

# My Report

Prepared September 01, 2023

**Presented By**

---



**Lighthouse**  
Commercial Real Estate

**Lighthouse Commercial Real Estate**



**David Haug**  
david@lighthousecre.com  
(608) 445-3500

	Type	Address		Property Type	Property Size	Space Available	Asking Rate	Sub Lease	Lease Type
3	Lease	2701 International Ln	Madison, WI 53704	Office (General)	33,960 SF	3,070 SF	\$15.00 Annual/SF	No	Gross
3	Lease	2701 International Ln	Madison, WI 53704	Office (General)	33,960 SF	5,052 SF	\$15.00 Annual/SF	No	Gross
4	Lease	1822-1858 Wright St	Madison, WI 53704	Industrial (Flex/R&D)	72,289 SF	8,000 SF	\$7.25 Annual/SF	Yes	NNN ( \$2.25 )
5	Lease	10 Terrace Ct	Madison, WI 53718	Office (General)	154,163 SF	15,100 SF	\$13.50 Annual/SF	No	NNN ( \$8.50 )
5	Lease	10 Terrace Ct	Madison, WI 53718	Office (General)	154,163 SF	26,200 SF	\$13.50 Annual/SF	No	NNN ( \$8.50 )
5	Lease	10 Terrace Ct	Madison, WI 53718	Office (General)	154,163 SF	1,552 SF	\$13.50 Annual/SF	No	NNN ( \$8.50 )
5	Lease	10 Terrace Ct	Madison, WI 53718	Office (General)	154,163 SF	26,200 SF	\$13.50 Annual/SF	No	NNN ( \$8.50 )
5	Lease	10 Terrace Ct	Madison, WI 53718	Office (General)	154,163 SF	26,200 SF	\$13.50 Annual/SF	No	NNN ( \$8.50 )
5	Lease	10 Terrace Ct	Madison, WI 53718	Office (General)	154,163 SF	2,867 SF	\$13.50 Annual/SF	No	NNN ( \$8.50 )
6	Lease	5407-5459 Fen Oak Dr	Madison, WI 53718	Office (General)	31,801 SF	20,201 SF	\$15.00 Annual/SF	Yes	NNN ( \$4.75 )
8	Lease	2430 Pennsylvania Ave	Madison, WI 53704	Industrial (Warehouse/Office)	11,500 SF	11,500 SF	\$9.17 Annual/SF	No	MG
9	Lease	1814-1820 S Park St	Madison, WI 53713	Industrial (Self Storage)	23,400 SF	8,000 SF	\$9.00 Annual/SF	No	MG
10	Lease	401 Charmany Dr	Madison, WI 53719	Office (Mixed Use)	102,551 SF	3,933 SF	\$11.75 Annual/SF	Yes	NNN ( \$9.00 )
11	Lease	10 E Doty St	Madison, WI 53703	Office (Mixed Use)	135,209 SF	3,399 SF	\$37.00 Annual/SF	No	MG
12	Lease	749 University Row	Madison, WI 53705	Office (Mixed Use)	69,594 SF	9,426 SF	\$18.00 - \$20.00 Annual/SF	No	NNN
13	Lease	44 E Mifflin St	Madison, WI 53703	Office (General)	84,220 SF	1,179 SF	\$32.00 Annual/SF	No	MG
15	Lease	7869 Big Sky Dr	Madison, WI 53719	Retail (Auto Repair)	10,336 SF	10,336 SF	\$12.00 Annual/SF	No	NNN
16	Lease	1 Point Pl	Madison, WI 53719	Office (General)	33,404 SF	1,482 SF	\$17.50 Annual/SF	No	MG
16	Lease	1 Point Pl	Madison, WI 53719	Office (General)	33,404 SF	1,766 SF	\$17.50 Annual/SF	No	MG
16	Lease	1 Point Pl	Madison, WI 53719	Office (General)	33,404 SF	3,331 SF	\$17.50 Annual/SF	No	MG
16	Lease	1 Point Pl	Madison, WI 53719	Office (General)	33,404 SF	2,007 SF	\$17.50 Annual/SF	No	MG
16	Lease	1 Point Pl	Madison, WI 53719	Office (General)	33,404 SF	243 SF	\$17.50 Annual/SF	No	MG
16	Lease	1 Point Pl	Madison, WI 53719	Office (General)	33,404 SF	375 SF	\$17.50 Annual/SF	No	MG
16	Lease	1 Point Pl	Madison, WI 53719	Office (General)	33,404 SF	2,530 SF	\$17.50 Annual/SF	No	MG
16	Lease	1 Point Pl	Madison, WI 53719	Office (General)	33,404 SF	1,620 SF	\$17.50 Annual/SF	No	MG
17	Lease	8000 Excelsior Dr	Madison, WI 53717	Office (General)	54,111 SF	4,343 SF	Negotiable	No	Unk
18	Lease	1221 John Q Hammons Dr	Madison, WI 53717	Office (General)	61,200 SF	20,000 SF	\$13.00 - \$16.00 Annual/SF	No	NNN
18	Lease	1221 John Q Hammons Dr	Madison, WI 53717	Office (General)	61,200 SF	10,891 SF	\$13.00 - \$16.00 Annual/SF	No	NNN
19	Lease	737-751 N High Point Rd	Madison, WI 53717	Retail (Strip Center)	10,270 SF	4,200 SF	\$22.00 Annual/SF	Yes	NNN ( \$8.50 )
20	Lease	5930 Seminole Centre Ct	Fitchburg, WI 53711	Office (General)	8,108 SF	1,089 SF	\$20.00 Annual/SF	No	Unk

	Type	Address		Property Type	Property Size	Space Available	Asking Rate	Sub Lease	Lease Type
21	Lease	7818 Big Sky Dr	Madison, WI 53719	Office (General)	29,641 SF	578 SF	\$16.00 Annual/SF	No	Gross
21	Lease	7818 Big Sky Dr	Madison, WI 53719	Office (General)	29,641 SF	730 SF	\$16.00 Annual/SF	No	Gross
21	Lease	7818 Big Sky Dr	Madison, WI 53719	Office (General)	29,641 SF	277 SF	\$21.66 Annual/SF	No	Gross
22	Lease	6411 Odana Rd	Madison, WI 53719	Office (General)	159,000 SF	159,000 SF	\$35.00 Annual/SF	No	Net NNN
23	Lease	1200 John P Livesey Blvd	Verona, WI 53593	Retail (Strip Center)	17,800 SF	3,000 SF	\$14.00 Annual/SF	No	NNN ( \$3.88 )
23	Lease	1200 John P Livesey Blvd	Verona, WI 53593	Retail (Strip Center)	17,800 SF	2,400 SF	\$14.00 Annual/SF	No	NNN ( \$3.88 )
29	Lease	1600 N High Point Rd	Middleton, WI 53562	Office (Medical/Dental)	7,323 SF	2,737 SF	\$10.00 Annual/SF	No	NNN
32	Lease	5525 Nobel Dr	Fitchburg, WI 53711	Office (General)	42,040 SF	3,053 SF	\$15.50 Annual/SF	Yes	NNN ( \$6.50 )
34	Lease	2041-2065 S Stoughton Rd	Madison, WI 53718	Industrial (Warehouse/Office)	46,875 SF	18,750 SF	\$5.25 Annual/SF	Yes	NNN
35	Lease	2881 Commerce Park Dr	Fitchburg, WI 53719	Industrial (Flex/R&D)	60,660 SF	8,254 SF	\$6.25 Annual/SF	No	MG
36	Lease	4005 Felland Rd	Madison, WI 53590	Industrial (Flex/R&D)	49,152 SF	1,200 SF	Negotiable	No	NNN
37	Lease	4610 S Biltmore Ln	Madison, WI 53718	Office (General)	14,093 SF	2,500 SF	Negotiable	No	NNN
38	Lease	25 W Main St	Madison, WI 53703	Office (Mixed Use)	230,504 SF	5,587 SF	\$30.00 Annual/SF	No	MG
39	Lease	583 D'Onofrio Dr	Madison, WI 53719	Office (General)	19,612 SF	380 SF	\$15.50 Annual/SF	No	MG
39	Lease	583 D'Onofrio Dr	Madison, WI 53719	Office (General)	19,612 SF	498 SF	\$15.50 Annual/SF	No	MG
39	Lease	583 D'Onofrio Dr	Madison, WI 53719	Office (General)	19,612 SF	2,853 SF	\$15.50 Annual/SF	No	MG
39	Lease	583 D'Onofrio Dr	Madison, WI 53719	Office (General)	19,612 SF	347 SF	\$15.50 Annual/SF	No	MG
39	Lease	583 D'Onofrio Dr	Madison, WI 53719	Office (General)	19,612 SF	1,357 SF	\$15.50 Annual/SF	No	MG
39	Lease	583 D'Onofrio Dr	Madison, WI 53719	Office (General)	19,612 SF	782 SF	\$15.50 Annual/SF	No	MG
39	Lease	583 D'Onofrio Dr	Madison, WI 53719	Office (General)	19,612 SF	803 SF	\$15.50 Annual/SF	No	MG
40	Lease	575 D'Onofrio Dr	Madison, WI 53719	Office (General)	28,880 SF	5,593 SF	\$15.50 Annual/SF	No	MG
41	Lease	559 D'Onofrio Dr	Madison, WI 53719	Office (General)	19,612 SF	2,964 SF	\$15.50 Annual/SF	No	MG
41	Lease	559 D'Onofrio Dr	Madison, WI 53719	Office (General)	19,612 SF	1,659 SF	\$15.50 Annual/SF	No	MG
41	Lease	559 D'Onofrio Dr	Madison, WI 53719	Office (General)	19,612 SF	1,659 SF	\$15.50 Annual/SF	No	MG
41	Lease	559 D'Onofrio Dr	Madison, WI 53719	Office (General)	19,612 SF	2,827 SF	\$15.50 Annual/SF	No	MG
42	Lease	555 D'Onofrio Dr	Madison, WI 53719	Office (General)	19,612 SF	812 SF	\$15.50 Annual/SF	No	MG
42	Lease	555 D'Onofrio Dr	Madison, WI 53719	Office (General)	19,612 SF	1,550 SF	\$15.50 Annual/SF	No	MG
43	Lease	579 D'Onofrio Dr	Madison, WI 53719	Office (Mixed Use)	19,612 SF	523 SF	\$15.50 Annual/SF	No	MG
43	Lease	579 D'Onofrio Dr	Madison, WI 53719	Office (Mixed Use)	19,612 SF	2,612 SF	\$15.50 Annual/SF	No	MG
43	Lease	579 D'Onofrio Dr	Madison, WI 53719	Office (Mixed Use)	19,612 SF	732 SF	\$15.50 Annual/SF	No	MG

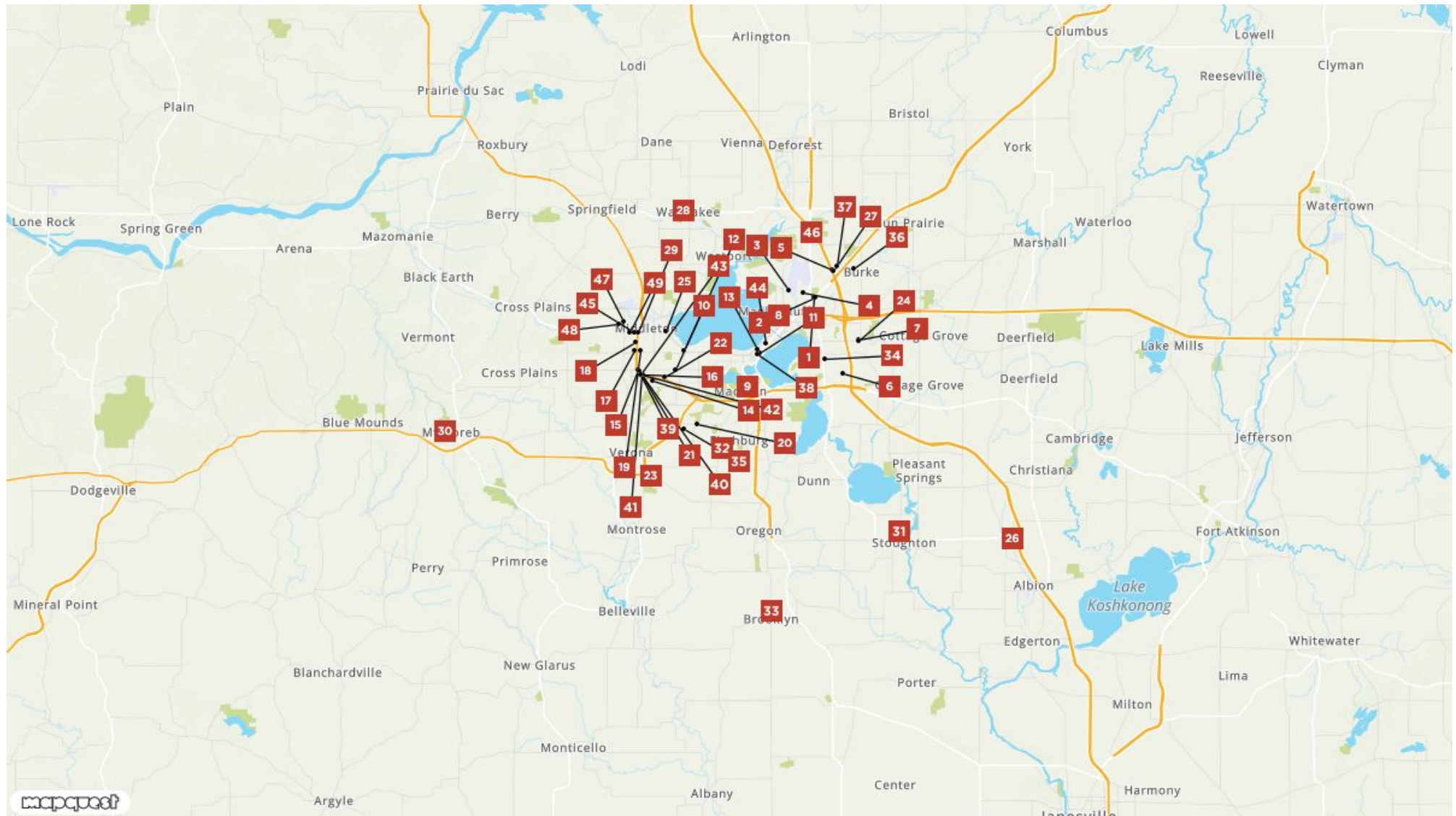
	Type	Address		Property Type	Property Size	Space Available	Asking Rate	Sub Lease	Lease Type
43	Lease	579 D'Onofrio Dr	Madison, WI 53719	Office (Mixed Use)	19,612 SF	2,934 SF	\$15.50 Annual/SF	No	MG
43	Lease	579 D'Onofrio Dr	Madison, WI 53719	Office (Mixed Use)	19,612 SF	697 SF	\$15.50 Annual/SF	No	MG
44	Lease	810-846 E Washington Ave	Madison, WI 53703	Multi-Family (Mixed Use)	446,746 SF	1,517 SF	\$24.00 Annual/SF	No	NNN ( \$7.00 )
44	Lease	810-846 E Washington Ave	Madison, WI 53703	Multi-Family (Mixed Use)	446,746 SF	4,332 SF	\$20.00 Annual/SF	No	NNN ( \$7.00 )
44	Lease	810-846 E Washington Ave	Madison, WI 53703	Multi-Family (Mixed Use)	446,746 SF	6,899 SF	\$19.00 Annual/SF	No	NNN ( \$7.00 )
44	Lease	810-846 E Washington Ave	Madison, WI 53703	Multi-Family (Mixed Use)	446,746 SF	14,295 SF	\$20.00 Annual/SF	No	NNN ( \$7.00 )
45	Lease	1651 John Q Hammons Dr	Middleton, WI 53562	Office (Mixed Use)	9,376 SF	2,687 SF	\$15.00 Annual/SF	Yes	Gross
46	Lease	5931-5939 Haase Rd	DeForest, WI 53532	Industrial (Warehouse/Office)	20,728 SF	2,989 SF	\$6.25 Annual/SF	No	NNN ( \$1.85 )
47	Lease	2222 N Pleasant View Rd	Middleton, WI 53562	Industrial (Warehouse/Office)	19,500 SF	3,000 SF	\$6.75 Annual/SF	No	NNN
48	Lease	2140 W Greenview Dr	Middleton, WI 53562	Industrial (Flex/R&D)	30,800 SF	6,160 SF	\$7.25 Annual/SF	No	NNN ( \$2.91 )
49	Lease	1600 Aspen Commons	Middleton, WI 53562	Office (General)	238,050 SF	2,497 SF	\$18.00 Annual/SF	No	NNN
49	Lease	1600 Aspen Commons	Middleton, WI 53562	Office (General)	238,050 SF	2,497 SF	\$18.00 Annual/SF	No	NNN
	Type	Address		Property Type	Property Size	Acres	List Price	Sale Price	\$/SF or \$/Acre
1	Sale	3913 Lien Rd	Madison, WI 53704	Land		1.05 Acres	Negotiable		
2	Sale	3909 Lien Rd	Madison, WI 53704	Land		0.89 Acres	Negotiable		
7	Sale	6401 Cottage Grove Rd	Madison, WI 53718	Retail (Free Standing Bank)	3,000 SF	1.03 Acres	\$695,000.00		\$231.67 Per SF
14	Sale	638-658 S Gammon Rd	Madison, WI 53719	Retail (Strip Center)	26,883 SF	1.47 Acres	\$3,250,000.00		\$120.89 Per SF
15	Sale	7869 Big Sky Dr	Madison, WI 53719	Retail (Auto Repair)	10,336 SF	1.40 Acres	\$2,500,000.00		\$241.87 Per SF
24	Sale	6401 Cottage Grove Rd	Madison, WI 53718	Land		1.03 Acres	\$695,000.00		\$674,757.28 Per Acre
25	Sale	6242 University Ave	Middleton, WI 53562	Land (Multi-Family)		0.99 Acres	\$1,000,000.00		\$1,010,101.01 Per Acre
26	Sale	984 County Rd A	Edgerton, WI 53534	Hospitality (Resort)	63,532 SF	266 Acres	\$3,999,000.00		\$62.94 Per SF
27	Sale	4 Terrace Ct	Madison, WI 53718	Land		5.35 Acres	Negotiable		
28	Sale	703 W Main St	Waunakee, WI 53597	Multi-Family (Mixed Use)	49,482 SF	2.45 Acres	\$149,900.00		\$116.93 Per SF
30	Sale	100 S 1st St	Mt Horeb, WI 53572	Office (Mixed Use)	19,312 SF	0.62 Acres	\$1,853,000.00		\$95.95 Per SF
31	Sale	140 West St	Stoughton, WI 53589	Retail (Auto Repair)	4,000 SF	0.13 Acres	\$695,000.00		\$154.44 Per SF
33	Sale	305 Douglas Dr	Brooklyn, WI 53521	Retail (Freestanding)	9,002 SF	1.02 Acres	\$1,040,000.00		\$115.53 Per SF



**Lighthouse**  
Commercial Real Estate

Lighthouse Commercial Real Estate

525 Junction Road, Madison, WI 53717 | 608-234-4848



**Lighthouse**  
Commercial Real Estate



**David Haug**  
david@lighthousecre.com  
608-445-3500

**MOODY'S**  
ANALYTICS | Catylist

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



## 3913 Lien Rd - 1.05 Acres

3913 Lien Rd  
Madison, WI 53704

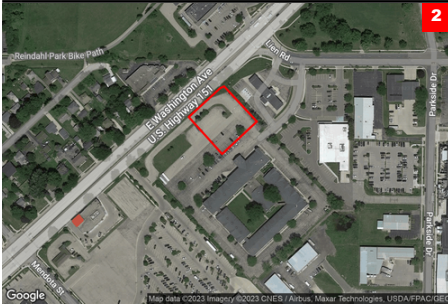
Owner	
Buyer	
Class	
Building Size	
Year Built	

## Land For Sale

1

List Price	Negotiable
\$/SF	
Office SF	
Industrial SF	
Retail SF	
Land Size	1.05 Acres
Parking Ratio	

• Regional Trade Area (East Towne Mall) • Adjacent to Hy-Vee • 190 Unit Apartment Redevelopment • Access to traffic light at Lien Road • Proximity to I-90



## 3909 Lien Rd - 0.89 Acres

3909 Lien Rd  
Madison, WI 53704

Owner	
Buyer	
Class	
Building Size	
Year Built	

## Land For Sale

2

List Price	Negotiable
\$/SF	
Office SF	
Industrial SF	
Retail SF	
Land Size	0.89 Acres
Parking Ratio	

• Regional Trade Area (East Towne Mall) • Adjacent to Hy-Vee • 190 Unit Apartment Redevelopment • Access to traffic light at Lien Road • Proximity to I-90



## 2701 International Ln

2701 International Ln  
Madison, WI 53704

Owner	DANE COUNTY AIRPORT
Tenant	
Class	C
Building Size	33,960 SF
Year Built	1986

## Office For Lease

3

Floor/Suite	Floor 1, Suite 101
Available SF	3,070 SF
Lease Rate	\$15.00 Annual/SF
Lease Type	Gross
Date Available	Now
Expenses	
TI Allowance	

Offering two first floor suites for lease: 3,070 sq. ft. and 5,052 sq. ft.; or, combine to make 8,122 sq. ft.. Each suite has many offices breakrooms. Building offers ample parking, restrooms with showers, and is located along a stretch of International Ln with frequent bus stops. Great option for s



## 2701 International Ln

2701 International Ln  
Madison, WI 53704

Owner	DANE COUNTY AIRPORT
Tenant	
Class	C
Building Size	33,960 SF
Year Built	1986

## Office For Lease

4

Floor/Suite	Floor 1, Suite 105
Available SF	5,052 SF
Lease Rate	\$15.00 Annual/SF
Lease Type	Gross
Date Available	Now
Expenses	
TI Allowance	

Offering two first floor suites for lease: 3,070 sq. ft. and 5,052 sq. ft.; or, combine to make 8,122 sq. ft.. Each suite has many offices breakrooms. Building offers ample parking, restrooms with showers, and is located along a stretch of International Ln with frequent bus stops. Great option for s



## McAllen Truax Business Park Bldg 2

1822-1858 Wright St  
Madison, WI 53704

**Owner** McAllen Properties LLC  
**Tenant**  
**Class**  
**Building Size** 72,289 SF  
**Year Built** 2000

## Industrial Sublease

5

<b>Floor/Suite</b>	Floor 1
<b>Available SF</b>	8,000 SF
<b>Lease Rate</b>	\$7.25 Annual/SF
<b>Lease Type</b>	NNN
<b>Date Available</b>	Now
<b>Expenses</b>	\$2.25
<b>TI Allowance</b>	

Approximately 8,000 SF total available, including 2,000 SF office and 6,000 SF warehouse. Lease expires 12/31/2024, with longer term possible with new lease with landlord.



## DMB Community Bank Building

10 Terrace Ct  
Madison, WI 53718

**Owner** DMB Community Bank  
**Tenant**  
**Class** A  
**Building Size** 154,163 SF  
**Year Built** 2001

## Office For Lease

6

<b>Floor/Suite</b>	Floor 2
<b>Available SF</b>	15,100 SF
<b>Lease Rate</b>	\$13.50 Annual/SF
<b>Lease Type</b>	NNN
<b>Date Available</b>	Now
<b>Expenses</b>	\$8.50
<b>TI Allowance</b>	

Prime Class A Office Space with Unbeatable Amenities! Discover this exceptional Class A office building that offers up to 80,000 RSF of office space. Enjoy the convenience of underground parking, 24-hour secure access, flexible 26,000 SF floorplates, onsite ownership and a brand new fitness center, r



## DMB Community Bank Building

10 Terrace Ct  
Madison, WI 53718

**Owner** DMB Community Bank  
**Tenant**  
**Class** A  
**Building Size** 154,163 SF  
**Year Built** 2001

## Office For Lease

7

<b>Floor/Suite</b>	Floor 3, Suite 300
<b>Available SF</b>	26,200 SF
<b>Lease Rate</b>	\$13.50 Annual/SF
<b>Lease Type</b>	NNN
<b>Date Available</b>	Now
<b>Expenses</b>	\$8.50
<b>TI Allowance</b>	

Prime Class A Office Space with Unbeatable Amenities! Discover this exceptional Class A office building that offers up to 80,000 RSF of office space. Enjoy the convenience of underground parking, 24-hour secure access, flexible 26,000 SF floorplates, onsite ownership and a brand new fitness center, r



## DMB Community Bank Building

10 Terrace Ct  
Madison, WI 53718

**Owner** DMB Community Bank  
**Tenant**  
**Class** A  
**Building Size** 154,163 SF  
**Year Built** 2001

## Office For Lease

8

<b>Floor/Suite</b>	Floor 1, Suite B
<b>Available SF</b>	1,552 SF
<b>Lease Rate</b>	\$13.50 Annual/SF
<b>Lease Type</b>	NNN
<b>Date Available</b>	Now
<b>Expenses</b>	\$8.50
<b>TI Allowance</b>	

Prime Class A Office Space with Unbeatable Amenities! Discover this exceptional Class A office building that offers up to 80,000 RSF of office space. Enjoy the convenience of underground parking, 24-hour secure access, flexible 26,000 SF floorplates, onsite ownership and a brand new fitness center, r



## DMB Community Bank Building

10 Terrace Ct  
Madison, WI 53718

**Owner** DMB Community Bank  
**Tenant**  
**Class** A  
**Building Size** 154,163 SF  
**Year Built** 2001

## Office For Lease

9

**Floor/Suite** Floor 4, Suite 400  
**Available SF** 26,200 SF  
**Lease Rate** \$13.50 Annual/SF  
**Lease Type** NNN  
**Date Available** Now  
**Expenses** \$8.50  
**TI Allowance**

Prime Class A Office Space with Unbeatable Amenities! Discover this exceptional Class A office building that offers up to 80,000 RSF of office space. Enjoy the convenience of underground parking, 24-hour secure access, flexible 26,000 SF floorplates, onsite ownership and a brand new fitness center, r



## DMB Community Bank Building

10 Terrace Ct  
Madison, WI 53718

**Owner** DMB Community Bank  
**Tenant**  
**Class** A  
**Building Size** 154,163 SF  
**Year Built** 2001

## Office For Lease

10

**Floor/Suite** Floor 5, Suite 500  
**Available SF** 26,200 SF  
**Lease Rate** \$13.50 Annual/SF  
**Lease Type** NNN  
**Date Available** Now  
**Expenses** \$8.50  
**TI Allowance**

Prime Class A Office Space with Unbeatable Amenities! Discover this exceptional Class A office building that offers up to 80,000 RSF of office space. Enjoy the convenience of underground parking, 24-hour secure access, flexible 26,000 SF floorplates, onsite ownership and a brand new fitness center, r



## DMB Community Bank Building

10 Terrace Ct  
Madison, WI 53718

**Owner** DMB Community Bank  
**Tenant**  
**Class** A  
**Building Size** 154,163 SF  
**Year Built** 2001

## Office For Lease

11

**Floor/Suite** Floor 1, Suite A  
**Available SF** 2,867 SF  
**Lease Rate** \$13.50 Annual/SF  
**Lease Type** NNN  
**Date Available** Now  
**Expenses** \$8.50  
**TI Allowance**

Prime Class A Office Space with Unbeatable Amenities! Discover this exceptional Class A office building that offers up to 80,000 RSF of office space. Enjoy the convenience of underground parking, 24-hour secure access, flexible 26,000 SF floorplates, onsite ownership and a brand new fitness center, r



## 5407-5459 Fen Oak Dr

5407-5459 Fen Oak Dr  
Madison, WI 53718

**Owner** Good Mazel, LLC  
**Tenant**  
**Class** B  
**Building Size** 31,801 SF  
**Year Built** 2006

## Office Sublease

12

**Floor/Suite** Floor 1  
**Available SF** 20,201 SF  
**Lease Rate** \$15.00 Annual/SF  
**Lease Type** NNN  
**Date Available** Now  
**Expenses** \$4.75  
**TI Allowance**

25,101 sq. ft. available; 31,198 total sq. ft. building; Cotenant is MarquipWardUnited; Class A building; Available immediately; Located within the office park of the World Dairy Center; Ample parking (3.27/1000); Easy access to Highway 51 and Beltline Highway 12/18; Lease Rate: \$15.00/Sq. Ft. (NNN)



## 6401 Cottage Grove Rd

6401 Cottage Grove Rd  
Madison, WI 53718

**Owner** EDUCATED MORTGAGE SERVICES LLC  
**Buyer**  
**Class**  
**Building Size** 3,000 SF  
**Year Built** 1971

## Retail For Sale

13

**List Price** \$695,000.00  
**\$/SF** \$231.67 Per SF  
**Office SF**  
**Industrial SF**  
**Retail SF**  
**Land Size** 1.03 Acres  
**Parking Ratio** 6.67/1,000

Existing 1 story, 1500 SF building with full basement, constructed in 1970's, previously used as branch bank. A wide variety of commercial, retail & office uses permitted under current CC-T zoning. 1+ acre parcel has substantial parking capacity and/or room for building expansion. The property ent



## 2430 Pennsylvania Ave

2430 Pennsylvania Ave  
Madison, WI 53704

**Owner** S & M WAREHOUSING LLC # 515  
**Tenant**  
**Class**  
**Building Size** 11,500 SF  
**Year Built** 1970

## Industrial For Lease

14

**Floor/Suite** Floor 1, Suite Bldg  
**Available SF** 11,500 SF  
**Lease Rate** \$9.17 Annual/SF  
**Lease Type** Modified Gross  
**Date Available** Now  
**Expenses**  
**TI Allowance**

The site contains two buildings inside a fenced and gated area along with a gravel outside storage area (70' X 100') in the rear. The front building is 3,500 SF with heated shop space, floor drain, a small drive-in door, and office space. The back building is 8,000 SF with a dock, a 10' x 14' drive-



## 1814-1820 S Park St

1814-1820 S Park St  
Madison, WI 53713

**Owner** J & R PROPERTIES OF WISCONSIN LLC  
**Tenant**  
**Class**  
**Building Size** 23,400 SF  
**Year Built** 1950

## Industrial For Lease

15

**Floor/Suite** Floor 1, Suite 1818  
**Available SF** 8,000 SF  
**Lease Rate** \$9.00 Annual/SF  
**Lease Type** Modified Gross  
**Date Available** Now  
**Expenses**  
**TI Allowance**

6,400sf warehouse space has 2 indoor loading docks (2 ft from ground) and heat/ac. No drive-in door, but vehicles/equipment can park in the 2 indoor loading dock bays. 1,600sf office space is nicely finished with 2 restrooms. Total available space is 8,000sf. Parking in front and back of building. P



## First Business Bank Center

401 Charmany Dr  
Madison, WI 53719

**Owner** University Research Park  
**Tenant**  
**Class** A  
**Building Size** 102,551 SF  
**Year Built** 2001

## Office Sublease

16

**Floor/Suite** Floor 3  
**Available SF** 3,933 SF  
**Lease Rate** \$11.75 Annual/SF  
**Lease Type** NNN  
**Date Available** Now  
**Expenses** \$9.00  
**TI Allowance**

Office space for sublease. The sublease end date is December 31, 2025. The main space offers 5 offices/conf rooms, a reception area, open workstation area, a kitchen, and a private restroom. There is an adjacent space that can be connected and would add up to 5 additional offices. Furniture is avai



## Block 89

10 E Doty St  
Madison, WI 53703

**Owner** BLOCK 89 AIR RIGHTS LTD PARTNERSHIP  
**Tenant**  
**Class** A  
**Building Size** 135,209 SF  
**Year Built** 1998

## Office For Lease

17

**Floor/Suite** Floor 10, Suite 1002  
**Available SF** 3,399 SF  
**Lease Rate** \$37.00 Annual/SF  
**Lease Type** Modified Gross  
**Date Available** Now  
**Expenses**  
**TI Allowance**



## University Crossing

749 University Row  
Madison, WI 53705

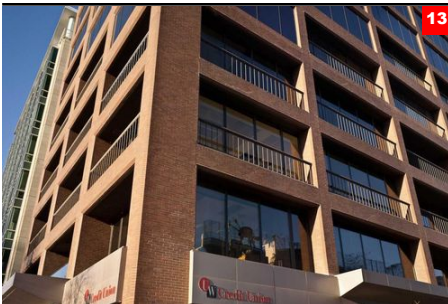
**Owner** UNIVERSITY CROSSING  
**Tenant**  
**Class** A  
**Building Size** 69,594 SF  
**Year Built** 2012

## Office For Lease

18

**Floor/Suite** Floor 3, Suite 320  
**Available SF** 9,426 SF  
**Lease Rate** \$18.00 - \$20.00  
**Lease Type** Annual/SF  
**Date Available** NNN  
**Expenses** Now  
**TI Allowance**

3-Story Class A Office Building Completed in 2013. Both building and space are LEED Platinum. Very bright space with large windows & skylights. Great layout --- mix of open space and private offices, 36 workstations + hoteling space, 8 private offices and multiple conference rooms. Also includes a t



## 44 E Mifflin St

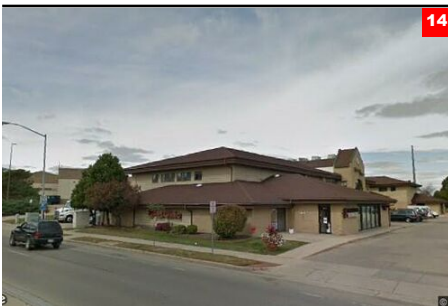
44 E Mifflin St  
Madison, WI 53703

**Owner** 44 Associates Ltd Ptnrshp  
**Tenant**  
**Class** A  
**Building Size** 84,220 SF  
**Year Built**

## Office For Lease

19

**Floor/Suite** Floor 4, Suite 401  
**Available SF** 1,179 SF  
**Lease Rate** \$32.00 Annual/SF  
**Lease Type** Modified Gross  
**Date Available** Now  
**Expenses**  
**TI Allowance**



## 638-658 S Gammon Rd

638-658 S Gammon Rd  
Madison, WI 53719

**Owner**  
**Buyer**  
**Class** B  
**Building Size** 26,883 SF  
**Year Built**

## Retail For Sale

20

**List Price** \$3,250,000.00  
**\$/SF** \$120.89 Per SF  
**Office SF** 12,947 SF  
**Industrial SF**  
**Retail SF** 13,936 SF  
**Land Size** 1.47 Acres  
**Parking Ratio**

First time on the market since 1992, and family-owned since. Up for sale is a rare opportunity to purchase Gammon Place Shopping Center, a mix of first floor retail, and 2nd floor offices. The property is located in one of the most desirable areas in the Madison, WI market being just due south from



15

## 7869 Big Sky Dr

7869 Big Sky Dr  
Madison, WI 53719

**Owner** 7869 Big Sky Dr LLC  
**Tenant**  
**Class** C  
**Building Size** 10,336 SF  
**Year Built** 1986

## Retail For Lease

21

**Floor/Suite** Floor 1-2, Suite Bldg  
**Available SF** 10,336 SF  
**Lease Rate** \$12.00 Annual/SF  
**Lease Type** NNN  
**Date Available** Now  
**Expenses**  
**TI Allowance**

Introducing a remarkable property offering an exceptional combination of prime location and incredible features. Located on the Westside, this property enjoys exceptional Beltline signage exposure, attracting the attention of a staggering 29,000+ passing cars daily., ensuring maximum visibility and



15

## 7869 Big Sky Dr

7869 Big Sky Dr  
Madison, WI 53719

**Owner** 7869 Big Sky Dr LLC  
**Buyer**  
**Class** C  
**Building Size** 10,336 SF  
**Year Built** 1986

## Retail For Sale

22

**List Price** \$2,500,000.00  
**\$/SF** \$241.87 Per SF  
**Office SF**  
**Industrial SF**  
**Retail SF**  
**Land Size** 1.40 Acres  
**Parking Ratio**

Introducing a remarkable 1.4 acre property offering an exceptional combination of prime location and incredible features. Located on the Westside, this property enjoys exceptional Beltline signage exposure, attracting the attention of a staggering 29,000+ passing cars daily, ensuring maximum visibil



16

## High Point Office Park

1 Point Pl  
Madison, WI 53719

**Owner** HIGH POINT PARK-MADISON LLC  
**Tenant**  
**Class** C  
**Building Size** 33,404 SF  
**Year Built** 1994

## Office For Lease

23

**Floor/Suite** Floor 2, Suite 202  
**Available SF** 1,482 SF  
**Lease Rate** \$17.50 Annual/SF  
**Lease Type** Modified Gross  
**Date Available** Now  
**Expenses**  
**TI Allowance**

• Outstanding beltline visibility • Many nearby retailers and dining options • On-site management • Signage opportunities • Substantial surface parking • Generous tenant improvement allowance • Fitness center on-site • Shared conference rooms • Additional storage space



16

## High Point Office Park

1 Point Pl  
Madison, WI 53719

**Owner** HIGH POINT PARK-MADISON LLC  
**Tenant**  
**Class** C  
**Building Size** 33,404 SF  
**Year Built** 1994

## Office For Lease

24

**Floor/Suite** Floor 1, Suite 104  
**Available SF** 1,766 SF  
**Lease Rate** \$17.50 Annual/SF  
**Lease Type** Modified Gross  
**Date Available** Now  
**Expenses**  
**TI Allowance**

• Outstanding beltline visibility • Many nearby retailers and dining options • On-site management • Signage opportunities • Substantial surface parking • Generous tenant improvement allowance • Fitness center on-site • Shared conference rooms • Additional storage space



## High Point Office Park

1 Point Pl  
Madison, WI 53719

<b>Owner</b>	HIGH POINT PARK-MADISON LLC
<b>Tenant</b>	
<b>Class</b>	C
<b>Building Size</b>	33,404 SF
<b>Year Built</b>	1994

## Office For Lease

25

<b>Floor/Suite</b>	Floor 1, Suite 100
<b>Available SF</b>	3,331 SF
<b>Lease Rate</b>	\$17.50 Annual/SF
<b>Lease Type</b>	Modified Gross
<b>Date Available</b>	Now
<b>Expenses</b>	
<b>TI Allowance</b>	

• Outstanding beltline visibility • Many nearby retailers and dining options • On-site management • Signage opportunities • Substantial surface parking • Generous tenant improvement allowance • Fitness center on-site • Shared conference rooms • Additional storage space



## High Point Office Park

1 Point Pl  
Madison, WI 53719

<b>Owner</b>	HIGH POINT PARK-MADISON LLC
<b>Tenant</b>	
<b>Class</b>	C
<b>Building Size</b>	33,404 SF
<b>Year Built</b>	1994

## Office For Lease

26

<b>Floor/Suite</b>	Floor 2, Suite 203
<b>Available SF</b>	2,007 SF
<b>Lease Rate</b>	\$17.50 Annual/SF
<b>Lease Type</b>	Modified Gross
<b>Date Available</b>	Now
<b>Expenses</b>	
<b>TI Allowance</b>	

• Outstanding beltline visibility • Many nearby retailers and dining options • On-site management • Signage opportunities • Substantial surface parking • Generous tenant improvement allowance • Fitness center on-site • Shared conference rooms • Additional storage space



## High Point Office Park

1 Point Pl  
Madison, WI 53719

<b>Owner</b>	HIGH POINT PARK-MADISON LLC
<b>Tenant</b>	
<b>Class</b>	C
<b>Building Size</b>	33,404 SF
<b>Year Built</b>	1994

## Office For Lease

27

<b>Floor/Suite</b>	Floor LL, Suite 5
<b>Available SF</b>	243 SF
<b>Lease Rate</b>	\$17.50 Annual/SF
<b>Lease Type</b>	Modified Gross
<b>Date Available</b>	Now
<b>Expenses</b>	
<b>TI Allowance</b>	

• Outstanding beltline visibility • Many nearby retailers and dining options • On-site management • Signage opportunities • Substantial surface parking • Generous tenant improvement allowance • Fitness center on-site • Shared conference rooms • Additional storage space



## High Point Office Park

1 Point Pl  
Madison, WI 53719

<b>Owner</b>	HIGH POINT PARK-MADISON LLC
<b>Tenant</b>	
<b>Class</b>	C
<b>Building Size</b>	33,404 SF
<b>Year Built</b>	1994

## Office For Lease

28

<b>Floor/Suite</b>	Floor LL, Suite 20
<b>Available SF</b>	375 SF
<b>Lease Rate</b>	\$17.50 Annual/SF
<b>Lease Type</b>	Modified Gross
<b>Date Available</b>	Now
<b>Expenses</b>	
<b>TI Allowance</b>	

• Outstanding beltline visibility • Many nearby retailers and dining options • On-site management • Signage opportunities • Substantial surface parking • Generous tenant improvement allowance • Fitness center on-site • Shared conference rooms • Additional storage space



16

## High Point Office Park

1 Point Pl  
Madison, WI 53719

**Owner** HIGH POINT PARK-MADISON LLC  
**Tenant**  
**Class** C  
**Building Size** 33,404 SF  
**Year Built** 1994

## Office For Lease

29

**Floor/Suite** Floor 1, Suite 102  
**Available SF** 2,530 SF  
**Lease Rate** \$17.50 Annual/SF  
**Lease Type** Modified Gross  
**Date Available** Now  
**Expenses**  
**TI Allowance**

• Outstanding beltline visibility • Many nearby retailers and dining options • On-site management • Signage opportunities • Substantial surface parking • Generous tenant improvement allowance • Fitness center on-site • Shared conference rooms • Additional storage space



16

## High Point Office Park

1 Point Pl  
Madison, WI 53719

**Owner** HIGH POINT PARK-MADISON LLC  
**Tenant**  
**Class** C  
**Building Size** 33,404 SF  
**Year Built** 1994

## Office For Lease

30

**Floor/Suite** Floor LL, Suite 99  
**Available SF** 1,620 SF  
**Lease Rate** \$17.50 Annual/SF  
**Lease Type** Modified Gross  
**Date Available** Now  
**Expenses**  
**TI Allowance**

• Outstanding beltline visibility • Many nearby retailers and dining options • On-site management • Signage opportunities • Substantial surface parking • Generous tenant improvement allowance • Fitness center on-site • Shared conference rooms • Additional storage space



17

## 8000 Excelsior Dr

8000 Excelsior Dr  
Madison, WI 53717

**Owner** BANKSTAR LLC  
**Tenant**  
**Class** B  
**Building Size** 54,111 SF  
**Year Built** 1988

## Office For Lease

31

**Floor/Suite** Floor 2, Suite 203  
**Available SF** 4,343 SF  
**Lease Rate** Negotiable  
**Lease Type**  
**Date Available** Now  
**Expenses**  
**TI Allowance**

Located at the entrance of Old Sauk Trails Park, 8000 Excelsior Drive features innovative architecture, attractive landscaping and Beltline visibility. The building lobby highlights a beautiful two-story atrium and natural stone floors. A high efficiency HVAC system, fiber optic communication and a



18

## 1221 John Q Hammons Dr

1221 John Q Hammons Dr  
Madison, WI 53717

**Owner** 1221 JOHN Q HAMMONS LLC  
**Tenant**  
**Class** B  
**Building Size** 61,200 SF  
**Year Built** 1991

## Office For Lease

32

**Floor/Suite** Floor 2, Suite 200  
**Available SF** 20,000 SF  
**Lease Rate** \$13.00 - \$16.00 Annual/SF  
**Lease Type** NNN  
**Date Available** Now  
**Expenses**  
**TI Allowance**

Class A office with Beltline visibility. Lots of private offices. Amenities include kitchen, lunch room, training room with 45-person capacity, high parking ratio, dedicated visitor parking, and fiber optics.



## 1221 John Q Hammons Dr

1221 John Q Hammons Dr  
Madison, WI 53717

**Owner** 1221 JOHN Q HAMMONS LLC  
**Tenant**  
**Class** B  
**Building Size** 61,200 SF  
**Year Built** 1991

## Office For Lease

33

<b>Floor/Suite</b>	Floor 1, Suite West
<b>Available SF</b>	10,891 SF
<b>Lease Rate</b>	\$13.00 - \$16.00 Annual/SF
<b>Lease Type</b>	NNN
<b>Date Available</b>	Now
<b>Expenses</b>	
<b>TI Allowance</b>	

Class A office with Beltline visibility. Lots of private offices. Amenities include kitchen, lunch room, training room with 45-person capacity, high parking ratio, dedicated visitor parking, and fiber optics.



## Sauk Point Square

737-751 N High Point Rd  
Madison, WI 53717

**Owner** ST Sauk, LLC  
**Tenant**  
**Class**  
**Building Size** 10,270 SF  
**Year Built** 1999

## Retail Sublease

34

<b>Floor/Suite</b>	Floor 1
<b>Available SF</b>	4,200 SF
<b>Lease Rate</b>	\$22.00 Annual/SF
<b>Lease Type</b>	NNN
<b>Date Available</b>	Now
<b>Expenses</b>	\$8.50
<b>TI Allowance</b>	

Located on the west-side of Madison right off the Beltline Highway. High visibility and easy access. High traffic counts. Plenty of parking. Opportunity for exterior signage. On City of Madison, Metro Transit Bus line. Professionally managed. Tenant improvement options. Strong demographics. Strong m



## 5930 Seminole Centre Ct

5930 Seminole Centre Ct  
Fitchburg, WI 53711

**Owner** CITY OF FITCHBURG  
**Tenant**  
**Class** B  
**Building Size** 8,108 SF  
**Year Built** 1991

## Office For Lease

35

<b>Floor/Suite</b>	Floor 1, Suite C
<b>Available SF</b>	1,089 SF
<b>Lease Rate</b>	\$20.00 Annual/SF
<b>Lease Type</b>	
<b>Date Available</b>	Now
<b>Expenses</b>	
<b>TI Allowance</b>	

Charming 1st floor office suite for lease in Fitchburg's little own office park at Seminole Centre Court. Site is easily accessible from the Beltline and is central in the overall Fitchburg and southern Madison area landscape. Office would make a great therapy center, massage studio, or a general of



## Vantage Place West

7818 Big Sky Dr  
Madison, WI 53719

**Owner** Beck's Enterprises of Dane County, LLC  
**Tenant**  
**Class** C  
**Building Size** 29,641 SF  
**Year Built** 1986

## Office For Lease

36

<b>Floor/Suite</b>	Floor 2, Suite 205
<b>Available SF</b>	578 SF
<b>Lease Rate</b>	\$16.00 Annual/SF
<b>Lease Type</b>	Gross
<b>Date Available</b>	03/01/2023
<b>Expenses</b>	
<b>TI Allowance</b>	

West side offices available for lease minutes from West Towne Mall. This prime location offers easy access to the Beltline Highway and the Mineral Point Rd corridor. Multiple offices available featuring private offices, a large common conference room, break area, and elevator.



## Vantage Place West

7818 Big Sky Dr  
Madison, WI 53719

**Owner** Beck's Enterprises of Dane County, LLC  
**Tenant**  
**Class** C  
**Building Size** 29,641 SF  
**Year Built** 1986

## Office For Lease

37

**Floor/Suite** Floor 2, Suite 203  
**Available SF** 730 SF  
**Lease Rate** \$16.00 Annual/SF  
**Lease Type** Gross  
**Date Available** 03/01/2023  
**Expenses**  
**TI Allowance**

West side offices available for lease minutes from West Towne Mall. This prime location offers easy access to the Beltline Highway and the Mineral Point Rd corridor. Multiple offices available featuring private offices, a large common conference room, break area, and elevator.



## Vantage Place West

7818 Big Sky Dr  
Madison, WI 53719

**Owner** Beck's Enterprises of Dane County, LLC  
**Tenant**  
**Class** C  
**Building Size** 29,641 SF  
**Year Built** 1986

## Office For Lease

38

**Floor/Suite** Floor 1, Suite 105  
**Available SF** 277 SF  
**Lease Rate** \$21.66 Annual/SF  
**Lease Type** Gross  
**Date Available** 12/01/2023  
**Expenses**  
**TI Allowance**

West side offices available for lease just minutes away from West Towne Mall and Research Park. This prime location offers easy access to the Beltline Highway and the Mineral Point Rd corridor. Building features include a large conference room, shared break area, elevator, common area restrooms, front



## 6411 Odana Rd

6411 Odana Rd  
Madison, WI 53719

**Owner** ODANA ROAD PROPERTY GROUP LLC  
**Tenant**  
**Class** A  
**Building Size** 159,000 SF  
**Year Built**

## Office For Lease

39

**Floor/Suite** Floor 1-3, Suite Bldg  
**Available SF** 159,000 SF  
**Lease Rate** \$35.00 Annual/SF  
**Lease Type** Net NNN  
**Date Available** Now  
**Expenses**  
**TI Allowance**

• Total Building SF: 159,000 SF • Minimum Divisibility: 25,000 SF • Site Size: 6.36 Acres • Stories: 3 • Parking: 3/1,000 • Projected Operating Expenses: TBD • Lease Rate: \$35.00 / SF Net



## 1200 John P Livesey Blvd

1200 John P Livesey Blvd  
Verona, WI 53593

**Owner** D & D VERONA LLC  
**Tenant**  
**Class**  
**Building Size** 17,800 SF  
**Year Built**

## Retail For Lease

40

**Floor/Suite** Floor 1  
**Available SF** 3,000 SF  
**Lease Rate** \$14.00 Annual/SF  
**Lease Type** NNN  
**Date Available** Now  
**Expenses** \$3.88  
**TI Allowance**

• New construction, high ceilings, and garage roll up doors on several units • Adjacent to new Costco • Next to Arrowhead Pharmaceuticals (Under construction - 230+ jobs) • Explosive residential and commercial growth



## 1200 John P Livesey Blvd

1200 John P Livesey Blvd  
Verona, WI 53593

**Owner** D & D VERONA LLC  
**Tenant**  
**Class**  
**Building Size** 17,800 SF  
**Year Built**

## Retail For Lease

41

<b>Floor/Suite</b>	Floor 1
<b>Available SF</b>	2,400 SF
<b>Lease Rate</b>	\$14.00 Annual/SF
<b>Lease Type</b>	NNN
<b>Date Available</b>	Now
<b>Expenses</b>	\$3.88
<b>TI Allowance</b>	

• New construction, high ceilings, and garage roll up doors on several units • Adjacent to new Costco • Next to Arrowhead Pharmaceuticals (Under construction - 230+ jobs) • Explosive residential and commercial growth



## 6401 Cottage Grove Rd - 1.03 Acres

6401 Cottage Grove Rd  
Madison, WI 53718

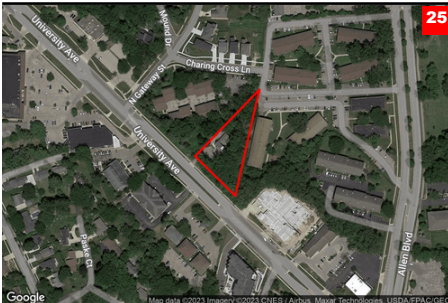
**Owner** EDUCATED MTG SVCS LLC  
**Buyer**  
**Class**  
**Building Size**  
**Year Built**

## Land For Sale

42

<b>List Price</b>	\$695,000.00
<b>\$/SF</b>	\$15.49 Per SF
<b>Office SF</b>	
<b>Industrial SF</b>	
<b>Retail SF</b>	
<b>Land Size</b>	1.03 Acres
<b>Parking Ratio</b>	

Property is 1+ acre, zoned CC-T, with great potential for re-development as retail, office or multi-family (up to 36 units permitted under current zoning - more with CUP). Existing 1 story, 1500 SF building with full basement, constructed in 1970's, previously used as branch bank. The property entra



## 6242 University Ave - 0.995 Acres

6242 University Ave  
Middleton, WI 53562

**Owner** BAXA, DONALD E  
**Buyer**  
**Class**  
**Building Size**  
**Year Built**

## Land For Sale

43

<b>List Price</b>	\$1,000,000.00
<b>\$/SF</b>	\$23.19 Per SF
<b>Office SF</b>	
<b>Industrial SF</b>	
<b>Retail SF</b>	
<b>Land Size</b>	0.99 Acres
<b>Parking Ratio</b>	

• 0.995 Acre Infill Development Site • 230 feet along University Avenue • +/- 50 Units • On the busline • Highly Desirable Middleton Location • Low Vacancy Rates



## Coachman's Golf Resort

984 County Rd A  
Edgerton, WI 53534

**Owner** COACHMANS INN ENTERPRISES INC  
**Buyer**  
**Class**  
**Building Size** 63,532 SF  
**Year Built**

## Hospitality For Sale

44

<b>List Price</b>	\$3,999,000.00
<b>\$/SF</b>	\$62.94 Per SF
<b>Office SF</b>	
<b>Industrial SF</b>	
<b>Retail SF</b>	
<b>Land Size</b>	266 Acres
<b>Parking Ratio</b>	

PROPERTY OVERVIEWSVN | Northco is pleased to present Coachman's Golf Resort ("Property"), located in Southern Wisconsin near Madison, nestled within the beautiful green countryside. A gently rolling landscape lined with oaks and willows encircles a 27 hole regulation course that is fun and challengi



## 4 Terrace Ct - 5.35 Acres

4 Terrace Ct  
Madison, WI 53718

**Owner** OLD SAUK TRAILS PARK LTD PARTN  
**Buyer**  
**Class**  
**Building Size**  
**Year Built**

## Land For Sale

45

**List Price** Negotiable  
**\$/SF**  
**Office SF**  
**Industrial SF**  
**Retail SF**  
**Land Size** 5.35 Acres  
**Parking Ratio**

— Located in The American Center (TAC) business park at the interchange of I-39/90/94 and Hwy 151— Minutes to downtown Madison, University of Wisconsin campus, Dane County Regional Airport and the East Towne Regional Mall— Very convenient access to the growing communities of Sun Prairie



## Village on Main

703 W Main St  
Waunakee, WI 53597

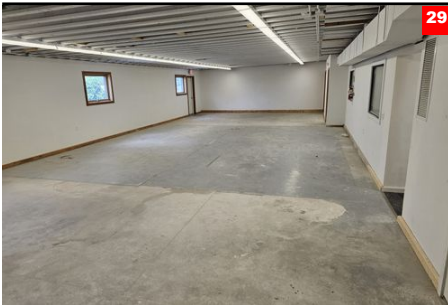
**Owner** LARSON, MAURER LOOMANS KLEPPE  
**Buyer**  
**Class**  
**Building Size** 49,482 SF  
**Year Built** 2022

## Office Condo For Sale

46

**List Price** \$149,900.00  
**\$/SF** \$116.93 Per SF  
**Office SF**  
**Industrial SF**  
**Retail SF**  
**Land Size** 2.45 Acres  
**Parking Ratio**

Shiny new and only \$116 per square foot to own this 1,282 sq ft commercial/retail space in thriving Waunakee. This building consists of 50 apartments and 1 commercial space, located next to the Piggly Wiggly and McDonalds with 8,600 cars passing per day. Waunakee is a great place to live and work



## 1600 N High Point Rd

1600 N High Point Rd  
Middleton, WI 53562

**Owner** MHH 1600 HIGH POINT LLC & DRIES WILLIAM C  
**Tenant**  
**Class** B  
**Building Size** 7,323 SF  
**Year Built**

## Office For Lease

47

**Floor/Suite** Floor 1  
**Available SF** 2,737 SF  
**Lease Rate** \$10.00 Annual/SF  
**Lease Type** NNN  
**Date Available** Now  
**Expenses**  
**TI Allowance**

Day Care Use was previously approved. Also, This property has been substantially remodeled and updated. Ideal for business owners looking for a great location and the convenience of many nearby amenities. The owner has a business located in half the property and will consider a build-to-suit for a s



## Mount Horeb Innovation Center

100 S 1st St  
Mt Horeb, WI 53572

**Owner** 100 SOUTH FIRST LLC  
**Buyer**  
**Class** B  
**Building Size** 19,312 SF  
**Year Built** 1967

## Retail For Sale

48

**List Price** \$1,853,000.00  
**\$/SF** \$95.95 Per SF  
**Office SF**  
**Industrial SF**  
**Retail SF**  
**Land Size** 0.62 Acres  
**Parking Ratio**

Marcus & Millichap is pleased to present the fee simple interest in 100 S First St, a 19,312-square foot mixed-use building located in downtown Mount Horeb. This asset is priced at an 8% CAP rate, listed at \$1,853,000. The building is currently 97% occupied with tenantsall on gross leases.The United



## 140 West St

140 West St  
Stoughton, WI 53589

**Owner** GASSEN JEFFREY J  
**Buyer**  
**Class**  
**Building Size** 4,000 SF  
**Year Built** 1973

## Retail For Sale

49

**List Price** \$695,000.00  
**\$/SF** \$154.44 Per SF  
**Office SF**  
**Industrial SF**  
**Retail SF**  
**Land Size** 0.13 Acres  
**Parking Ratio**

• Profitable auto body collision center for sale • 4,500 sq. ft. building • 8' thick steel reinforced floor • Radiant heat • (2) 3.5 ton A/C units • (2) paint booths • 4 ground level doors • .13 acre lot (5,489 sq. ft.) • Sale price includes all FF&E • Built-in loyal customer base • Built in 1990 • Equipment I



## 5525 Nobel Dr

5525 Nobel Dr  
Fitchburg, WI 53711

**Owner** DATA OFFICE VENTURE LLC  
**Tenant**  
**Class** B  
**Building Size** 42,040 SF  
**Year Built** 2007

## Office Sublease

50

**Floor/Suite** Suite 130  
**Available SF** 3,053 SF  
**Lease Rate** \$15.50 Annual/SF  
**Lease Type** NNN  
**Date Available** Now  
**Expenses** \$6.50  
**TI Allowance**

The Fitchburg Technology Campus is home to high-tech businesses, a thriving downtown center, parks, restaurants, and recreational areas. The New Venture Center features high quality finishes, a loading dock, and shared break room. The available space has a kitchen/break room, large conference room,



## Dollar General

305 Douglas Dr  
Brooklyn, WI 53521

**Owner** AS WOLF LLC  
**Buyer**  
**Class**  
**Building Size** 9,002 SF  
**Year Built** 2014

## Retail For Sale

51

**List Price** \$1,040,000.00  
**\$/SF** \$115.53 Per SF  
**Office SF**  
**Industrial SF**  
**Retail SF**  
**Land Size** 1.02 Acres  
**Parking Ratio**

• 15 Year Absolute Net Lease (approx. 6 years remaining) • Strong Demographics compared to average Dollar General Store • No Landlord Responsibility • Dollar General Has 18,000+ Stores Nationwide • Investment Grade Credit • 10% Increase in Option Periods



## 2041-2065 S Stoughton Rd

2041-2065 S Stoughton Rd  
Madison, WI 53718

**Owner** Oakleaf Properties I LLC  
**Tenant**  
**Class**  
**Building Size** 46,875 SF  
**Year Built** 1979

## Industrial Sublease

52

**Floor/Suite** Floor 1, Suite 2041  
**Available SF** 18,750 SF  
**Lease Rate** \$5.25 Annual/SF  
**Lease Type** NNN  
**Date Available** Now  
**Expenses**  
**TI Allowance**

18,750 SF of Warehouse/Storage space immediately available for occupancy. The warehouse space consists of 1 small office, 4 dock doors, 1 overhead door, LED lights, and is within a completely sprinklered building. Sub-Tenant will be additionally responsible for a pro-rata share of operating expenses



35

## 2881 Commerce Park Dr

2881 Commerce Park Dr  
Fitchburg, WI 53719

**Owner** R & A Properties LLC  
**Tenant**  
**Class**  
**Building Size** 60,660 SF  
**Year Built** 2004

## Industrial For Lease

53

<b>Floor/Suite</b>	Floor 1, Suite N
<b>Available SF</b>	8,254 SF
<b>Lease Rate</b>	\$6.25 Annual/SF
<b>Lease Type</b>	Modified Gross
<b>Date Available</b>	Now
<b>Expenses</b>	
<b>TI Allowance</b>	

Outstanding flex space available for sublease. Direct lease possible if preferred. Office/showroom space in front, warehouse in rear with drive-in door and dock door to suite. Total square footage measurements are based on office/warehouse/mezzanine SF and provided by Owner.



36

## 4005 Felland Rd

4005 Felland Rd  
Madison, WI 53590

**Owner** NELSON ROAD LLC  
**Tenant**  
**Class** A  
**Building Size** 49,152 SF  
**Year Built** 2005

## Industrial For Lease

54

<b>Floor/Suite</b>	Floor 1, Suite 130
<b>Available SF</b>	1,200 SF
<b>Lease Rate</b>	Negotiable
<b>Lease Type</b>	NNN
<b>Date Available</b>	09/01/2023
<b>Expenses</b>	
<b>TI Allowance</b>	

600 sq. ft. air-conditioned warehouse space, 600 sq. ft. open office area with a 10'x12' drive-in door



37

## Madison East Business Center

4610 S Biltmore Ln  
Madison, WI 53718

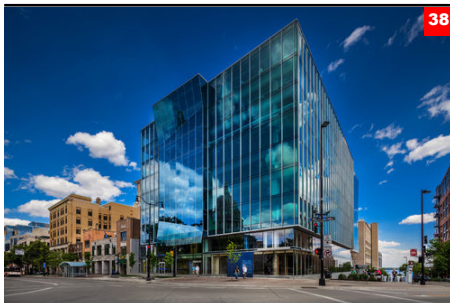
**Owner**  
**Tenant**  
**Class** B  
**Building Size** 14,093 SF  
**Year Built**

## Office For Lease

55

<b>Floor/Suite</b>	Floor 1, Suite 102
<b>Available SF</b>	2,500 SF
<b>Lease Rate</b>	Negotiable
<b>Lease Type</b>	NNN
<b>Date Available</b>	Now
<b>Expenses</b>	
<b>TI Allowance</b>	

Private offices (5) on glass, break room, and open office area



38

## 25 W Main St

25 W Main St  
Madison, WI 53703

**Owner** Anchor Properties Condo Urban Land Interests  
**Tenant**  
**Class** A  
**Building Size** 230,504 SF  
**Year Built** 1963

## Office Pending

56

<b>Floor/Suite</b>	Floor 1
<b>Available SF</b>	5,587 SF
<b>Lease Rate</b>	\$30.00 Annual/SF
<b>Lease Type</b>	Modified Gross
<b>Date Available</b>	08/14/2023
<b>Expenses</b>	
<b>TI Allowance</b>	



## High Point Office Park

583 D'Onofrio Dr  
Madison, WI 53719

Owner	HIGHPOINT OFFICE PARK LLC T WALL PROPERTIES
Tenant	
Class	C
Building Size	19,612 SF
Year Built	1984

## Office For Lease

57

Floor/Suite	Floor 1, Suite 1012
Available SF	380 SF
Lease Rate	\$15.50 Annual/SF
Lease Type	Modified Gross
Date Available	Now
Expenses	
TI Allowance	

• Outstanding beltline visibility • Many nearby retailers and dining options • On-site management • Signage opportunities • Substantial surface parking • Generous tenant improvement allowance • Fitness center on-site • Shared conference rooms • Additional storage space



## High Point Office Park

583 D'Onofrio Dr  
Madison, WI 53719

Owner	HIGHPOINT OFFICE PARK LLC T WALL PROPERTIES
Tenant	
Class	C
Building Size	19,612 SF
Year Built	1984

## Office For Lease

58

Floor/Suite	Floor 1, Suite 1009
Available SF	498 SF
Lease Rate	\$15.50 Annual/SF
Lease Type	Modified Gross
Date Available	Now
Expenses	
TI Allowance	

• Outstanding beltline visibility • Many nearby retailers and dining options • On-site management • Signage opportunities • Substantial surface parking • Generous tenant improvement allowance • Fitness center on-site • Shared conference rooms • Additional storage space



## High Point Office Park

583 D'Onofrio Dr  
Madison, WI 53719

Owner	HIGHPOINT OFFICE PARK LLC T WALL PROPERTIES
Tenant	
Class	C
Building Size	19,612 SF
Year Built	1984

## Office For Lease

59

Floor/Suite	Floor LL, Suite 7
Available SF	2,853 SF
Lease Rate	\$15.50 Annual/SF
Lease Type	Modified Gross
Date Available	Now
Expenses	
TI Allowance	

• Outstanding beltline visibility • Many nearby retailers and dining options • On-site management • Signage opportunities • Substantial surface parking • Generous tenant improvement allowance • Fitness center on-site • Shared conference rooms • Additional storage space



## High Point Office Park

583 D'Onofrio Dr  
Madison, WI 53719

Owner	HIGHPOINT OFFICE PARK LLC T WALL PROPERTIES
Tenant	
Class	C
Building Size	19,612 SF
Year Built	1984

## Office For Lease

60

Floor/Suite	Floor 2, Suite 222
Available SF	347 SF
Lease Rate	\$15.50 Annual/SF
Lease Type	Modified Gross
Date Available	Now
Expenses	
TI Allowance	

• Outstanding beltline visibility • Many nearby retailers and dining options • On-site management • Signage opportunities • Substantial surface parking • Generous tenant improvement allowance • Fitness center on-site • Shared conference rooms • Additional storage space



## High Point Office Park

583 D'Onofrio Dr  
Madison, WI 53719

Owner	HIGHPOINT OFFICE PARK LLC T WALL PROPERTIES
Tenant	
Class	C
Building Size	19,612 SF
Year Built	1984

## Office For Lease

61

Floor/Suite	Floor 2, Suite 218
Available SF	1,357 SF
Lease Rate	\$15.50 Annual/SF
Lease Type	Modified Gross
Date Available	Now
Expenses	
TI Allowance	

• Outstanding beltline visibility • Many nearby retailers and dining options • On-site management • Signage opportunities • Substantial surface parking • Generous tenant improvement allowance • Fitness center on-site • Shared conference rooms • Additional storage space



## High Point Office Park

583 D'Onofrio Dr  
Madison, WI 53719

Owner	HIGHPOINT OFFICE PARK LLC T WALL PROPERTIES
Tenant	
Class	C
Building Size	19,612 SF
Year Built	1984

## Office For Lease

62

Floor/Suite	Floor LL, Suite 3
Available SF	782 SF
Lease Rate	\$15.50 Annual/SF
Lease Type	Modified Gross
Date Available	Now
Expenses	
TI Allowance	

• Outstanding beltline visibility • Many nearby retailers and dining options • On-site management • Signage opportunities • Substantial surface parking • Generous tenant improvement allowance • Fitness center on-site • Shared conference rooms • Additional storage space



## High Point Office Park

583 D'Onofrio Dr  
Madison, WI 53719

Owner	HIGHPOINT OFFICE PARK LLC T WALL PROPERTIES
Tenant	
Class	C
Building Size	19,612 SF
Year Built	1984

## Office For Lease

63

Floor/Suite	Floor LL, Suite 1
Available SF	803 SF
Lease Rate	\$15.50 Annual/SF
Lease Type	Modified Gross
Date Available	Now
Expenses	
TI Allowance	

• Outstanding beltline visibility • Many nearby retailers and dining options • On-site management • Signage opportunities • Substantial surface parking • Generous tenant improvement allowance • Fitness center on-site • Shared conference rooms • Additional storage space



## High Point Office Park

575 D'Onofrio Dr  
Madison, WI 53719

Owner	HIGHPOINT OFFICE PARK LLC T WALL PROPERTIES
Tenant	
Class	C
Building Size	28,880 SF
Year Built	1991

## Office For Lease

64

Floor/Suite	Floor 2, Suite 202
Available SF	5,593 SF
Lease Rate	\$15.50 Annual/SF
Lease Type	Modified Gross
Date Available	09/02/2023
Expenses	
TI Allowance	

• Outstanding beltline visibility • Many nearby retailers and dining options • On-site management • Signage opportunities • Substantial surface parking • Generous tenant improvement allowance • Fitness center on-site • Shared conference rooms • Additional storage space



## High Point Office Park

559 D'Onofrio Dr  
Madison, WI 53719

**Owner** HIGHPOINT OFFICE PARK LLC T WALL PROPERTIES  
**Tenant**  
**Class** C  
**Building Size** 19,612 SF  
**Year Built** 1984

## Office For Lease

65

**Floor/Suite** Floor 1, Suite 100  
**Available SF** 2,964 SF  
**Lease Rate** \$15.50 Annual/SF  
**Lease Type** Modified Gross  
**Date Available** Now  
**Expenses**  
**TI Allowance**

• Outstanding beltline visibility • Many nearby retailers and dining options • On-site management • Signage opportunities • Substantial surface parking • Generous tenant improvement allowance • Fitness center on-site • Shared conference rooms • Additional storage space



## High Point Office Park

559 D'Onofrio Dr  
Madison, WI 53719

**Owner** HIGHPOINT OFFICE PARK LLC T WALL PROPERTIES  
**Tenant**  
**Class** C  
**Building Size** 19,612 SF  
**Year Built** 1984

## Office For Lease

66

**Floor/Suite** Floor LL, Suite 10  
**Available SF** 1,659 SF  
**Lease Rate** \$15.50 Annual/SF  
**Lease Type** Modified Gross  
**Date Available** Now  
**Expenses**  
**TI Allowance**

• Outstanding beltline visibility • Many nearby retailers and dining options • On-site management • Signage opportunities • Substantial surface parking • Generous tenant improvement allowance • Fitness center on-site • Shared conference rooms • Additional storage space



## High Point Office Park

559 D'Onofrio Dr  
Madison, WI 53719

**Owner** HIGHPOINT OFFICE PARK LLC T WALL PROPERTIES  
**Tenant**  
**Class** C  
**Building Size** 19,612 SF  
**Year Built** 1984

## Office For Lease

67

**Floor/Suite** Floor LL, Suite 17  
**Available SF** 1,659 SF  
**Lease Rate** \$15.50 Annual/SF  
**Lease Type** Modified Gross  
**Date Available** Now  
**Expenses**  
**TI Allowance**

• Outstanding beltline visibility • Many nearby retailers and dining options • On-site management • Signage opportunities • Substantial surface parking • Generous tenant improvement allowance • Fitness center on-site • Shared conference rooms • Additional storage space



## High Point Office Park

559 D'Onofrio Dr  
Madison, WI 53719

**Owner** HIGHPOINT OFFICE PARK LLC T WALL PROPERTIES  
**Tenant**  
**Class** C  
**Building Size** 19,612 SF  
**Year Built** 1984

## Office For Lease

68

**Floor/Suite** Floor 2, Suite 200  
**Available SF** 2,827 SF  
**Lease Rate** \$15.50 Annual/SF  
**Lease Type** Modified Gross  
**Date Available** Now  
**Expenses**  
**TI Allowance**

• Outstanding beltline visibility • Many nearby retailers and dining options • On-site management • Signage opportunities • Substantial surface parking • Generous tenant improvement allowance • Fitness center on-site • Shared conference rooms • Additional storage space



## High Point Office Park

555 D'Onofrio Dr  
Madison, WI 53719

**Owner** HIGHPOINT OFFICE PARK LLC T WALL PROPERTIES  
**Tenant**  
**Class** C  
**Building Size** 19,612 SF  
**Year Built** 1985

## Office For Lease

69

**Floor/Suite** Floor LL, Suite 25  
**Available SF** 812 SF  
**Lease Rate** \$15.50 Annual/SF  
**Lease Type** Modified Gross  
**Date Available** Now  
**Expenses**  
**TI Allowance**

• Outstanding beltline visibility • Many nearby retailers and dining options • On-site management • Signage opportunities • Substantial surface parking • Generous tenant improvement allowance • Fitness center on-site • Shared conference rooms • Additional storage space



## High Point Office Park

555 D'Onofrio Dr  
Madison, WI 53719

**Owner** HIGHPOINT OFFICE PARK LLC T WALL PROPERTIES  
**Tenant**  
**Class** C  
**Building Size** 19,612 SF  
**Year Built** 1985

## Office For Lease

70

**Floor/Suite** Floor 2, Suite 201  
**Available SF** 1,550 SF  
**Lease Rate** \$15.50 Annual/SF  
**Lease Type** Modified Gross  
**Date Available** Now  
**Expenses**  
**TI Allowance**

• Outstanding beltline visibility • Many nearby retailers and dining options • On-site management • Signage opportunities • Substantial surface parking • Generous tenant improvement allowance • Fitness center on-site • Shared conference rooms • Additional storage space



## High Point Office Park

579 D'Onofrio Dr  
Madison, WI 53719

**Owner** HIGHPOINT OFFICE PARK LLC T WALL PROPERTIES  
**Tenant**  
**Class** C  
**Building Size** 19,612 SF  
**Year Built** 1985

## Office For Lease

71

**Floor/Suite** Floor LL, Suite 3  
**Available SF** 523 SF  
**Lease Rate** \$15.50 Annual/SF  
**Lease Type** Modified Gross  
**Date Available** Now  
**Expenses**  
**TI Allowance**

• Outstanding beltline visibility • Many nearby retailers and dining options • On-site management • Signage opportunities • Substantial surface parking • Generous tenant improvement allowance • Fitness center on-site • Shared conference rooms • Additional storage space



## High Point Office Park

579 D'Onofrio Dr  
Madison, WI 53719

**Owner** HIGHPOINT OFFICE PARK LLC T WALL PROPERTIES  
**Tenant**  
**Class** C  
**Building Size** 19,612 SF  
**Year Built** 1985

## Office For Lease

72

**Floor/Suite** Floor LL, Suite 10  
**Available SF** 2,612 SF  
**Lease Rate** \$15.50 Annual/SF  
**Lease Type** Modified Gross  
**Date Available** Now  
**Expenses**  
**TI Allowance**

• Outstanding beltline visibility • Many nearby retailers and dining options • On-site management • Signage opportunities • Substantial surface parking • Generous tenant improvement allowance • Fitness center on-site • Shared conference rooms • Additional storage space



43

## High Point Office Park

579 D'Onofrio Dr  
Madison, WI 53719

**Owner** HIGHPOINT OFFICE PARK LLC T WALL PROPERTIES  
**Tenant**  
**Class** C  
**Building Size** 19,612 SF  
**Year Built** 1985

## Office For Lease

73

**Floor/Suite** Floor 2, Suite 203  
**Available SF** 732 SF  
**Lease Rate** \$15.50 Annual/SF  
**Lease Type** Modified Gross  
**Date Available** Now  
**Expenses**  
**TI Allowance**

• Outstanding beltline visibility • Many nearby retailers and dining options • On-site management • Signage opportunities • Substantial surface parking • Generous tenant improvement allowance • Fitness center on-site • Shared conference rooms • Additional storage space



43

## High Point Office Park

579 D'Onofrio Dr  
Madison, WI 53719

**Owner** HIGHPOINT OFFICE PARK LLC T WALL PROPERTIES  
**Tenant**  
**Class** C  
**Building Size** 19,612 SF  
**Year Built** 1985

## Office For Lease

74

**Floor/Suite** Floor 2, Suite 200  
**Available SF** 2,934 SF  
**Lease Rate** \$15.50 Annual/SF  
**Lease Type** Modified Gross  
**Date Available** Now  
**Expenses**  
**TI Allowance**

• Outstanding beltline visibility • Many nearby retailers and dining options • On-site management • Signage opportunities • Substantial surface parking • Generous tenant improvement allowance • Fitness center on-site • Shared conference rooms • Additional storage space



43

## High Point Office Park

579 D'Onofrio Dr  
Madison, WI 53719

**Owner** HIGHPOINT OFFICE PARK LLC T WALL PROPERTIES  
**Tenant**  
**Class** C  
**Building Size** 19,612 SF  
**Year Built** 1985

## Office For Lease

75

**Floor/Suite** Floor 2, Suite 208  
**Available SF** 697 SF  
**Lease Rate** \$15.50 Annual/SF  
**Lease Type** Modified Gross  
**Date Available** Now  
**Expenses**  
**TI Allowance**

• Outstanding beltline visibility • Many nearby retailers and dining options • On-site management • Signage opportunities • Substantial surface parking • Generous tenant improvement allowance • Fitness center on-site • Shared conference rooms • Additional storage space



44

## The Galaxie

810-846 E Washington Ave  
Madison, WI 53703

**Owner** GALAXIE CONDO ASSOC INC GEBHARDT DEVELOPMENT LLC  
**Tenant**  
**Class** B  
**Building Size** 446,746 SF  
**Year Built** 2015

## Retail For Lease

76

**Floor/Suite** Floor 1, Suite 102  
**Available SF** 1,517 SF  
**Lease Rate** \$24.00 Annual/SF  
**Lease Type** NNN  
**Date Available** 02/01/2024  
**Expenses** \$7.00  
**TI Allowance**

Retail and office space available at the ultra-modern Galaxie building on E. Washington Avenue with nearly 60,000 cars daily. Galaxie is anchored by Festival Foods grocery store, has 200 residential units and three floors of office and retail space. The building offers exceptional amenities including



## The Galaxie

810-846 E Washington Ave  
Madison, WI 53703

<b>Owner</b>	GALAXIE CONDO ASSOC INC GEBHARDT DEVELOPMENT LLC
<b>Tenant</b>	
<b>Class</b>	B
<b>Building Size</b>	446,746 SF
<b>Year Built</b>	2015

Office space now available at the ultra-modern Galaxie building on E. Washington Avenue with nearly 60,000 cars daily. Galaxie is anchored by Festival Foods grocery store, has 200 residential units and three floors of office and retail space. The building offers exceptional amenities including a fit

## Office For Lease

77

<b>Floor/Suite</b>	Floor 1, Suite 128
<b>Available SF</b>	4,332 SF
<b>Lease Rate</b>	\$20.00 Annual/SF
<b>Lease Type</b>	NNN
<b>Date Available</b>	03/01/2024
<b>Expenses</b>	\$7.00
<b>TI Allowance</b>	



## The Galaxie

810-846 E Washington Ave  
Madison, WI 53703

<b>Owner</b>	GALAXIE CONDO ASSOC INC GEBHARDT DEVELOPMENT LLC
<b>Tenant</b>	
<b>Class</b>	B
<b>Building Size</b>	446,746 SF
<b>Year Built</b>	2015

Office space now available at the ultra-modern Galaxie building on E. Washington Avenue with nearly 60,000 cars daily. Galaxie is anchored by Festival Foods grocery store, has 200 residential units and three floors of office and retail space. The building offers exceptional amenities including a fit

## Office For Lease

78

<b>Floor/Suite</b>	Suite 245
<b>Available SF</b>	6,899 SF
<b>Lease Rate</b>	\$19.00 Annual/SF
<b>Lease Type</b>	NNN
<b>Date Available</b>	03/01/2024
<b>Expenses</b>	\$7.00
<b>TI Allowance</b>	



## The Galaxie

810-846 E Washington Ave  
Madison, WI 53703

<b>Owner</b>	GALAXIE CONDO ASSOC INC GEBHARDT DEVELOPMENT LLC
<b>Tenant</b>	
<b>Class</b>	B
<b>Building Size</b>	446,746 SF
<b>Year Built</b>	2015

Office space now available at the ultra-modern Galaxie building on E. Washington Avenue with nearly 60,000 cars daily. Galaxie is anchored by Festival Foods grocery store, has 200 residential units and three floors of office and retail space. The building offers exceptional amenities including a fit

## Office For Lease

79

<b>Floor/Suite</b>	Floor 3, Suite 337
<b>Available SF</b>	14,295 SF
<b>Lease Rate</b>	\$20.00 Annual/SF
<b>Lease Type</b>	NNN
<b>Date Available</b>	03/01/2024
<b>Expenses</b>	\$7.00
<b>TI Allowance</b>	



## 1651 John Q Hammons Dr

1651 John Q Hammons Dr  
Middleton, WI 53562

<b>Owner</b>	STARION FINANCIAL
<b>Tenant</b>	
<b>Class</b>	B
<b>Building Size</b>	9,376 SF
<b>Year Built</b>	2008

• One block from the W Beltline Greenway Boulevard Interchange • Building signage available • Free surface parking • Walkable to numerous restaurants, shops & hotels • Furniture available • Available now

## Office Sublease

80

<b>Floor/Suite</b>	
<b>Available SF</b>	2,687 SF
<b>Lease Rate</b>	\$15.00 Annual/SF
<b>Lease Type</b>	Gross
<b>Date Available</b>	Now
<b>Expenses</b>	
<b>TI Allowance</b>	



## Interstate Park

5931-5939 Haase Rd  
DeForest, WI 53532

**Owner** EAGAN HOFFMANN LLP  
**Tenant**  
**Class**  
**Building Size** 20,728 SF  
**Year Built** 2005

## Industrial For Lease

81

**Floor/Suite** Floor 1, Suite 5937  
**Available SF** 2,989 SF  
**Lease Rate** \$6.25 Annual/SF  
**Lease Type** NNN  
**Date Available** Now  
**Expenses** \$1.85  
**TI Allowance**



## 2222 N Pleasant View Rd

2222 N Pleasant View Rd  
Middleton, WI 53562

**Owner** WELTON FAMILY LTD PARTNERSHIP  
**Tenant**  
**Class**  
**Building Size** 19,500 SF  
**Year Built** 1996

## Industrial For Lease

82

**Floor/Suite** Floor 1, Suite 2  
**Available SF** 3,000 SF  
**Lease Rate** \$6.75 Annual/SF  
**Lease Type** NNN  
**Date Available** 01/01/2024  
**Expenses**  
**TI Allowance**

For Lease: 3,000 sf of industrial flex space in Middleton with 550 sf of office space, bonus storage mezzanine above the office space, warehouse space with an at grade 12x14 overhead door and access to a shared building loading dock platform.



## 2140 W Greenview Dr

2140 W Greenview Dr  
Middleton, WI 53562

**Owner** WELTON FAMILY LTD PARTNERSHIP  
**Tenant**  
**Class**  
**Building Size** 30,800 SF  
**Year Built** 1993

## Industrial For Lease

83

**Floor/Suite** Floor 1  
**Available SF** 6,160 SF  
**Lease Rate** \$7.25 Annual/SF  
**Lease Type** NNN  
**Date Available** Now  
**Expenses** \$2.91  
**TI Allowance**

6,160 square feet of office and warehouse space with two loading docks. Located in the West Metro Business Park in Middleton with easy access to the region via Highway 14/University Ave.



## Greenway Center

1600 Aspen Commons  
Middleton, WI 53562

**Owner** AX MADISON GREENWAY LP  
**Tenant**  
**Class** A  
**Building Size** 238,050 SF  
**Year Built** 2002

## Office For Lease

84

**Floor/Suite** Floor 2, Suite 240  
**Available SF** 2,497 SF  
**Lease Rate** \$18.00 Annual/SF  
**Lease Type** NNN  
**Date Available** Now  
**Expenses**  
**TI Allowance**

Just blocks from the West Beltline Highway 12/14 with quick access to the west and southern suburbs. Located in the West Madison/Middleton business community, in the heart of the Greenway Station retail center. This site offers unmatched access, visibility, walkable restaurants, farmers' market and



49

Greenway Center

1600 Aspen Commons  
Middleton, WI 53562

Owner	AX MADISON GREENWAY LP
Tenant	
Class	A
Building Size	238,050 SF
Year Built	2002

Office For Lease

85

Floor/Suite	Floor 2, Suite 270
Available SF	2,497 SF
Lease Rate	\$18.00 Annual/SF
Lease Type	NNN
Date Available	Now
Expenses	
TI Allowance	

Can be combines with Ste. 280 (+3,291 rsf) for a total of 5580 rsf.



# My Report



Lighthouse Commercial Real Estate

525 Junction Road, Madison, WI 53717 | 608-234-4848

	Address	Status	Floor/Suite	Land	Building SF	Available SF	Price
1	3913 Lien Rd	Land For Sale		1.05 Acres		45,738 SF	Negotiable
2	3909 Lien Rd	Land For Sale		0.89 Acres		38,768 SF	Negotiable
3	2701 International Ln	Office For Lease	Floor 1, Suite 101	3.79 Acres	33,960 SF	3,070 SF	
3	2701 International Ln	Office For Lease	Floor 1, Suite 105	3.79 Acres	33,960 SF	5,052 SF	
4	1822-1858 Wright St	Industrial Sublease	Floor 1	9.42 Acres	72,289 SF	8,000 SF	
5	10 Terrace Ct	Office For Lease	Floor 2	6.37 Acres	154,163 SF	15,100 SF	
5	10 Terrace Ct	Office For Lease	Floor 3, Suite 300	6.37 Acres	154,163 SF	26,200 SF	
5	10 Terrace Ct	Office For Lease	Floor 1, Suite B	6.37 Acres	154,163 SF	1,552 SF	
5	10 Terrace Ct	Office For Lease	Floor 4, Suite 400	6.37 Acres	154,163 SF	26,200 SF	
5	10 Terrace Ct	Office For Lease	Floor 5, Suite 500	6.37 Acres	154,163 SF	26,200 SF	
5	10 Terrace Ct	Office For Lease	Floor 1, Suite A	6.37 Acres	154,163 SF	2,867 SF	
6	5407-5459 Fen Oak Dr	Office Sublease	Floor 1	3.44 Acres	31,801 SF	20,201 SF	
7	6401 Cottage Grove Rd	Retail For Sale		1.03 Acres	3,000 SF	3,000 SF	\$695,000.00
8	2430 Pennsylvania Ave	Industrial For Lease	Floor 1, Suite Bldg	0.61 Acres	11,500 SF	11,500 SF	
9	1814-1820 S Park St	Industrial For Lease	Floor 1, Suite 1818	1.30 Acres	23,400 SF	8,000 SF	
10	401 Charmany Dr	Office Sublease	Floor 3	6.78 Acres	102,551 SF	3,933 SF	
11	10 E Doty St	Office For Lease	Floor 10, Suite 1002	0.47 Acres	135,209 SF	3,399 SF	
12	749 University Row	Office For Lease	Floor 3, Suite 320	1.10 Acres	69,594 SF	9,426 SF	
13	44 E Mifflin St	Office For Lease	Floor 4, Suite 401	0.49 Acres	84,220 SF	1,179 SF	
14	638-658 S Gammon Rd	Retail For Sale		1.47 Acres	26,883 SF	26,883 SF	\$3,250,000.00
15	7869 Big Sky Dr	Retail For Lease	Floor 1-2, Suite Bldg	1.40 Acres	10,336 SF	10,336 SF	
15	7869 Big Sky Dr	Retail For Sale		1.40 Acres	10,336 SF	10,336 SF	\$2,500,000.00
16	1 Point Pl	Office For Lease	Floor 2, Suite 202	1.08 Acres	33,404 SF	1,482 SF	
16	1 Point Pl	Office For Lease	Floor 1, Suite 104	1.08 Acres	33,404 SF	1,766 SF	
16	1 Point Pl	Office For Lease	Floor 1, Suite 100	1.08 Acres	33,404 SF	3,331 SF	
16	1 Point Pl	Office For Lease	Floor 2, Suite 203	1.08 Acres	33,404 SF	2,007 SF	
16	1 Point Pl	Office For Lease	Floor LL, Suite 5	1.08 Acres	33,404 SF	243 SF	
16	1 Point Pl	Office For Lease	Floor LL, Suite 20	1.08 Acres	33,404 SF	375 SF	
16	1 Point Pl	Office For Lease	Floor 1, Suite 102	1.08 Acres	33,404 SF	2,530 SF	
16	1 Point Pl	Office For Lease	Floor LL, Suite 99	1.08 Acres	33,404 SF	1,620 SF	
17	8000 Excelsior Dr	Office For Lease	Floor 2, Suite 203	4.95 Acres	54,111 SF	4,343 SF	
18	1221 John Q Hammons Dr	Office For Lease	Floor 2, Suite 200	4.34 Acres	61,200 SF	20,000 SF	
18	1221 John Q Hammons Dr	Office For Lease	Floor 1, Suite West	4.34 Acres	61,200 SF	10,891 SF	
19	737-751 N High Point Rd	Retail Sublease	Floor 1	0.49 Acres	10,270 SF	4,200 SF	
20	5930 Seminole Centre Ct	Office For Lease	Floor 1, Suite C	13.97 Acres	8,108 SF	1,089 SF	
21	7818 Big Sky Dr	Office For Lease	Floor 2, Suite 205	1.61 Acres	29,641 SF	578 SF	
21	7818 Big Sky Dr	Office For Lease	Floor 2, Suite 203	1.61 Acres	29,641 SF	730 SF	
21	7818 Big Sky Dr	Office For Lease	Floor 1, Suite 105	1.61 Acres	29,641 SF	277 SF	
22	6411 Odana Rd	Office For Lease	Floor 1-3, Suite Bldg	5.30 Acres	159,000 SF	159,000 SF	
23	1200 John P Livesey Blvd	Retail For Lease	Floor 1	3.14 Acres	17,800 SF	3,000 SF	
23	1200 John P Livesey Blvd	Retail For Lease	Floor 1	3.14 Acres	17,800 SF	2,400 SF	
24	6401 Cottage Grove Rd	Land For Sale		1.03 Acres		44,867 SF	\$695,000.00



**David Haug**  
david@lighthousecre.com  
608-445-3500



9/1/2023

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

# My Report



Lighthouse Commercial Real Estate				525 Junction Road, Madison, WI 53717   608-234-4848		
25	6242 University Ave	Land For Sale		0.99 Acres	43,124 SF	\$1,000,000.00
26	984 County Rd A	Hospitality For Sale		266 Acres	63,532 SF	\$3,999,000.00
27	4 Terrace Ct	Land For Sale		5.35 Acres	233,046 SF	Negotiable
28	703 W Main St	Office Condo For Sale	Floor 1, Suite 101	2.45 Acres	49,482 SF	\$149,900.00
29	1600 N High Point Rd	Office For Lease	Floor 1	0.68 Acres	7,323 SF	2,737 SF
30	100 S 1st St	Retail For Sale		0.62 Acres	19,312 SF	\$1,853,000.00
31	140 West St	Retail For Sale		0.13 Acres	4,000 SF	\$695,000.00
32	5525 Nobel Dr	Office Sublease	Suite 130	2.57 Acres	42,040 SF	3,053 SF
33	305 Douglas Dr	Retail For Sale		1.02 Acres	9,002 SF	\$1,040,000.00
34	2041-2065 S Stoughton Rd	Industrial Sublease	Floor 1, Suite 2041	5.99 Acres	46,875 SF	18,750 SF
35	2881 Commerce Park Dr	Industrial For Lease	Floor 1, Suite N	4.55 Acres	60,660 SF	8,254 SF
36	4005 Felland Rd	Industrial For Lease	Floor 1, Suite 130	13.29 Acres	49,152 SF	1,200 SF
37	4610 S Biltmore Ln	Office For Lease	Floor 1, Suite 102	7.88 Acres	14,093 SF	2,500 SF
38	25 W Main St	Office Pending	Floor 1	0.76 Acres	230,504 SF	5,587 SF
39	583 D'Onofrio Dr	Office For Lease	Floor 1, Suite 1012	10.43 Acres	19,612 SF	380 SF
39	583 D'Onofrio Dr	Office For Lease	Floor 1, Suite 1009	10.43 Acres	19,612 SF	498 SF
39	583 D'Onofrio Dr	Office For Lease	Floor LL, Suite 7	10.43 Acres	19,612 SF	2,853 SF
39	583 D'Onofrio Dr	Office For Lease	Floor 2, Suite 222	10.43 Acres	19,612 SF	347 SF
39	583 D'Onofrio Dr	Office For Lease	Floor 2, Suite 218	10.43 Acres	19,612 SF	1,357 SF
39	583 D'Onofrio Dr	Office For Lease	Floor LL, Suite 3	10.43 Acres	19,612 SF	782 SF
39	583 D'Onofrio Dr	Office For Lease	Floor LL, Suite 1	10.43 Acres	19,612 SF	803 SF
40	575 D'Onofrio Dr	Office For Lease	Floor 2, Suite 202	10.43 Acres	28,880 SF	5,593 SF
41	559 D'Onofrio Dr	Office For Lease	Floor 1, Suite 100	10.43 Acres	19,612 SF	2,964 SF
41	559 D'Onofrio Dr	Office For Lease	Floor LL, Suite 10	10.43 Acres	19,612 SF	1,659 SF
41	559 D'Onofrio Dr	Office For Lease	Floor LL, Suite 17	10.43 Acres	19,612 SF	1,659 SF
41	559 D'Onofrio Dr	Office For Lease	Floor 2, Suite 200	10.43 Acres	19,612 SF	2,827 SF
42	555 D'Onofrio Dr	Office For Lease	Floor LL, Suite 25	10.43 Acres	19,612 SF	812 SF
42	555 D'Onofrio Dr	Office For Lease	Floor 2, Suite 201	10.43 Acres	19,612 SF	1,550 SF
43	579 D'Onofrio Dr	Office For Lease	Floor LL, Suite 3	10.43 Acres	19,612 SF	523 SF
43	579 D'Onofrio Dr	Office For Lease	Floor LL, Suite 10	10.43 Acres	19,612 SF	2,612 SF
43	579 D'Onofrio Dr	Office For Lease	Floor 2, Suite 203	10.43 Acres	19,612 SF	732 SF
43	579 D'Onofrio Dr	Office For Lease	Floor 2, Suite 200	10.43 Acres	19,612 SF	2,934 SF
43	579 D'Onofrio Dr	Office For Lease	Floor 2, Suite 208	10.43 Acres	19,612 SF	697 SF
44	810-846 E Washington Ave	Retail For Lease	Floor 1, Suite 102	4.47 Acres	446,746 SF	1,517 SF
44	810-846 E Washington Ave	Office For Lease	Floor 1, Suite 128	4.47 Acres	446,746 SF	4,332 SF
44	810-846 E Washington Ave	Office For Lease	Suite 245	4.47 Acres	446,746 SF	6,899 SF
44	810-846 E Washington Ave	Office For Lease	Floor 3, Suite 337	4.47 Acres	446,746 SF	14,295 SF
45	1651 John Q Hammons Dr	Office Sublease		1.56 Acres	9,376 SF	2,687 SF
46	5931-5939 Haase Rd	Industrial For Lease	Floor 1, Suite 5937	1.45 Acres	20,728 SF	2,989 SF
47	2222 N Pleasant View Rd	Industrial For Lease	Floor 1, Suite 2	1.99 Acres	19,500 SF	3,000 SF
48	2140 W Greenview Dr	Industrial For Lease	Floor 1	1.89 Acres	30,800 SF	6,160 SF
49	1600 Aspen Commons	Office For Lease	Floor 2, Suite 240	2.15 Acres	238,050 SF	2,497 SF
49	1600 Aspen Commons	Office For Lease	Floor 2, Suite 270	2.15 Acres	238,050 SF	2,497 SF



**David Haug**  
david@lighthousecre.com  
608-445-3500



Catylist

9/1/2023

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.