

# The American Center

NEWMARK

**TAC**  
THE AMERICAN  
CENTER

# The Park



The information contained herein is believed to be reliable but is not warranted and is subject to change without notice. Measurements are approximate. Results may vary depending on the methodology used. A prospective purchaser should independently verify measurements and any and all matters believed to be material.

# The Right Location For Your Business

The American Center offers the opportunity to join the long list of local, regional, national and international companies who already call this business park home. Combining excellent accessibility with state-of-the-art infrastructure, new urbanism design and beautiful streetscaping, The American Center is the ideal location for office, medical and retail use, as well as restaurants, hotels, schools and multifamily housing.

## Visibility

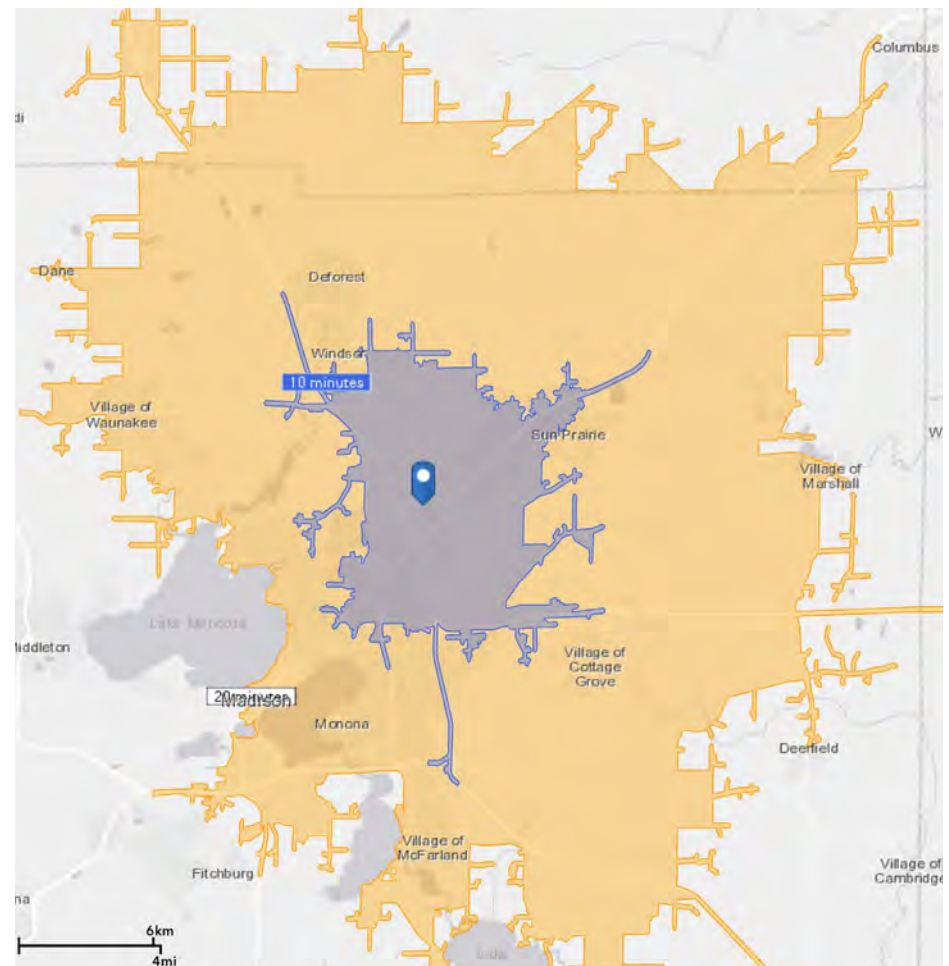
Be seen. The American Center is ideal for users who want to create a corporate image, not just with their facilities, but with their neighbors. With extensive green space, curated walkways and unparalleled visibility from multiple major interstates, The American Center is the place to be seen.

## Accessibility

When it comes to accessibility, its hard to get any better. Positioned at the interchange of US 151/East Washington Avenue and I-39/90/94, tenants of the park are mere minutes from any of the major highways. A short 15 minute drive to downtown Madison, Sun Prairie, Cottage Grove and Waunakee makes The American Center a highly convenient location for employees, guests and visitors.

## Expandability

With flexible land sites still available, The American Center can accommodate your growing business in a professional setting.



# The Crossroads of Wisconsin

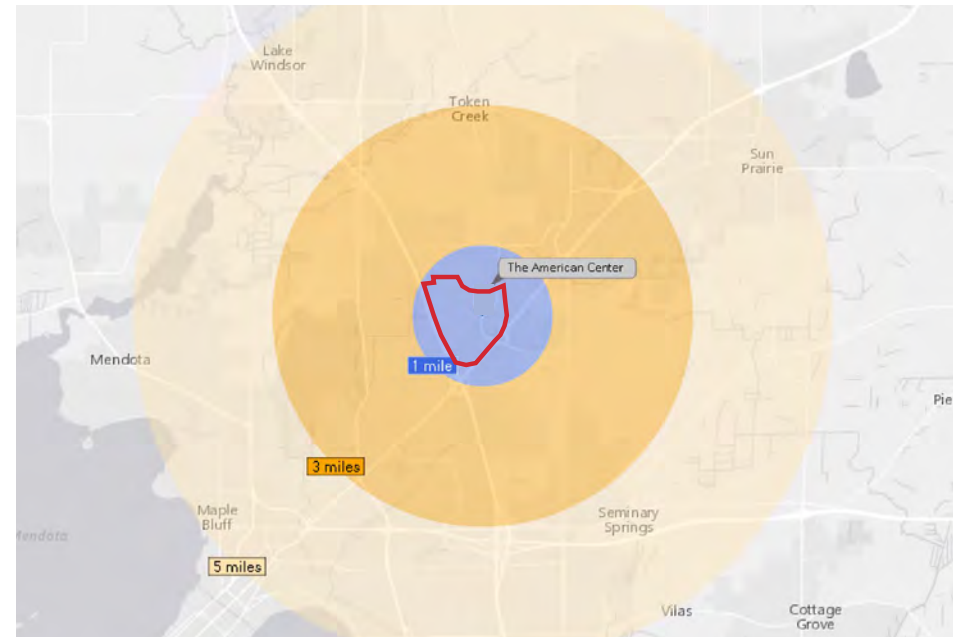
At the hub of the Midwest metro areas, The American Center attracts a dense employee and customer base.

## Highly Traveled

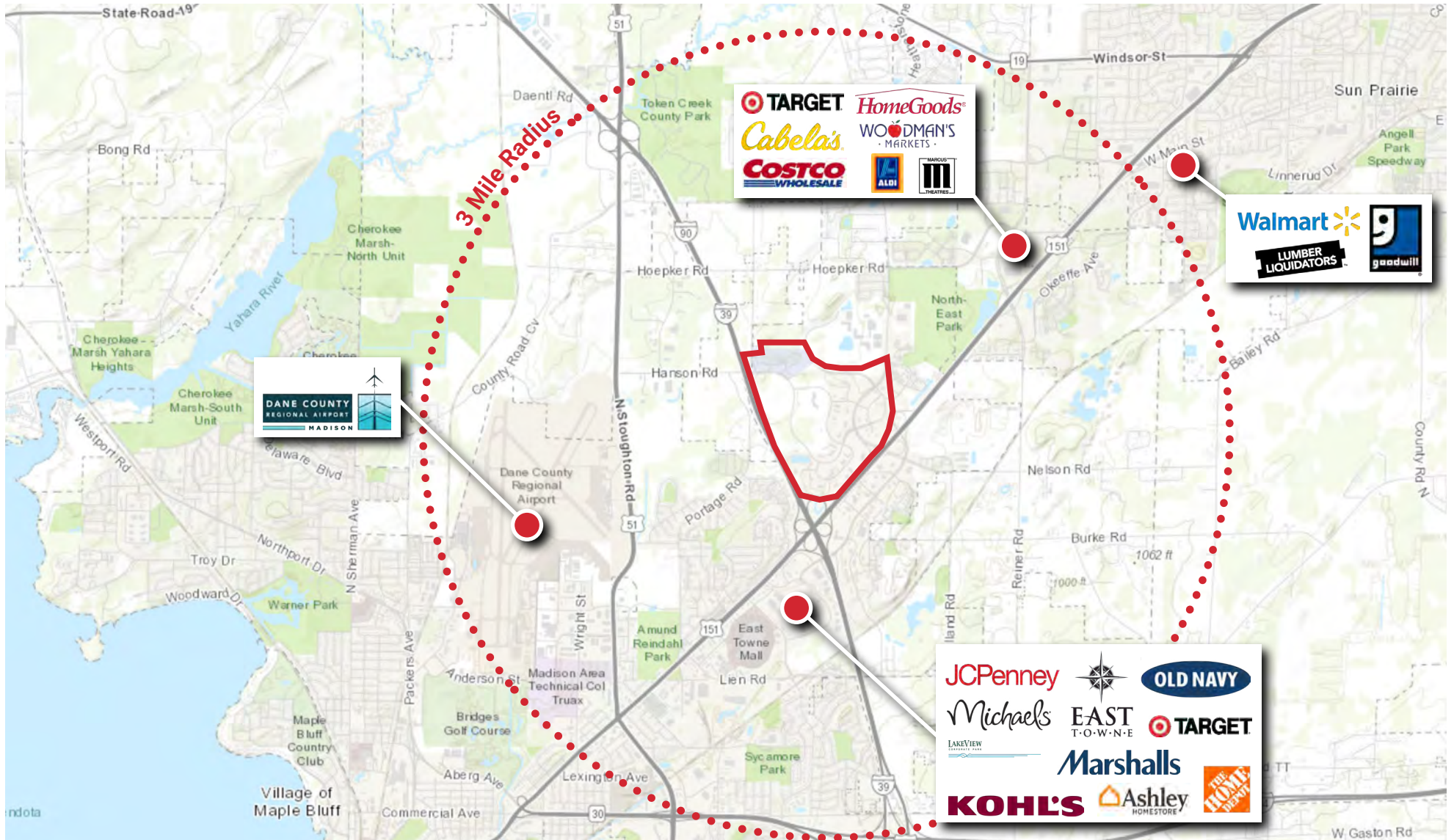
Road	VPD
East Washington Ave./Hwy 151 (south of I-39/90/94)	41,100
East Washington Ave./Hwy 151 (north of I-39/90/94)	71,600
I-39/90/94 (south of East Washington Ave./Hwy 151)	108,000
I-39/90/94 (north of East Washington Ave./Hwy 151)	69,400

## Densely Populated

	1 Mile	3 Mile	5 Mile
Daytime Population	11,140	43,672	102,807
Population	2,455	27,589	103,078
Average HH Income	86,132	83,510	79,615



# Nearby Amenities



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# Available Lots

## Potential Uses

The American Center is well suited for a wide variety of users including office, medical and retail use, as well as restaurants, hotels, schools and multifamily housing.

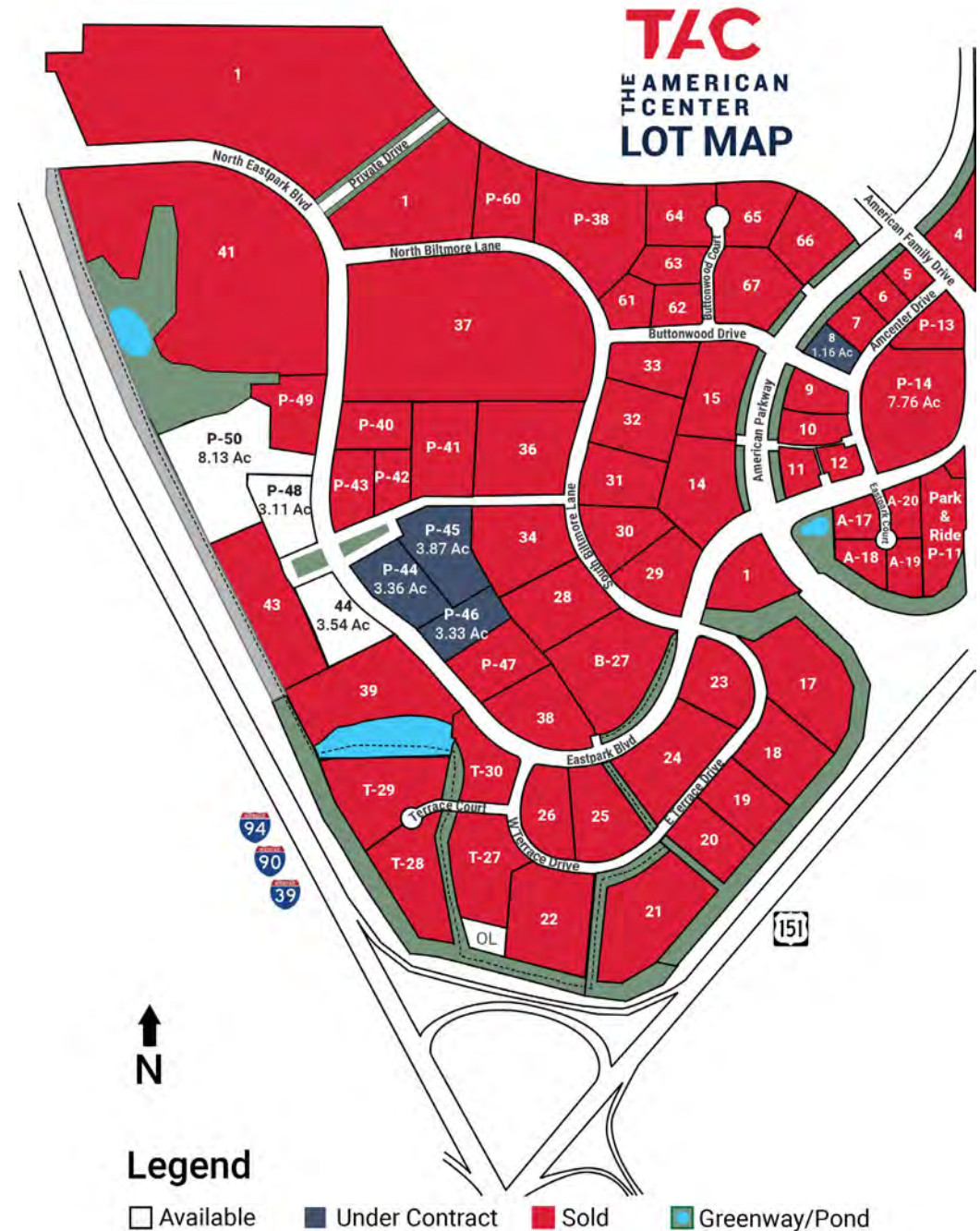
## Lot Size

Available lots ranging from 1 to 10 acres.

## Flexibility

With a variety of permitted uses and protective covenants to protect your investment, you can be confident in your new location at The American Center.

**Click or Scan to View the Property Video**



# Lot Pricing

## THE AMERICAN CENTER LAND PRICES

As of 9/8/2023

### CORPORATE OFFICE PARK

LOT#	ACRES	PRICE
P-44	3.36	UNDER CONTRACT
44	3.54	\$12.50/SF (\$544,500/AC)
P-45	3.87	UNDER CONTRACT
P-46	3.33	UNDER CONTRACT
P-48	3.11	\$12.50/SF (\$544,500/AC)
P-50	8.13	\$13.50/SF (\$588,060/AC)

### COMMERCIAL SERVICE COMPLEX

LOT#	ACRES	PRICE
8	1.16	UNDER CONTRACT



*\*Acres are approximate, subject to verification by survey.  
Prices are subject to change without notice.*

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# Home To:



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# Why Madison?

When you choose Madison, you choose a community with a unique set of attributes that make it both an exciting location to live and great place to work and develop your business. Madison is a diverse city and college town that embraces the vast cultural and social mix that contributes to the area's strong and stable economy.

## **A Capital City**

More than the capital city, Madison is a focal point of the region. Combining renowned livability, encouraging business environment and unparalleled access to local, state and national government, Madison offers a unique environment for any business.

## **Unparalleled Talent Pool**

Madison is the predominant urban center in south central Wisconsin, providing a livable, innovative, vibrant, and stable economy anchored by the University of Wisconsin, State government, and a strong and diversified private employment base. Madison has a low unemployment rate and dynamic private sector marked by fast growing trade, service and hi-tech industry sectors.

Madison is a city where people want to live and work. Supplying an extensive talent pool are multiple universities and technical colleges, including the prestigious University of Wisconsin-Madison.

## **Innovation Hub**

Home to many industry leaders in the medical and technology sectors, the Madison metro is an excellent place to establish or expand your business. Growing investment in entrepreneurship and innovative technologies continue to draw talent and funding from across the nation.



# 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 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 property inspection, contact an attorney, tax advisor, or property 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 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.

Want More?  
**Get The Details.**

For more information, please contact:

**Chuck Redjinski**

O: 608.663.6006

M: 608.575.1419

[chuck.redjinski@nmrk.com](mailto:chuck.redjinski@nmrk.com)

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