



OFFICE FOR LEASE

CORNERSTONE

**100 Wilburn Rd
Sun Prairie, WI**

LEASE RATE

\$20/SF

LEASE TYPE

MODIFIED GROSS

4 SUITES AVAILABLE

600 - 1,034 SF

PARKING

80 SPACES

Gateway location at the entrance of the Sun Prairie Industrial Park
Minutes from Hwy 151 • Easy commute to Madison



Key Commercial Real Estate LLC | www.keycomre.com

LINA SCHULTZ

608.729.1809

LSCHULTZ@KEYCOMRE.COM

AIMEE BAUMAN, CCIM

O: 608.729.1801

C: 608.698.0105

ABAUMAN@KEYCOMRE.COM

ABOUT THE BUILDING

Cornerstone is a professionally maintained, multi-tenant office building at the entrance of the Sun Prairie Industrial Park — positioned for easy access to Hwy 151 and a straightforward commute to Madison. The two-story building offers flexible suite configurations with a shared conference room, elevator, and ample parking. A new roof and freshly paved lot were recently completed.

Asking Lease Rate

\$20/SF

Modified Gross

Suites Available

4 Suites

1st & 2nd Floor

Parking

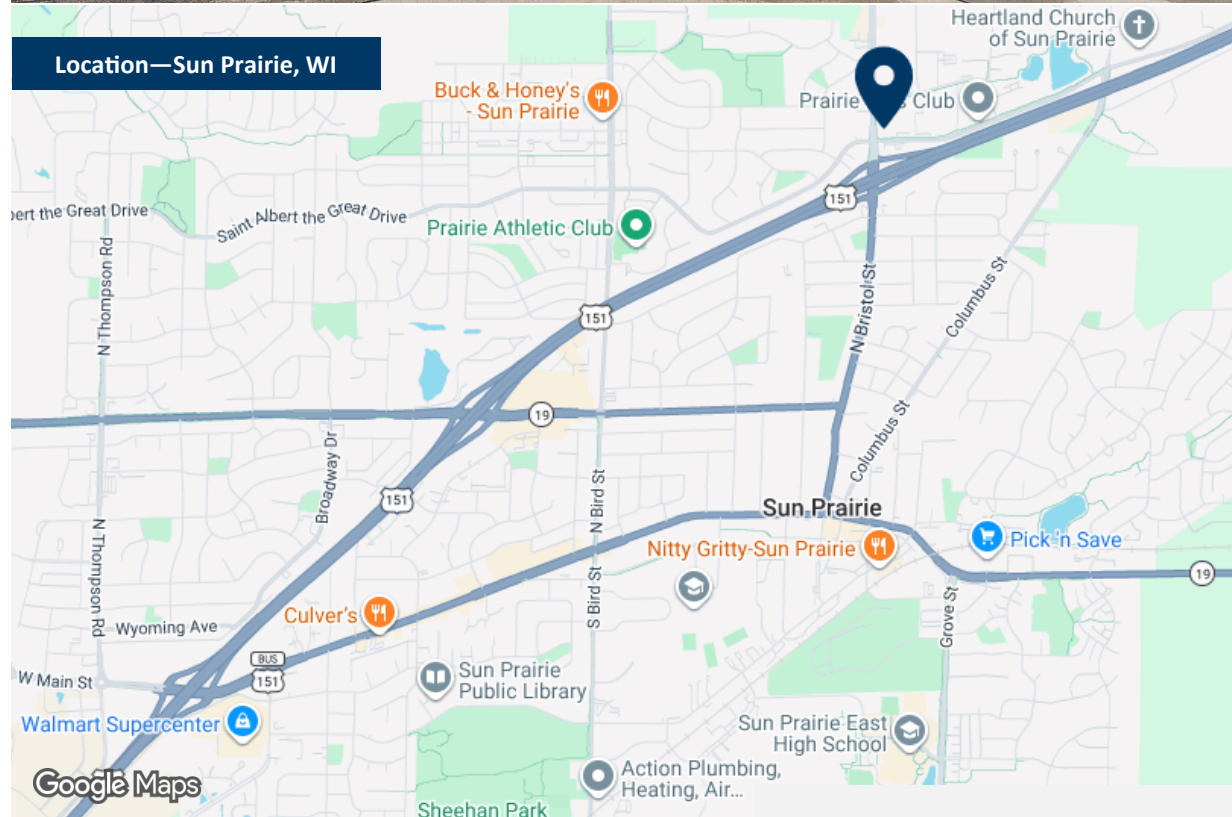
80 Spaces

Newly paved

PROPERTY DETAILS

YEAR BUILT 1993 Addition 2006	ZONING SI Suburban Industrial
STORAGE Tenant Storage Locked, lower level	AMENITIES Conference/Break Room Kitchenette included
SIGNAGE Monument Signage Available Visibility from both Wilburn Rd and Bristol St	

CORNERSTONE | Overview



Important Notice and Disclaimer: Information herein is unverified and assembled from numerous sources and third parties. User must independently verify if important. Owner & Broker make no representations or warranties of accuracy of any kind.



CORNERSTONE | 1st Floor Suites

AVAILABLE SUITES

2

ASKING RATE

\$20/SF

LEASE TYPE

Modified gross

LOAD FACTOR

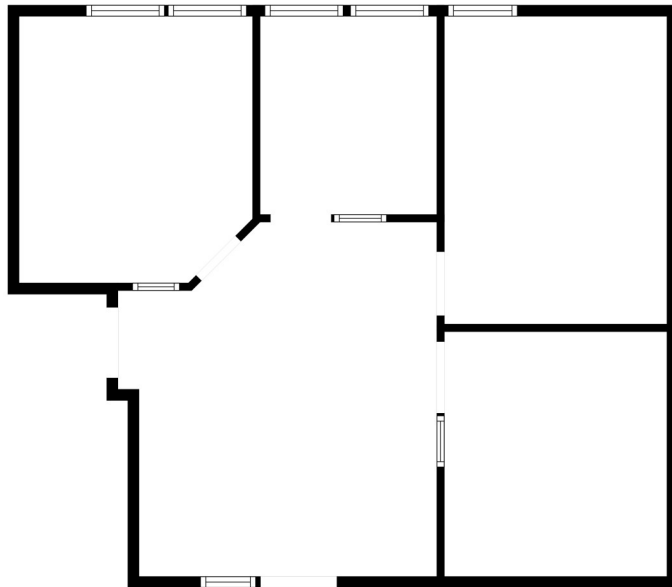
10%

AVAILABLE NOW

Suite 106

SIZE

837 SF



Layout

(4) offices or (3) offices and (1) conference room, (1) open work room/reception area.

Highlights

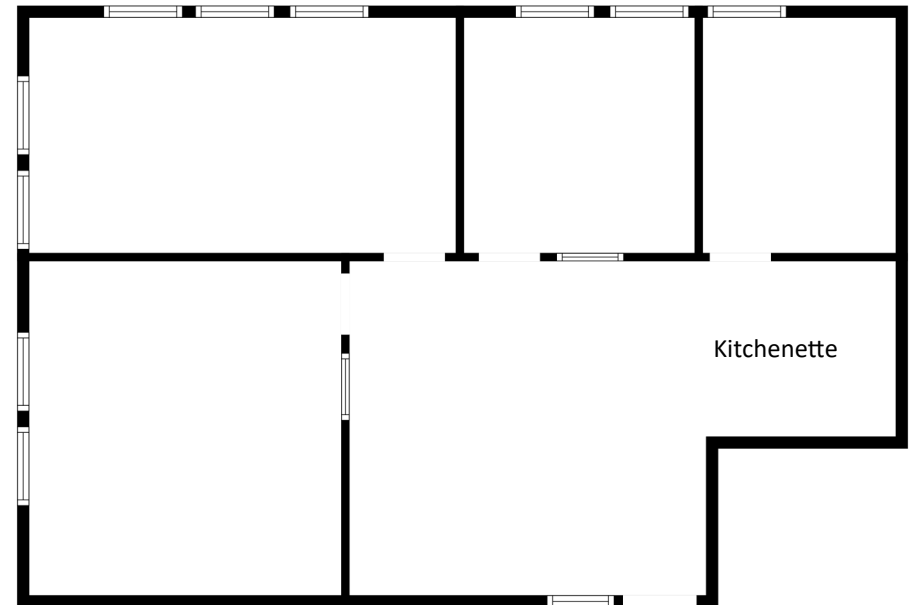
Lots of natural light. Turn-key opportunity with minimal to no build-out required.

AVAILABLE NOW

Suite 114

SIZE

1,034 SF



Layout

(4) offices or (3) offices and (1) conference room, (1) open work room/reception area, kitchenette with fridge, sink and room for microwave.

Highlights

Lots of natural light. Turn-key opportunity with minimal to no build-out required.

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CORNERSTONE | 2nd Floor Suites

AVAILABLE SUITES

2

ASKING RATE

\$20/SF

LEASE TYPE

Modified gross

LOAD FACTOR

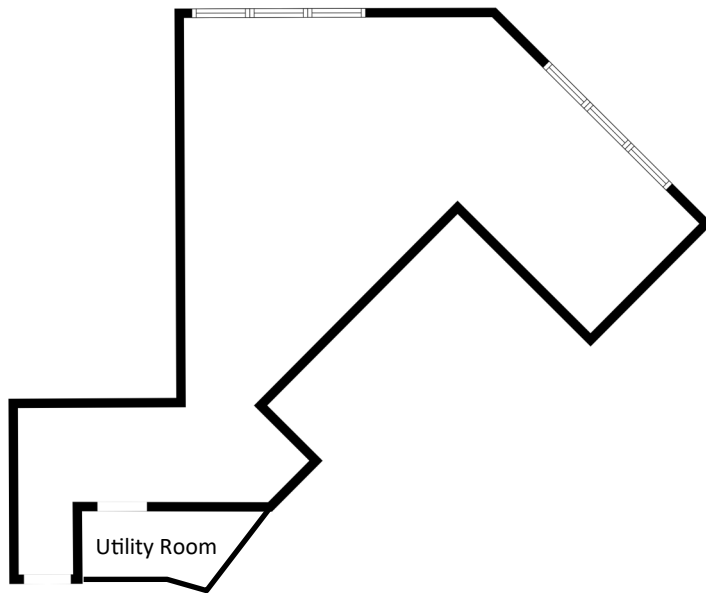
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AVAILABLE NOW

Suite 205

SIZE

600 SF



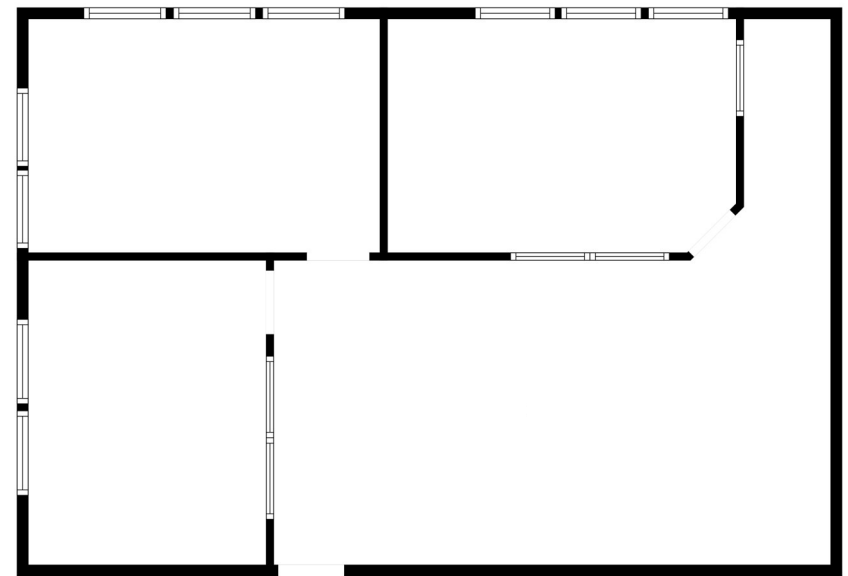
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

AVAILABLE NOW

Suite 214

SIZE

1,034 SF



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Layout

Whitebox space presents flexible build-out options. Utility room directly in suite.

Highlights

Lots of natural light, south facing windows.

Layout

The layout offers some flexibility for changes. (2) private offices, (1) open work space, (1) conference room.

Highlights

Lots of natural light. Turn-key opportunity with minimal to no build-out required.

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WHY CORNERSTONE

Gateway Location

Entrance of Sun Prairie Industrial Park—visibility and easy client access from day one.

80 Surface Parking Spaces

Newly paved lot—over 3.2 spaces per 1,000 SF. No parking headaches for staff or clients.

Flexible Suite Sizes

Four suites available across two floors—adaptable layouts for growing or right-sizing teams.

Tenant Storage

Locked private storage rooms on the lower level—a rare amenity in multi-tenant office.

IDEAL FOR PROFESSIONAL SERVICES • BUSINESS SERVICES • MEDICAL/HEALTH OFFICES • FINANCIAL SERVICES

HWY 151 Access

Seconds from the on-ramp. Direct connectivity to Madison and the greater Madison metro area.

Shared Conference Room

Fully equipped conference and break room with kitchenette included for all tenants.

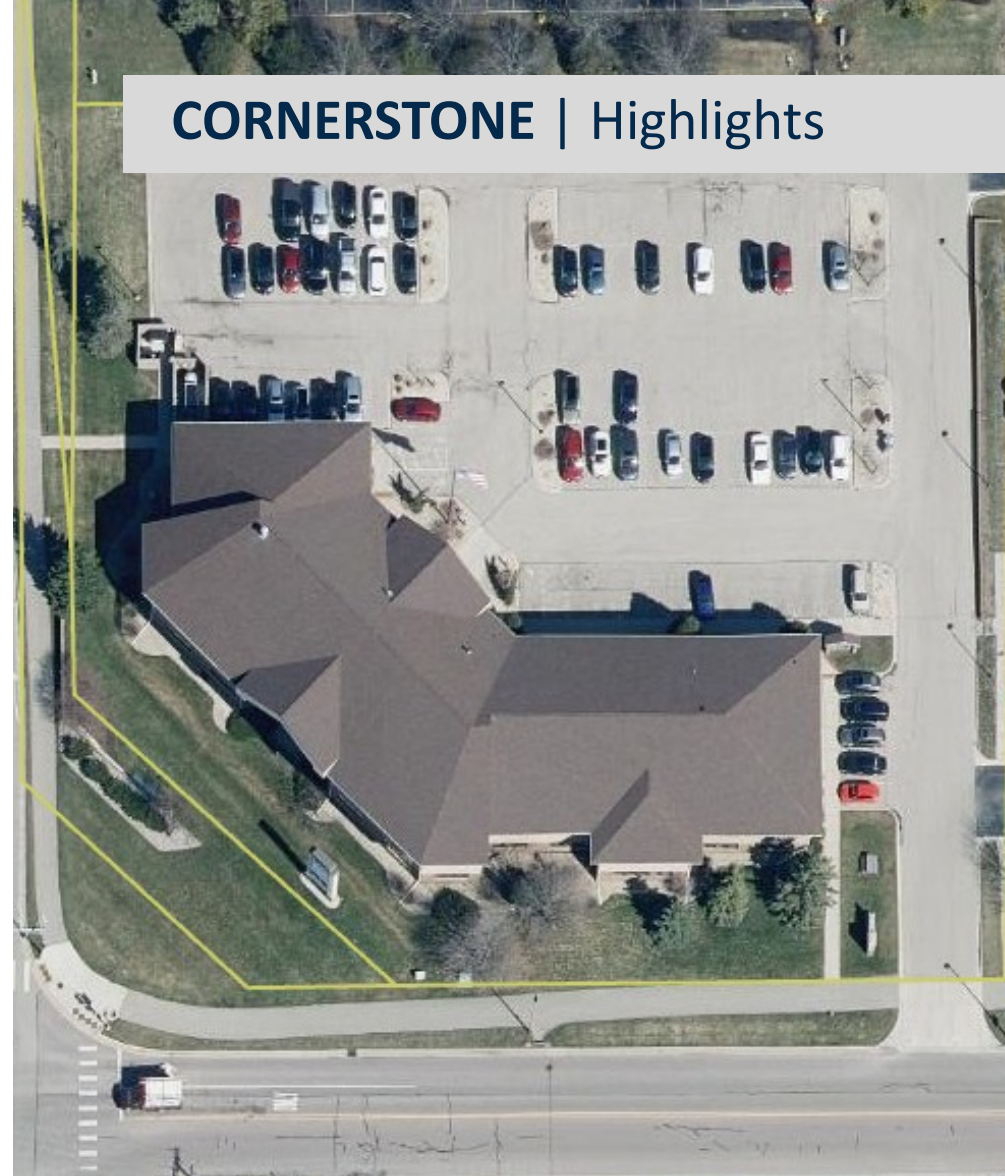
Move-In Ready

New roof, new parking lot, fully sprinklered; capital improvements already done.

Monument Signage

Available monument sign with street visibility from both Wilburn Rd and Bristol St.

CORNERSTONE | Highlights



LOCATION CONTEXT

- | Minutes from Hwy 151 on/off ramp
- | Easy commute from Madison (~20 min)
- | Sun Prairie's largest industrial park

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CORNERSTONE | Pictures



SUITE 106 - 837 SF

4 Private offices · Lots of natural light · Move-in ready



SUITE 205 - 600 SF

Open floor plan · Tenant improvement ready · South-facing windows



SUITE 214 - 1,034 SF

3 Private offices · Lots of natural light · Move-in ready



SUITE 114 - 1,034 SF

4 Private Offices · In-suite kitchenette · Ample natural light

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GRAND ATRIUM LOBBY & DUAL STAIRCASE

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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

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

8 (a) The duty to provide brokerage services to you fairly and honestly.
9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

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

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:**

36 _____
37 _____

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

39 _____
40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

DEFINITION OF MATERIAL ADVERSE FACTS

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

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

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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

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Key Commercial Real Estate LLC, 3330 University Ave, Ste 300 Madison WI 53705
Elizabeth Iyer

Phone: 608/7291800

Comerstone

Produced with zipfForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Drafted by Attorney Debra Peterson Conrad