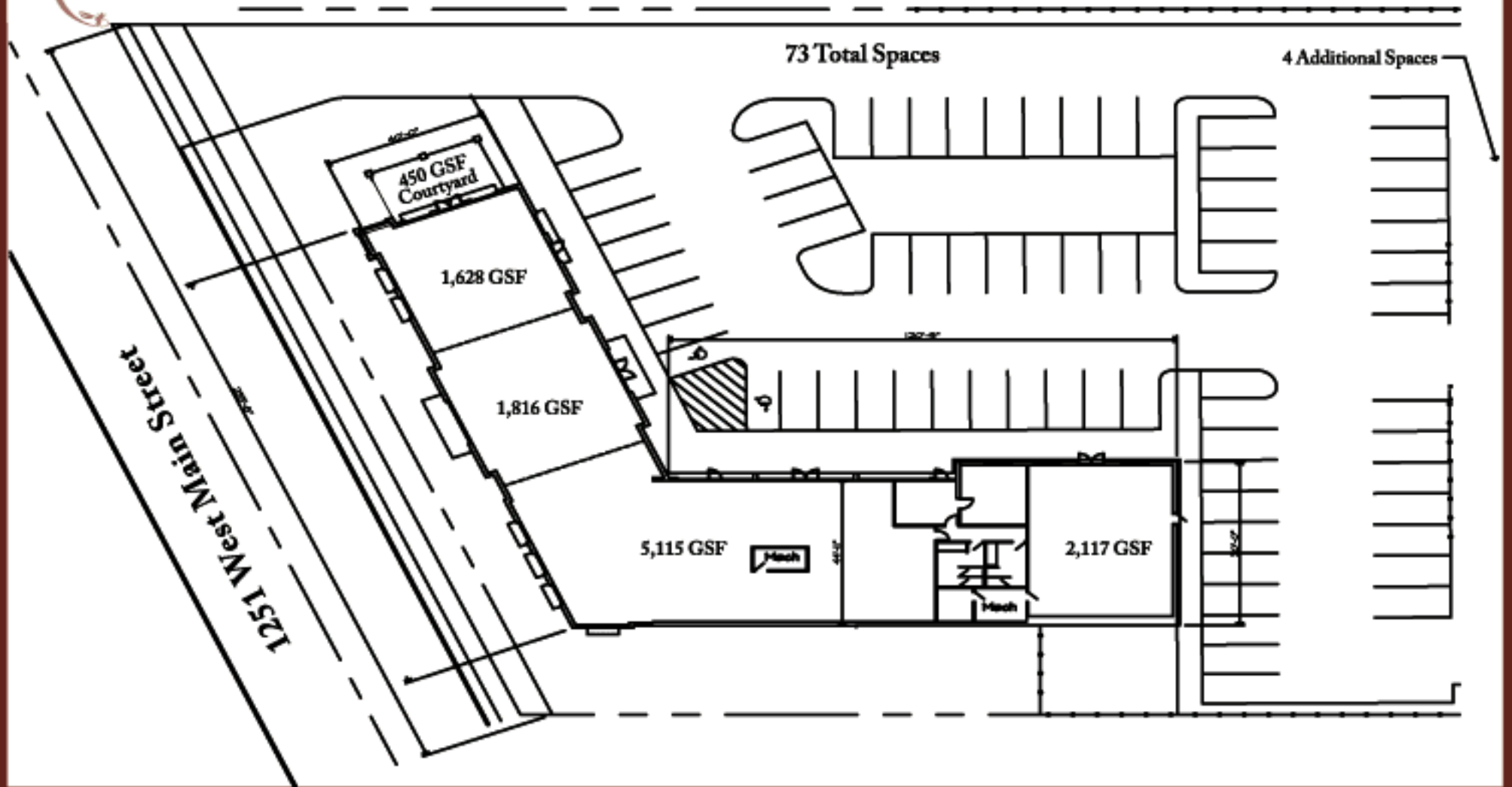
DEMOGRAPHIC INFO	1 MILE	3 MILES	5 MILES
TOTAL POPULATION (2006)	11,350	27,489	36,021
HH INCREASE (1990-2006)	53%	62%	63%
AVERAGE HH INCOME (2006)	\$65,316	\$75,337	\$75,940
MEDIAN AGE	32	36	36
TRAFFIC COUNTS			
WEST MAIN STREET	15,600 VPD		
HWY 151	46,900 VPD		
LEASE DETAILS			
CENTER SIZE	10,795		
SPACE AVAILABLE	1,500 - 10,000 SF		
LEASE RATE	\$14 - \$18 PSF		
LEASE TERM	5 YR MINIMUM		
LEASE TYPE	TRIPLE NET		
BUILD OUT	WHITE BOX		
ADDITIONAL CHARGES	TBD		



For Additional Information: Matt Collins - Collins Real Estate Advisors, Inc. 608-834-9545 mattcollins@collinsadvisors.net

www.collinsadvisors.net

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Disclosure of Real Estate Agency

THIS DISCLOSURE IS BEING PROVIDED BY Colling Real Estate Advisors, Inc WHO IS WORKING AS OWNER'S AGENT.

Wisconsin Statute § 452.135 requires that brokers provide a written agency disclosure form containing a disclosure of duties owed to all parties, the duties owed to the broker's client, a statement regarding confidentiality and a statement of which party the broker represents, before providing brokerage services to a party. This form is being provided to comply with that requirement.

DUTIES TO ALL PARTIES

Wisconsin Statute section 452.133(1) states that in providing brokerage services to a party to a transaction (including both clients and customers), a broker shall do all of the following:

- (a) Provide brokerage services to all parties to the transaction honestly, fairly and in good faith.
- (b) Diligently exercise reasonable skill and care in providing brokerage services to all parties.
- (c) Disclose to each party all material adverse facts that the broker knows and that the party does not know or cannot discover through reasonably vigilant observation, unless the disclosure of a material adverse fact is prohibited by law.
- (d) Keep confidential any information given to the broker in confidence, or any information obtained by the broker that he or she knows a reasonable party would want to be kept confidential, unless the information must be disclosed under (c) or Wis. Stats. sec. 452.23 (information contradicting third party inspection or investigation reports) or is otherwise required by law to be disclosed or the party whose interests may be adversely affected by the disclosure specifically authorizes the disclosure of particular confidential information. A broker shall continue to keep the information confidential after the transaction is complete and after the broker is no longer providing brokerage services to the party.
- (e) Provide accurate information about market conditions that affect a transaction, to any party who requests the information, within a reasonable time of the party's request, unless disclosure of the information is prohibited by law.
- (f) Account for all property coming into the possession of a broker that belongs to any party within a reasonable time of receiving the property.
- (g) When negotiating on behalf of a party, present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

DUTIES TO A CLIENT

Wisconsin Statute section 452.133(2) states that in addition to his or her duties as listed above, a broker providing brokerage services to his or her client shall do all of the following:

- (a) Loyal represent the client's interests by placing the client's interests ahead of the interests of any other party, unless loyalty to a client violates the broker's duties under listed above or Wis. Stats. sec. 452.137(2) (duties to all clients in multiple representation situations).
- (b) Disclose to the client all information known by the broker that is material to the transaction and that is not known by the client or discoverable by the client through reasonably vigilant observation, except for confidential information (see paragraph d above) and other information, the disclosure of which is prohibited by law.
- (c) Fulfill any obligation required by the agency agreement, and any order of the client that is within the scope of the agency agreement, that are not inconsistent with another duty that the broker has under this chapter or any other law.

CONFIDENTIALITY NOTICE TO CLIENTS AND CUSTOMERS

A BROKER IS REQUIRED TO MAINTAIN THE CONFIDENTIALITY OF ALL INFORMATION GIVEN TO THE BROKER IN CONFIDENCE AND OF ALL INFORMATION OBTAINED BY THE BROKER THAT HE OR SHE KNOWS A REASONABLE PARTY WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW (SEE LINES 14 TO 19). 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.
- 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 YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT INFORMATION IN THE SPACE BELOW THAT IS MARKED "CONFIDENTIAL INFORMATION" AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER WRITTEN NOTIFICATION OF WHAT INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

IF YOU WISH TO IDENTIFY SPECIFIC INFORMATION AS CONFIDENTIAL PLEASE COMPLETE THE "CONFIDENTIAL INFORMATION" SECTION BELOW AND RETURN TO BROKER.

CONFIDENTIAL INFORMATION:

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.widocoffenders.org> or by phone at 877-234-0085.