

### **Table of Contents**

Property Details	Pg. 2
Site Plan	Pg. 3
Suite 111 — Floor Plan	Pg. 4
Aerial	Pg. 5
Location & Demographics	Pg. 7
Broker Disclosure	Pg. 8

### FOR DETAILED INFORMATION CONTACT:

Jenny Lisak, CCIM
O: 608.729.1808
C: 608.513.5447
jlisak@keycomre.com

Beth lyer
O: 608.729.1810
C: 608.332.7152
biyer@keycomre.com

Aimee Bauman, CCIM
O: 608.729.1801
C: 608.698.0105
abauman@keycomre.com



epresentations, warranties or guarantees of any kind



### **Property Details**

### **OVERVIEW**

New construction office or retail space available for lease on Madison's northeast side on the first floor of the PACKTENN apartment building. The complex houses 67 residential units above and 62 more in the adjacent building providing opportunity for customer convenience. New construction provides you with the ability to design your own space with storefront glass and drive thru make this space highly desirable.

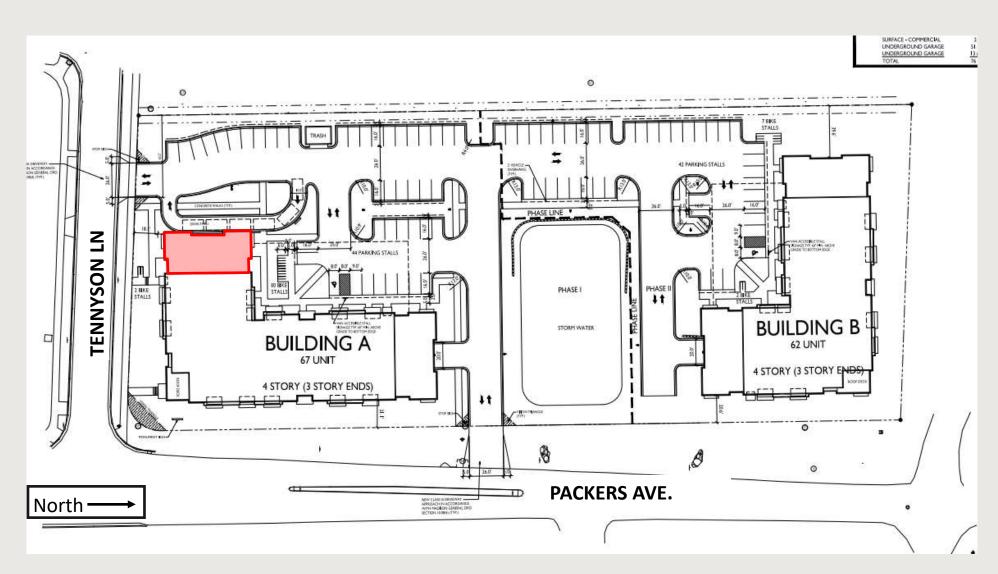
Ideal for office space users desiring easy access and visibility to customers. Ideal for neighborhood café, coffee shop, sub, and other destination retailers.

### **HIGHLIGHTS**

- 1926 square feet
- Annual Lease Rate: \$21.00 psf includes RE taxes and building insurance
- CAM NNN Estimates: \$2.50 psf
- Tenant pays utilities
- Minimum Term 5 years
- Available summer 2020
- Drive through

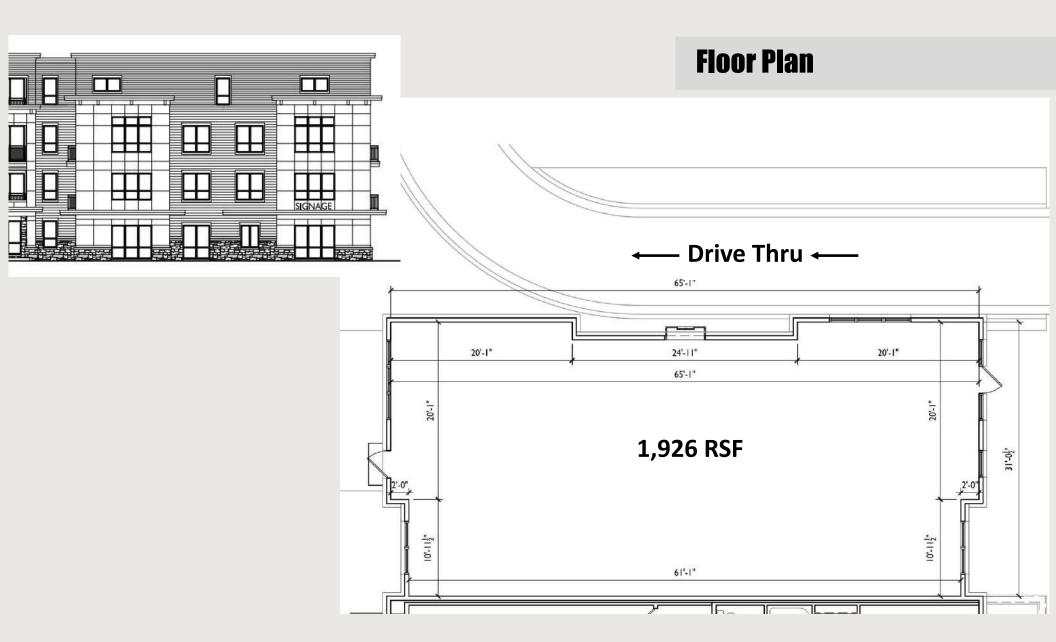


### **Site Plan**





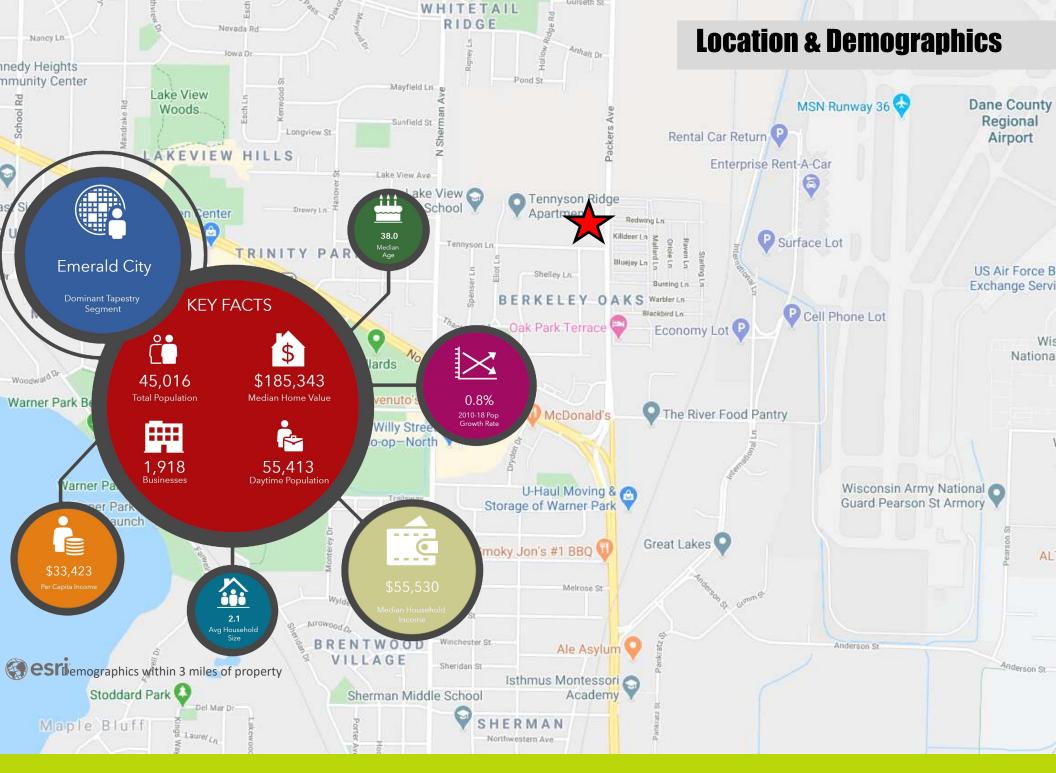
<sup>\*</sup> Common area restrooms to be shared by commercial tenants and included in load factor





<sup>\*</sup> Common area restrooms to be shared by commercial tenants and included in load factor





Effective July 1, 2016

## CUSTOMERS DISCLOSURE TO NON-RESIDENTIAL

- must provide you the agent associated with the firm, Prior to negotiating on your behalf the brokerage firm, or
  - following disclosure statement:
- of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm
  - providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties: 459786
    - (a) 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. **(P)**
- 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. <u>ပ</u> 0
- 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 lines 42-51). 12 (d)
- 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 lines 23-41). 14 (e) 15 (f) 16 (f) 17 (g)
  - 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. 18
- 20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes. 19 21 22
- Firm or its Agents in confidence, or any information obtained by the Firm and 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 CONFIDENTIALITY NOTICE TO CUSTOMERS The Firm and its Agents will keep confidential any information given to the Firm is no longer providing brokerage services to you. 23
- The following information is required to be disclosed by law:

  The following information is required to be disclosed by law:

  1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

  1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
- To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below (see lines 35-41) 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 you consider to be confidential.

### CONFIDENTIAL INFORMATION: 36

# 38 NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): 39

# (Insert information you authorize to be disclosed, such as financial qualification 42 DEFINITION OF MATERIAL ADVERSE FACTS

40

41

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicat significance, or that is generally recognized by a competent licensee as being of such significance to party, that it affects or would affect the party's decision to enter into a contract or agreement concerning or affects or would affect the party's decision about the terms of such a contract or agreement. 43 44 45

such aple ction

ion.)

usee tural

An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a compe generally recognizes will significantly and adversely affect the value of the property, significantly reduce integrity of improvements to real estate, or present a significant health risk to occupants of the property; of that indicates that a party to a transaction is not able to or does not intend to meet his or her obligat contract or agreement made concerning the transaction. 48 50 51

**NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry the οę Department Wisconsin http://www.doc.wi.gov or by telephone at 608-240-5830. the contacting þ registry the 52

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction. Copyright © 2016 by Wisconsin REALTORS® Association

Key Commercial Real Estate LLC, 211 S. Paterson Street, Suite 320 Madison, WI 53703
Debornt Enland
Debornt Enland

ation er a sous **Broker Disclosure**