

**OFFICE SPACE
FOR LEASE**

**5133 W Terrace Dr
MADISON, WI 53718**

**Up to 52,700 SF
Available**



KATIE ARMSTRONG
Commercial Real Estate Broker
(608) 443-1023
karmstrong@oakbrookcorp.com

SEAN RUHLY
Commercial Real Estate Associate
(608) 838-3100
sruhly@oakbrookcorp.com

PROPERTY SUMMARY

5133 W TERRACE DR | MADISON, WI 53718



Property Summary

Lease Rate:	\$12.50 -14.00
Lease Term:	3+ Years
Lease Type:	NNN
Floor 1:	4,640 - 11,209 RSF
Floor 2:	1,526 - 20,763 RSF
Floor 3:	7,387 - 20,761 RSF
Building SF:	77,817 SF
Signage:	Monument / Building
Year Built:	1995
Building Class:	A
Floors:	4
Parking Ratio:	4.00

Property Overview

5133 W Terrace Drive is a four story professional office building in The American Center, one of northeast Madison's premier business parks. Three blocks of space are available: Suites 100 and 300 totaling ±32,345 RSF, and a contiguous ±20,763 RSF on the second floor across Suites 200, 201, and 202. The landlord will consider dividing the space for smaller users. Tenants have use of an on site fitness center with cardio and weight equipment, shower facilities, a shared conferencing facility, an atrium entrance, and document storage within the building. Controlled card access provides secure 24 hour tenant entry, the building is fully air conditioned, and a bus line serves the property. Free surface parking at 4.0 stalls per 1,000 SF surrounds the building, and building signage is visible from the adjacent interstate corridor.

Location Overview

The property sits at the I-39/90/94 and Hwy 151 interchange in northeast Madison, putting tenants on the highway within a minute of leaving the lot. Commutes are convenient from downtown Madison, Sun Prairie, and the surrounding interstate corridor communities, and Dane County Regional Airport is a 13 minute drive. Hotels, restaurants, and retail cluster at the interchange, and the business park's walking trails run directly behind the property.

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

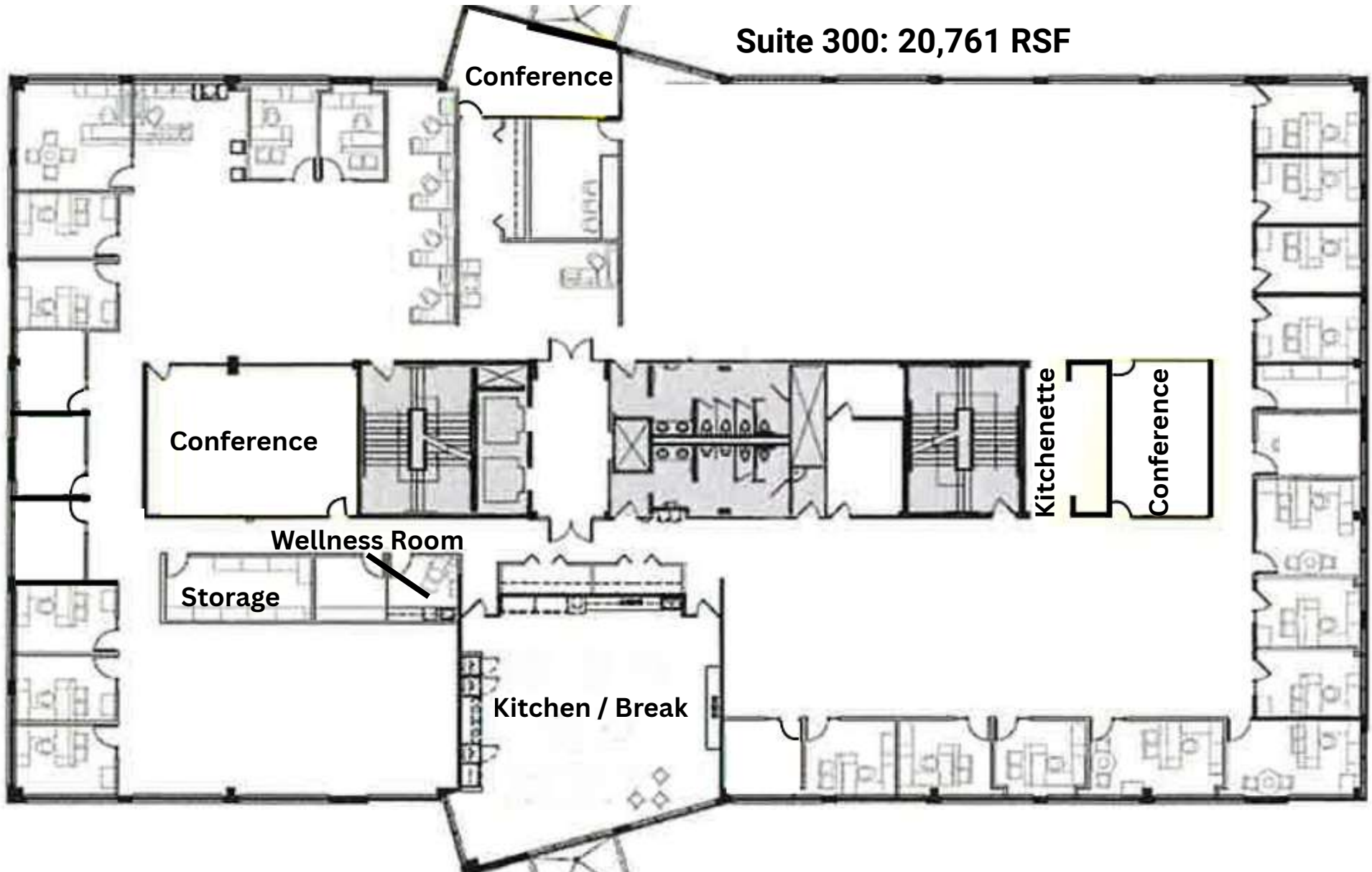
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FLOOR 3 — FULL FLOOR | 20,761 RSF

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Suite 300: 20,761 RSF



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FLOOR 3 — DEMISING OPTIONS | SUITES 300 & 301

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Floor 3 Suite Summary

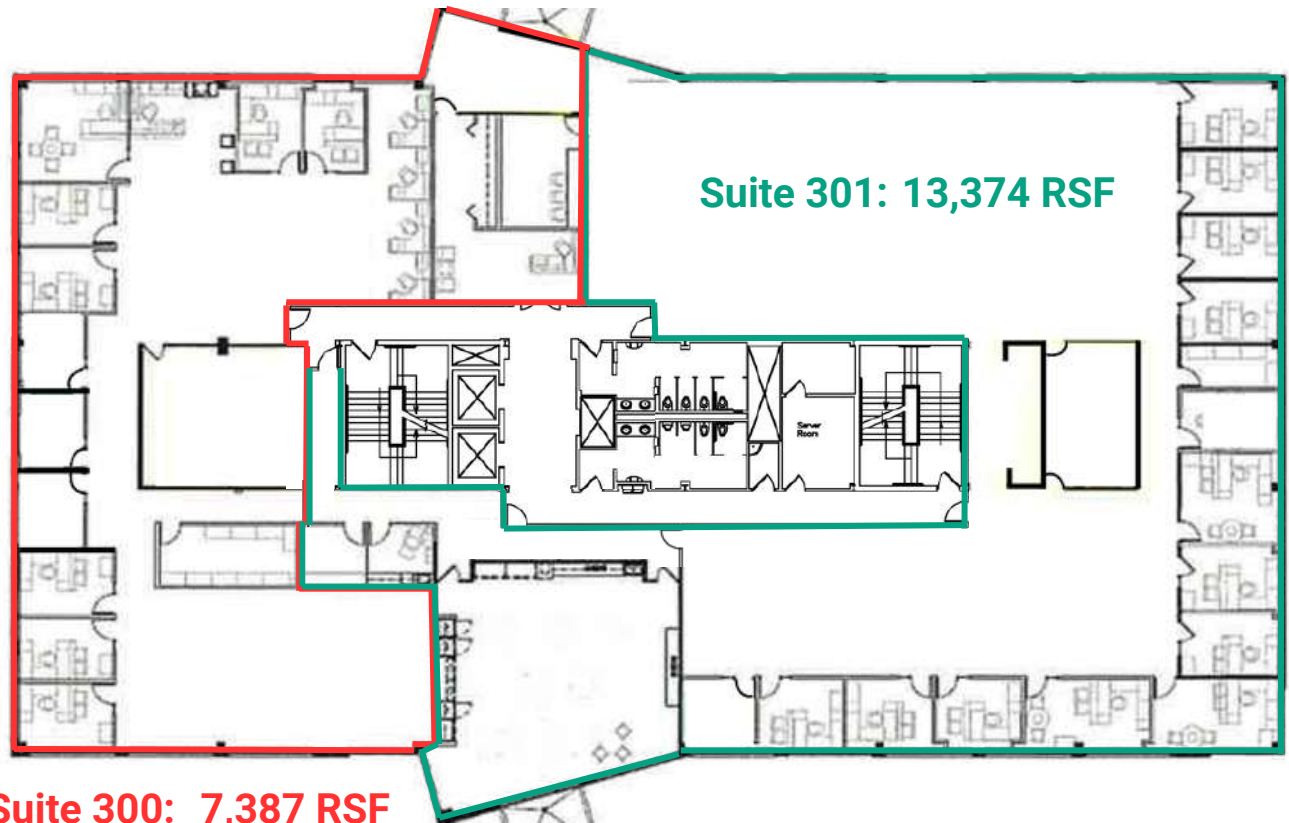
Lease Rate: \$12.50-14.00 (NNN)
Lease Term: 3+ Years
Suite RSF: 20,761 RSF
Office Count: 26
Available: Now

Suite 300 Summary

Lease Rate: \$12.50-14.00 (NNN)
Lease Term: 3+ Years
Suite RSF: 7,387 RSF
Office Count: 11
Available: Now

Suite 301 Summary

Lease Rate: \$12.50-14.00 (NNN)
Lease Term: 3+ Years
Suite RSF: 13,374 RSF
Office Count: 15
Available: Now



Illustrative demising plan. Configuration and areas shown are conceptual and subject to final measurement.

FLOOR 3 PHOTOS

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SUITE 300 PHOTOS

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PROPERTY PHOTOS

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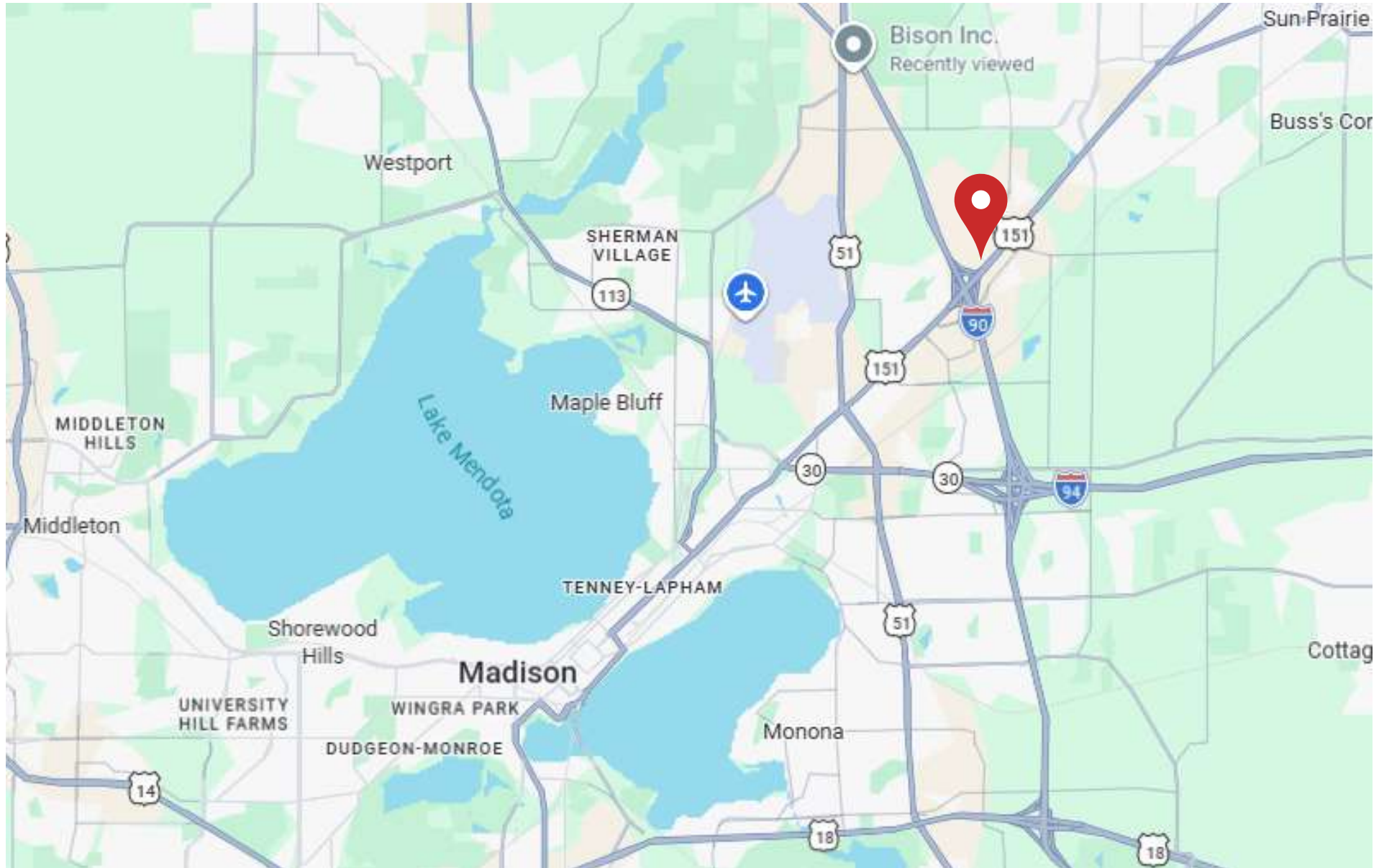
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REGIONAL MAP

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AERIAL MAP

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DISCLAIMER

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State of Wisconsin - Disclose 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:

DISCLOSURE TO CUSTOMERS

You are a 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:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) 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).
- (e) 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.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. Other property held by the Firm or its Agents.
- (g) 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 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 plain-language summary of the duties owed 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 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 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 Wis. Stat. § 452.01(5g) (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 are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other information 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.)

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.

NOTICE ABOUT SEX OFFENDER REGISTRY 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 telephone at 608-240-5830.

PRESENTED BY:

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