



## MIDWEST OFFICE PARK

### 4781 & 4785 HAYES ROAD | MADISON, WI

#### 4781 HAYES ROAD

1st floor - 1,039 SF Suite 102

\$13.95/SF Modified Gross plus utilities and janitorial

#### 4785 HAYES ROAD

1st floor - 894 SF Suite 101

1,167 SF Suite 102

\$13.95/SF Modified Gross plus utilities and janitorial

#### LEASE RATE:

Three to Five (3 - 5) Years

#### OFFICE SPACE FOR LEASE

- Great location just off East Washington Ave.
- Easy I-39/90/94 & Highway 151 access
- Near East Towne Mall & Dane County Regional Airport
- Close to numerous restaurants, shops and hotels
- Owned and managed by Munz Corporation
- Owner may consider sale of 4785 Hayes Road to future tenant/occupant



For information, please contact:

**CHUCK REDJINSKI**

608.663.6006

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

**MITCH QUADE**

608.663.6002

[mitch.quade@ngkf.com](mailto:mitch.quade@ngkf.com)



MIDWEST OFFICE PARK  
4781 HAYES ROAD  
SUITE 102

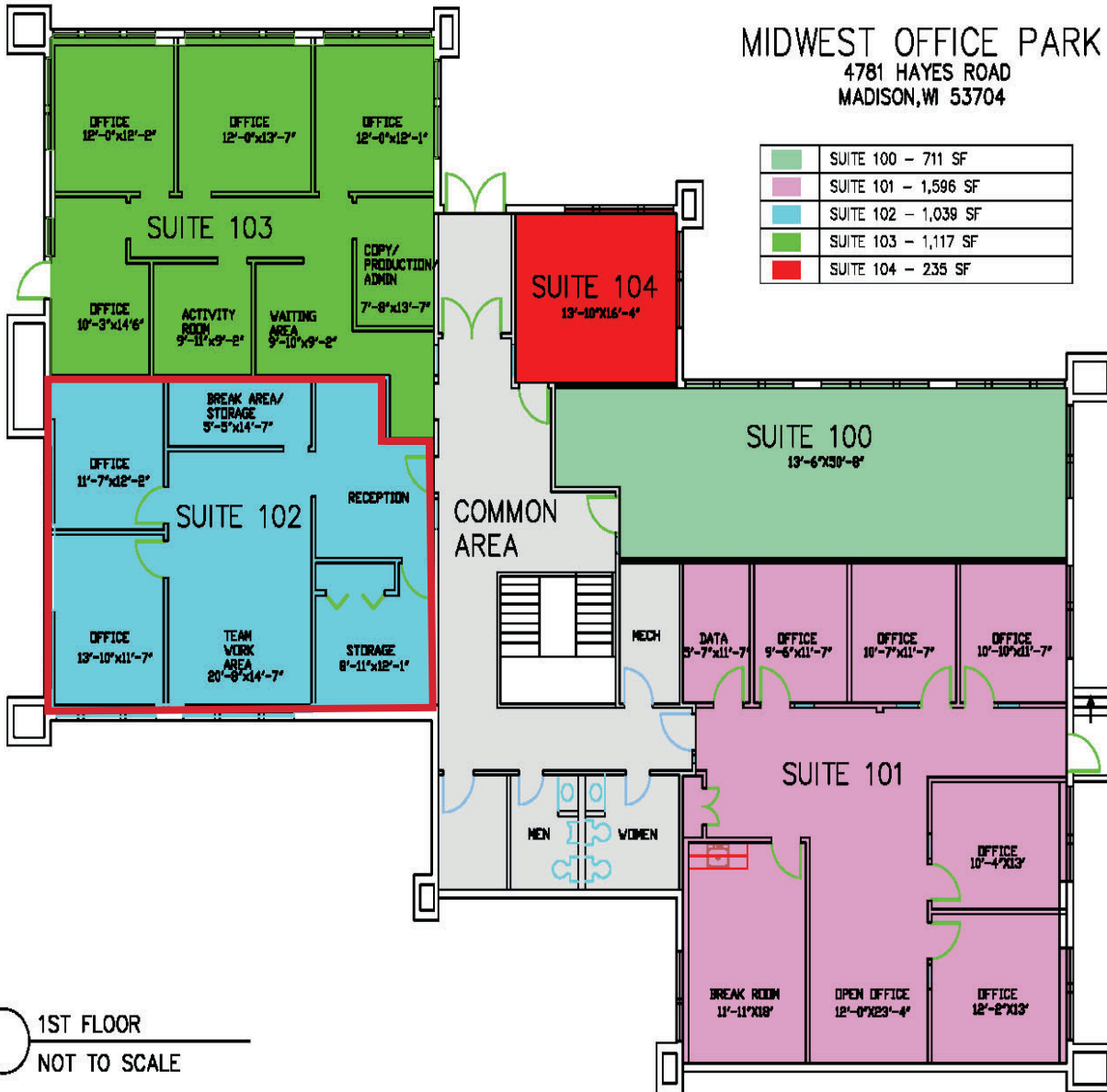


4781 HAYES ROAD  
SUITE 200  
MADISON, WI 53704  
800 | 235 | 5100 FAX

MUNZ CORPORATION  
4781 HAYES ROAD  
MADISON, WI

MIDWEST OFFICE PARK  
4781 HAYES ROAD  
MADISON, WI 53704

<span style="color: green;">■</span>	SUITE 100 - 711 SF
<span style="color: pink;">■</span>	SUITE 101 - 1,596 SF
<span style="color: lightblue;">■</span>	SUITE 102 - 1,039 SF
<span style="color: lightgreen;">■</span>	SUITE 103 - 1,117 SF
<span style="color: red;">■</span>	SUITE 104 - 235 SF



Revised	By	Date	Reason

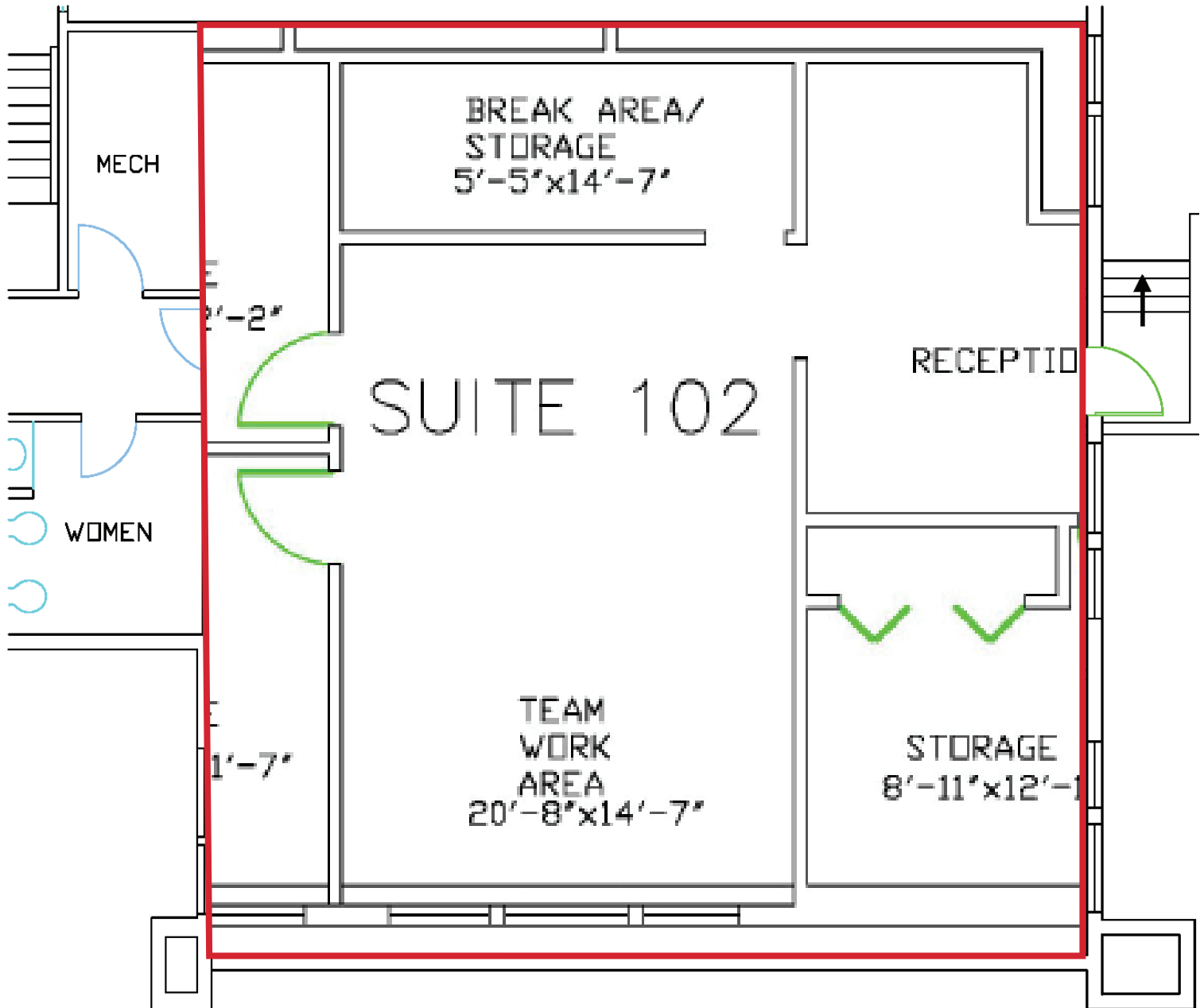
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Date	JUNE 10, 2019
Sheet Number	A1.0



INTERIORLOC  
1201 S. Staoughton Road  
Madison, WI 53716  
800 | 803 | 8800 FAX  
800 | 803 | 8800 FAX  
WWW.INTERIORLOC.COM

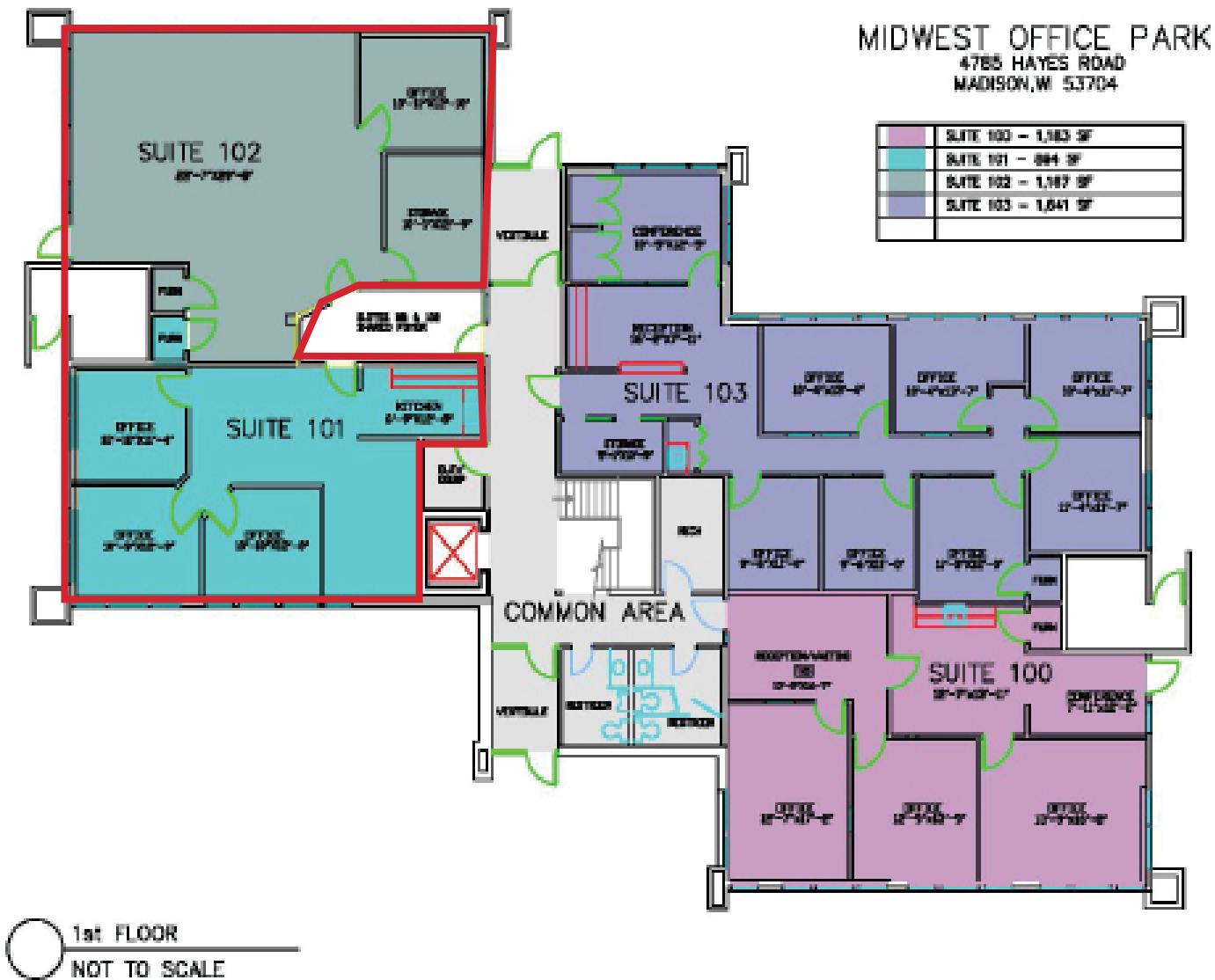
○ 1ST FLOOR  
NOT TO SCALE





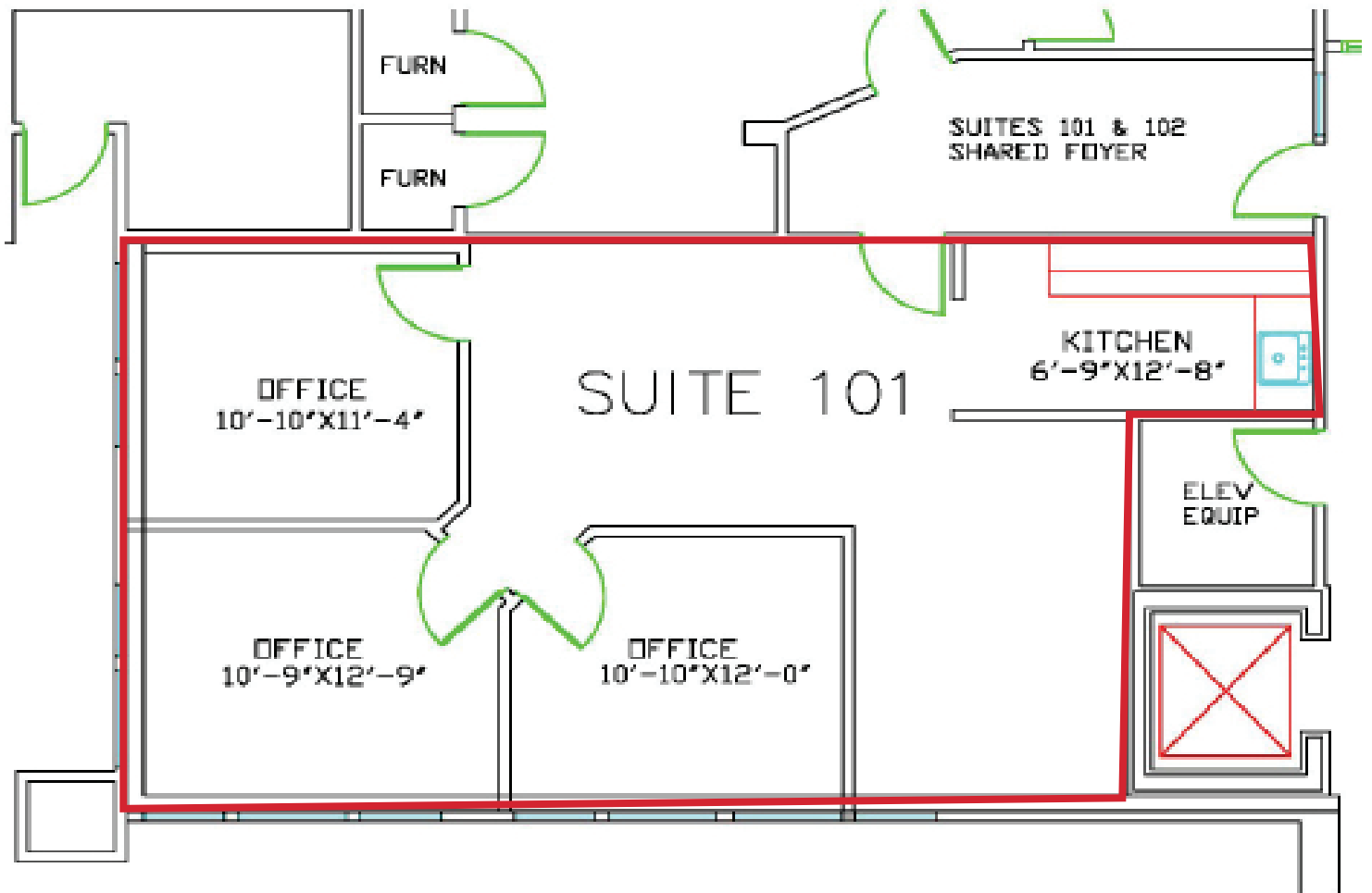
○ 1ST FLOOR – SUITE 101  
NOT TO SCALE

MIDWEST OFFICE PARK  
4781 HAYES ROAD  
SUITE 102



MIDWEST OFFICE PARK  
4785 HAYES ROAD  
SUITE 101

MIDWEST OFFICE PARK  
4785 HAYES ROAD  
SUITE 101



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

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

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.