

# Wisconsin's Premiere Business Park

Madison, WI

## Property Features

- The American Center is a premiere office and retail commercial business park
- Fully improved sites
- Outstanding access and visibility to Hwy 151 & I-39/90/94
- State of the art infrastructure with fiber optics, broadband internet and redundant electrical power
- Beautiful landscaping, abundant open space and green ways, walking trails
- Almost 8,000 employees in The American Center
- Near East Towne Regional Mall & Dane County Regional Airport
- Immediate proximity to restaurants, bank, hotels and shopping

Sites: Office - 2 to 25 Acres  
Retail - 1 to 7 Acres

Zoning: Office - SEC  
(Suburban Employment Center)  
Commercial/Retail - CC  
(Commercial Center)

Utilities: Municipal Sewer & Water

Storm Water: Regional Detention

Sale Price: See attached site plan & pricing

For more information

**Chuck Redjinski**

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4602 S. Biltmore Lane, Suite 117

Madison, WI 53718

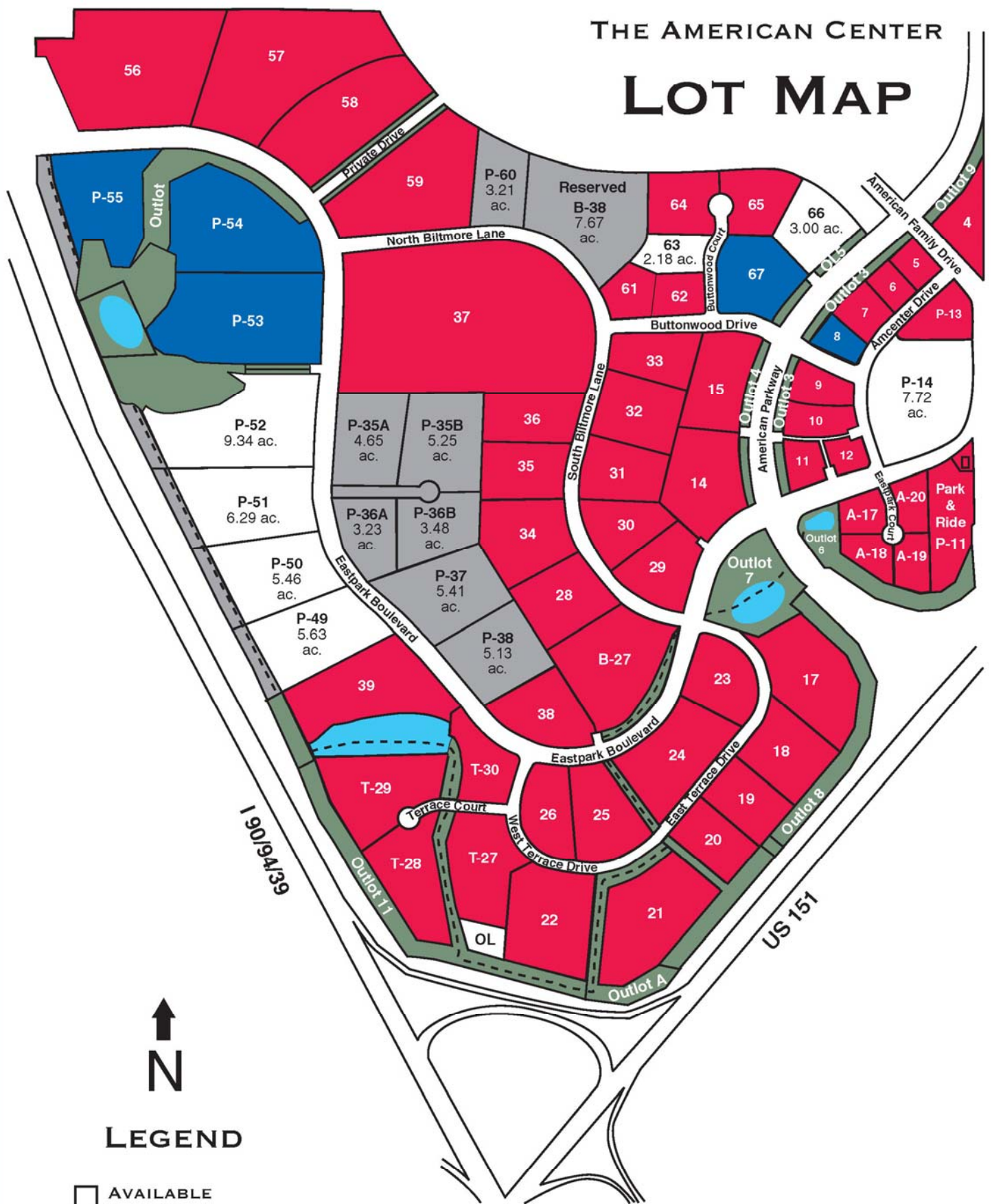
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Offices also in Appleton and Milwaukee, WI



# THE AMERICAN CENTER LOT MAP



## LEGEND

- AVAILABLE
- UNDER CONTRACT
- SOLD
- PLANNED
- OPEN SPACE/ GREENWAY/POND

# THE AMERICAN CENTER LAND PRICES

As of 04/9/2018

## CORPORATE OFFICE PARK

Lot#	Subdivision	Acres*	Price
14	First Addition	5.08	SOLD
15	First Addition	4.14	SOLD
17	Terrace Addition	6.00	SOLD
18	Terrace Addition	4.00	SOLD
19	Terrace Addition	3.00	SOLD
20	Terrace Addition	3.00	SOLD
21	Terrace First Addition	7.68	SOLD
22	Terrace First Addition	7.09	SOLD
23	Terrace Second Addition	3.40	SOLD
24	Terrace Second Addition	5.74	SOLD
25	Terrace Third Addition	3.98	SOLD
26	Terrace Third Addition	3.06	SOLD
A&B	CSM 1&2	2.55	SOLD
T-27	Terrace Fourth Addition	4.80	SOLD
Outlot	CSM 11703	1.89	\$6.50/SF (\$283,140/Ac)
T-28	Terrace Fifth Addition	5.35	SOLD
T-29	Terrace Fifth Addition	5.49	SOLD
T-30	Terrace Fifth Addition	3.39	SOLD
OL-11	Terrace Fifth Addition	3.37	SOLD
B-27	Biltmore Addition	7.88	SOLD
B-28	Biltmore Addition	3.99	SOLD
B-29	Biltmore Addition	3.43	SOLD
B-30	Biltmore Addition	3.08	SOLD
31	Biltmore First Addition	4.00	SOLD
32	Biltmore First Addition	3.39	SOLD
33	Biltmore First Addition	3.00	SOLD
34	Biltmore Second Addition	4.65	SOLD
35	Biltmore Third Addition	3.52	SOLD
36	Biltmore Third Addition	3.45	SOLD
37	Biltmore Third Addition	24.96	SOLD
38	Eastpark Addition	3.69	SOLD
39	Eastpark First Addition	7.00	SOLD
B-38		7.67	\$8.00SF (\$348,480/Ac)
P-35 A&B		9.90	\$7.75/SF (\$337,590Ac)
P-36 A&B		6.71	\$7.75/SF (\$337,590/Ac)
P-37		5.41	\$7.50/SF (\$326,700/Ac)
P-38		5.13	\$7.50/SF (\$326,700/Ac)

The American Center is a development by American Family Mutual Insurance Company  
6000 American Parkway, Madison, WI 53783-0001

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

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**CORPORATE OFFICE PARK (Cont.)**

Lot#	Subdivision	Acres*	Price
P-49		5.63	\$8.25SF (\$359,370/Ac)
P-50		5.46	\$8.25SF (\$359,370/Ac)
P-51		6.29	\$8.25SF (\$359,370/Ac)
P-52		9.34	\$8.25SF (\$359,370/Ac)
P-53		11.10	UNDER CONTRACT
P-54		10.47	UNDER CONTRACT
P-55		5.32	UNDER CONTRACT
56	Hanson Addition	16.54	SOLD
57	Hanson First Addition	13.61	SOLD
58	Hanson First Addition	11.36	SOLD
P-59		10.22	SOLD
P-60		3.21	\$8.00SF (\$348,480/Ac)
61	Buttonwood Addition	1.51	SOLD
62	Buttonwood Addition	1.53	SOLD
63	Buttonwood Addition	2.18	\$7.50SF (\$326,700/Ac)
64	Buttonwood Addition	3.04	SOLD
65	Buttonwood Addition	2.77	SOLD
66	Buttonwood Addition	3.00	UNDER CONTRACT
67	Buttonwood Addition	4.45	UNDER CONTRACT
<b>Subtotal:</b>		<b>320.90</b>	

**COMMERCIAL SERVICE COMPLEX**

Lot#	Subdivision	Acres*	Price
4	TAC First Addition	1.90	SOLD
5	TAC First Addition	1.15	SOLD
6	TAC First Addition	1.15	SOLD
7	TAC First Addition	1.41	SOLD
8	TAC First Addition	1.16	UNDER CONTRACT
9	TAC First Addition	1.43	SOLD
10	TAC First Addition	1.70	SOLD
11	TAC First Addition	1.46	SOLD
12	TAC First Addition	1.14	SOLD
P-13	Proposed TAC Third Addition	2.20	SOLD
P-14	Proposed TAC Third Addition	7.72	\$7.75SF (\$337,590/Ac)
<b>Subtotal:</b>		<b>22.42</b>	
A-17	TAC Second Addition	1.31	SOLD
A-18	TAC Second Addition	1.33	SOLD
A-19	TAC Second Addition	1.41	SOLD
A-20	TAC Second Addition	1.39	SOLD
Outlot P-11	Park & Ride	3.78	SOLD
<b>Subtotal:</b>		<b>9.24</b>	
<b>TOTAL:</b>		<b>352.56</b>	

\*Acres are approximate, subject to verification by survey.

**Subject to change without notice.**

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# State of Wisconsin Broker Disclosure to Non-Residential Customers

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

## BROKER DISCLOSURE TO CUSTOMERS

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

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

Please review this information carefully. An agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional 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

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

Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

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

CONFIDENTIAL INFORMATION: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

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

## SEX OFFENDER REGISTRY

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

## DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

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