



#41691

402 E Wilson St

Avail Sq. Ft.: 1,275 **NEW!**
 Rate Sq. Ft.: \$11.00
 Gas/RE Tax: inc. Elec/Ins: n.i.
 CAM: inc. Term: 1-8
 Zone: C2 Parking: Yes
 Ceiling: 12 ft. Avail: Now

1270 sq ft of 1st floor commercial/retail space available in Historic building. Store front entrance that overlooks Lake Monona. Beautiful natural woodwork and tiled floor with 12 foot ceilings.



Stark Commercial
 Rick McKy
 608-345-1709



#26611

River Place Commerce Center III 710 River Place, Monona

Avail Sq. Ft.: 1,512 **NEW!**
 Rate Sq. Ft.: \$2,495
 Gas/Elec: inc. RE Tax/CAM: inc.
 Term: 3-5 Hwy Exp: Yes
 Parking: Yes Avail: Now

Convenient Central location on the water with great Beltline signage & private balcony.



DSI Real Estate Group
 608-226-3060
 www.dsirealestate.com



#20881

Cannery Square E Main St, Sun Prairie

Avail Sq. Ft.: 1,705 **NEW!**
 Rate Sq. Ft.: \$12.00
 Gas/Elec: n.i. RE Tax/Ins: n.i.
 CAM/Jani: n.i. Term: 3-5

Closed Quiznos store available in Cannery Square, the exciting mixed-use development in downtown Sun Prairie. Join a great mix of tenants that includes: Bean n' Cream Coffee, MCV Salon, State Farm, Edwards Jones & Travel Leaders.



DSI Real Estate Group
 608-226-3060
 www.dsirealestate.com



#41451

2334 Vondron Rd

Avail Sq. Ft.: 3,750 **NEW!**
 Rate Sq. Ft.: \$5.00
 Gas/Elec: n.i. RE Tax/Ins: n.i.
 CAM: n.i. Term: 1

Clean office-warehouse of 3750 SF plus mezzanine. This space includes 750 SF of office space, 29' X 98' warehouse with 12' X 12' overhead door and loading dock with 8' X 8' door. Several shelving structures may be included in the lease.



Helm Commercial Real Estate
 Rob Helm
 608-827-6867



#41491

Junction Point 310 Junction Rd

Avail Sq. Ft.: 979-5,046 **NEW!**
 Rate Sq. Ft.: \$10.00
 Term: 1 Parking: Yes

Retail and/or office spaces available for lease on Junction Road, next to major retailers. Excellent west side location with convenient access to the Beltline Highway (US 12/18). Ample surface parking in front of the building.



CBRE - CB Richard Ellis
 Brian Wolff
 608-663-5445



#41651

1876 E Washington Ave

Avail Sq. Ft.: 7,500 **NEW!**
 Rate Sq. Ft.: \$9.28
 Term: 1 Parking: Yes

Highly visible retail center on the main east Madison corridor. Stop light corner. PYLON signage available. Co-tenants include Family Dollar, Sherwin Williams, Enterprise Rent-a-Car, Pizza Pit and Subway.



CBRE - CB Richard Ellis
 Matt Paske
 608-663-5445



#41561

RESTAURANT FOR LEASE - Former Boston's 8420 Market St, Greenway Station, Middleton

Avail Sq. Ft.: 6,925 **NEW!**
 Rate Sq. Ft.: \$20.80
 Term: 3-5 Zone: PDD-S
 Parking: Yes Avail: Now

Large restaurant and bar for lease. Will consider Land Contract. Occ: 220 restaurant + 80 bar. Next to hotels and Greenway Station. 100 stall parking. Furniture, fixtures and equipment included.



CBRE - CB Richard Ellis
 Brian Wolff
 608-663-5445



#41601

Sauk Creek Shops 672 N High Point Rd

Avail Sq. Ft.: 1,200 **NEW!**
 Rate Sq. Ft.: \$16.00
 Term: 3 Avail: Now

1,200 sq.ft. available in the Sauk Creek Shops located at the stoplight corner of Old Sauk Rd. and High Point. Join Subway, Madison Hair Designs, Madison Chiropractic and 2nd Market Capital. Corner location with great signage and visibility.



Flad Development & Investment Corp.
 Tom Romano
 608 833-8100



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For the duration of your full page CIREX ad, your logo or property will be placed on the Future Wisconsin website, in the region or city of your choice. Your sponsorship logo linked back to your website or the webpage of your choice.

For more information or to reserve your cover ad contact Ralph Kamps at 608-241-9300 or cirex@cirex.com

<http://fudevpro.com/system/startcounty.asp?qstate=WI&qcounty=danecounty>



#32272

5802 Manufacturers Dr

Asking: **\$239,000** **NEW!**
 Bldg Sq. Ft.: 2,306
 Zone: M1 Avail: Now

Flex office warehouse condominium in newer, tilt-up building. Very nice 600 SF office build-out with 3 private offices, reception and break/service area. Warehouse part has overhead door and mezzanine. Located close to Dane County Regional Airport and I-90/94.

Helm Commercial Real Estate
 Rob Helm
 608-827-6867



#32352

Randy Auto Service

102 W Hwy IDBarneveld, Iowa Co.

Asking: **\$294,900** **NEW!**
 Bldg Sq. Ft.: 3,840
 RE Tax: \$3,468 Parking: Yes
 Hwy Exp: Yes OH Doors: Yes
 Zone: Comm Avail: Now

Gas/Service station/Convenience /Grocery Store potential. Successful Auto service business for last 26 years. Bldg could be converted to many other uses.

Stark Commercial
 Bill Harris
 608-836-9300



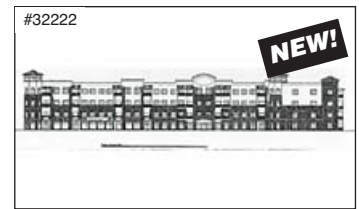
#32242

5018 Blazing Star Dr

Asking: **\$988,000**
 Bldg Sq. Ft.: 16,552
 Land: 1.3 acres RE Tax: \$19,173
 Parking: Yes Zone: M1

Indoor soccer arena, like new condition, partial sprinkler system, bathrooms with lockers, 153 sq. ft. office space with separate heating unit, vending area with hooks up to add bar counter, exercise room, two HVAC, 15 ton capacity 600 amp service steel frame construction.

First Weber Group Commercial
 Mike Hotlen
 608-223-6005



#32222

Foxboro Creekside

101 Concord Dr, Oregon

Asking: **\$500,000** **NEW!**
 Bldg Sq. Ft.: 120,000
 Land: 4.25 acres RE Tax: \$173,503
 GI: \$1,294,422 NOI: \$90,105
 OH Doors: Yes Zone: PUD
 Parking: Yes # of Units: 86

Foxboro Creekside is a new development with 86 large residential units with underground parking. Energy saving insulated concrete forms on exterior walls.

Innovative Real Estate Services, Inc.
 Darrell Wild
 608-755-1284



#32312

1810 S Park St

Asking: **\$1,449,900** **NEW!**
 Bldg Sq. Ft.: 400-27,000
 Land: 1.66 acres RE Tax: \$12,455
 Parking: Yes OH Doors: Yes
 Docks: Yes Zone: M1 - WP18

This is a 1.66 acre parcel zoned M1 located one quarter mile north of Madison's West Beltline in a Madison TIF district. The building has approximate 12,000 sq. ft. of office space and another 15,000 sq. ft. of warehouse space.

Madison Property Management, Inc
 James Stopple
 608-268-4912



#32302

100-104 W. Main
 Sun Prairie

Asking: **\$365,000** **NEW!**
 Bldg Sq. Ft.: 5,300
 RE Tax: \$7,006 NOI: \$26,874
 Hwy Exp: Yes Zone: Com
 # of Units: 5 Avail: Now

Sun Prairie is a charming and thriving community. The city provides an alluring blend of affordability and a high standard of living for roughly 24,000 residents.

Prudential Community Realty
 David Baehr 608-834-2613
 Jeff Wipperfurth 608-438-7233



#32282

300 N River St
 Janesville, Rock Co.

Asking: **\$349,900** **NEW!**
 Bldg Sq. Ft.: 4,264
 Land Sq. Ft.: 20,909
 Zone: B Avail: Now

Picturesque location on the Rock River. Daily traffic flow count of 18,000. New HVAC system in 2007. Current floor plan includes two separate entrances, 10 offices with large center communal area.

Prudential Community Realty
 David Baehr
 608-834-2613



#32362

Shoppes at Wood Ridge
 503 E Ives St, Marshfield, Wood Co.

Asking: **\$1,900,000** **NEW!**
 Bldg Sq. Ft.: 262,920

Recently updated shopping mall with many spaces for lease in Marshfield, WI! Diverse tenant mix, high traffic area, great anchors, great OPPORTUNITY for redevelopment. 72% Leased out, distressed property, Bank owned and Ready to Sell!

Inland Companies
 Mike Herl
 608-223-6316



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<http://fudevpro.com/system/startcounty.asp?qstate=WI&qcounty=danecounty>



#26611

River Place Commerce Center III
710 River Place, Monona

Avail Sq. Ft.: 1,512 **NEW!**
 Rate Sq. Ft.: \$2,495
 Gas/Elec: inc. RE Tax/CAM: inc.
 Term: 3-5 Hwy Exp: Yes
 Parking: Yes Avail: Now

Convenient Central location on the water with great Beltline signage & private balcony.

DSI DSI Real Estate Group
608-226-3060
www.dsirealestate.com



#40271

3025 Perry St

Avail Sq. Ft.: 15,500-24,500 **NEW!**
 Rate Sq. Ft.: \$4.90-\$5.40
 Gas/Elec: n.i. RE Tax/Ins: n.i.
 CAM/Jani: n.i. Term: 3-5
 Zone: Ind Docks: Yes
 OH Doors: Yes Parking: Yes

15,500 SF of industrial or warehouse/distribution space available for lease at 3025 Perry Street. This building has six (6) at grade overhead doors of various

WELTON Welton Enterprises
Paul Molinaro
608 833-5590



#41621

1617 Sherman Ave

Avail Sq. Ft.: 23,044-46,088 **NEW!**
 Rate Sq. Ft.: \$10.00
 Gas/Elec: n.i. RE Tax/Ins: n.i.
 CAM/Jani: n.i. Term: 1-10
 Zone: C2 Docks: Yes
 Parking: Yes Avail: Now

Very attractive lease rate - 396 parking spaces. Tenney Park and Lake Mendota immediately adjacent. - Pristine setting for corporate headquarters, administration and support personnel.

Lighthouse Commercial Real Estate
David Haug 608-827-8900
Heidi Dunn 608-827-8900



#41501

Genesis Enterprise Center
313 W Beltline

Avail Sq. Ft.: 100-1,500 **NEW!**
 Rate Sq. Ft.: \$9.00-\$12.00
 Gas/Elec: inc. RE Tax/Ins: inc.
 CAM: inc. Term: 1
 Hwy Exp: Yes Docks: Yes
 OH Doors: Yes Avail: Now

Multiple smaller office spaces. Full service leases. Flexible terms available. Great central location along the Beltline.

PARK TOWNE Park Towne Realty
Mary Feldt
608-833-9044



#41701

224 State St

Avail Sq. Ft.: 1,300 **NEW!**
 Rate Sq. Ft.: \$30.00
 Gas/Elec: n.i. RE Tax/Ins: inc.
 Term: 3-10 Zone: C4

Former Ben & Jerry's Ice Cream store - walk-in cooler/freezer still in place. 2 Bathrooms centralized in space. Prime location 2 blocks from the Capitol Square. Optional 200 square feet in basement for storage.

OPITZ Opitz Realty, Inc.
Konrad Opitz
608-257-0111



#41571

4325 W Beltline Hwy

Avail Sq. Ft.: 1,000-4,000 **NEW!**
 Rate Sq. Ft.: \$12.00
 Gas/Elec: n.i. RE Tax/Ins: n.i.
 CAM/Jani: n.i. Term: 3-5
 Zone: C2 Hwy Exp: Yes
 Parking: Yes Avail: Now

Great visibility (4325 and 4327 W. Beltline) location. Space can be split into 1,000 S.F. and 3,000 S.F. There is no dock but there is back yard loading area. Building in excellent condition.

OPITZ Opitz Realty, Inc.
Neil Halleen
608-257-0111



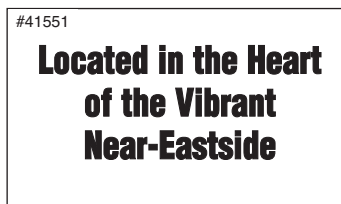
#41591

815 E Washington Ave

Avail Sq. Ft.: 2,880-4,004 **NEW!**
 Rate Sq. Ft.: \$4.25
 Gas/Elec: n.i. RE Tax/Ins: n.i.
 Jani: n.i. Term: 5-10
 Zone: M1 Hwy Exp: Yes
 OH Doors: Yes Avail: Now

2 Buildings. Metal bldg. currently leased month-to-month. Vacant lot at 820 E. Main also available for sale/lease. Building can be used for office/retail space as well. Property also for sale.

OPITZ Opitz Realty, Inc.
Konrad Opitz
608-257-0111



#41551

Located in the Heart of the Vibrant Near-Eastside

Main Street Industries
931 E Main St **NEW!**

Avail Sq. Ft.: 900-4,800
 Rate Sq. Ft.: \$8.00-\$9.00
 RE Tax: inc. Term: 3
 Zone: M-1 Docks: Yes
 Parking: Yes Avail: Now

Main Street Industries is a business incubator located in the heart of the vibrant near-eastside. Suitable for office or light industrial small businesses.

Common Wealth Development
Sarah Hole
608-256-6565



#41671

2423 American Ln

Avail Sq. Ft.: 1,015-20,000 **NEW!**
 Rate Sq. Ft.: \$14.50
 RE Tax/Ins: inc. CAM/Jani: inc.
 Term: 1 Parking: Yes

Owner will build to suit up to 20,000 square feet. Current building has 2 suites still available. Tenants pay separately metered gas/electric per suite. Multi-tenant building(s). Minutes away from the Dane County Airport.

OPITZ Opitz Realty, Inc.
Robert Krolnik
608-257-0111



#41711

222 State St

Avail Sq. Ft.: 300-3,050 **NEW!**
 Rate Sq. Ft.: \$12.00
 Gas/Elec: n.i. RE Tax/Ins: inc.
 CAM: inc. Term: 2-10
 Zone: C4 DDZ1 Avail: Now

3,050 sq.ft. available on 2nd and 3rd floor. 2nd floor space can be divided. Some spaces with windows, elevator access, men and women's bathrooms on each floor. Prime location just across the street from the Overture Arts Center.

OPITZ Opitz Realty, Inc.
Konrad Opitz
608-257-0111



#41581

801 E Washington Ave

Avail Sq. Ft.: 4,971-13,912 **NEW!**
 Rate Sq. Ft.: \$3.75-\$5.00
 Gas/Elec: n.i. RE Tax/Ins: n.i.
 Jani: n.i. Term: 5-10
 Zone: M1 Hwy Exp: Yes
 OH Doors: Yes Avail: Now

Also for sale, vacant lot next door. Showroom/office/retail area of 4971 S.F. and shop/warehouse area of 8,941 S.F. Great East Washington Avenue exposure.

OPITZ Opitz Realty, Inc.
Konrad Opitz
608-257-0111



#41461

201 W Gorham St

Avail Sq. Ft.: 1,937-5,172 **NEW!**
 Rate Sq. Ft.: \$22.00
 Gas/Elec: n.i. RE Tax/Ins: n.i.
 CAM/Jani: n.i. Term: 3-10

1937 to 3235 useable square feet on first floor. Former bar/restaurant space and hair salon. Excellent visibility, walking distance to State Street, Capitol Square, UW Campus and residential housing. Hook-ups in place but no equipment included.

OPITZ Opitz Realty, Inc.
Konrad Opitz
608-257-0111



#21164

Quarry Ridge
Highway 14, Middleton

Asking Sq. Ft.: \$2.87 **NEW!**
 Asking Acre: \$125,000
 Land Sq. Ft.: 2,787,840
 Acres: 64 Zone: Partial C-2
 Hwy Exp: Yes Avail: Now

Quarry Ridge development land on Hwy 14 for sale! With beautiful woods and backing up to the Pleasant View Golf Course, Quarry Ridge is a perfect site for a residential or commercial development.



Welton Enterprises
Paul Molinaro
608 833-5590



#32362

Shoppes at Wood Ridge
503 E Ives St, Marshfield, Wood Co.

Asking: \$1,900,000
 Bldg Sq. Ft.: 262,920

Recently updated shopping mall with many spaces for lease in Marshfield, WI! Diverse tenant mix, high traffic area, great anchors, great OPPORTUNITY for redevelopment. 72% Leased out, distressed property, Bank owned and Ready to Sell!



Inland Companies
Mike Herl
608-223-6316



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100-104 W. Main
Sun Prairie

Asking: \$365,000 **NEW!**
 Bldg Sq. Ft.: 5,300
 RE Tax: \$7,006 NOI: \$26,674
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 # of Units: 5 Avail: Now

Sun Prairie is a charming and thriving community. The city provides an alluring blend of affordability and a high standard of living for roughly 24,000 residents.

Prudential Community Realty
David Baehr 608-834-2613
Jeff Wipperfurth 608-438-7233



#32282

300 N River St
Janesville, Rock Co.

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 Land Sq. Ft.: 20,909
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Picturesque location on the Rock River. Daily traffic flow count of 18,000. New HVAC system in 2007. Current floor plan includes two separate entrances, 10 offices with large center communal area.

Prudential Community Realty
David Baehr
608-834-2613



#32252

1425 Wisconsin Dr
Jefferson, Jefferson Co.

Asking: \$2,200,000 **NEW!**
 Bldg Sq. Ft.: 172,376
 Land: 60 acres Hwy Exp: Yes
 Zone: R-1 Avail: Now

Former Countryside Nursing Home in Jefferson, WI for sale! 60.0 acres of agricultural and residential land available on a prime corner in Jefferson! Frontage and interchange exit off of the new Highway 26. Bank owned and ready to sell!



Inland Companies
Mike Herl
608-223-6316



#32262

5021 Old Middleton Rd

Asking: \$1,000,000 **NEW!**
 Bldg Sq. Ft.: 999
 Land Sq. Ft.: 26,495
 GI: \$129,600 NOI: \$55,028
 Parking: Yes Zone: R5WP14
 # of Units: 16 Avail: Now

Building in great condition with rents below market value. Short bus ride to campus and downtown, close to shopping and parks. Property owned by non-profit organization that is tax exempt.



Martinson Real Estate LLC
Dan Martinson
608-244-6500



#32352

Randy Auto Service
102 W Hwy IDBarneveld, Iowa Co.

Asking: \$294,900 **NEW!**
 Bldg Sq. Ft.: 3,840
 RE Tax: \$3,468 Parking: Yes
 Hwy Exp: Yes OH Doors: Yes
 Zone: Comm Avail: Now

Gas/Service station/Convenience /Grocery Store potential. Successful Auto service business for last 26 years. Bldg could be converted to many other uses.



Stark Commercial
Bill Harris
608-836-9300



#32242

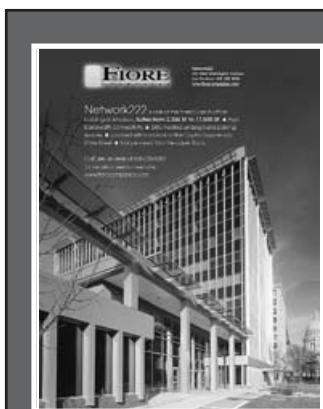
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 Bldg Sq. Ft.: 16,552
 Land: 1.3 acres RE Tax: \$19,173
 Parking: Yes Zone: M1

Indoor soccer arena, like new condition, partial sprinkler system, bathrooms with lockers, 153 sq. ft. office space with separate heating unit, vending area with hooks up to add bar counter, exercise room, two HVAC, 15 ton capacity 600 amp service steel frame construction.



First Weber Group Commercial
Mike Hotlen
608-223-6005



Inside Covers available for 2010

Reserve your covers call 608-241-9300



#32332

815 E Washington Ave

Asking: \$400,000 **NEW!**
 Bldg Sq. Ft.: 2,880-4,004
 Land Sq. Ft.: 32,340
 RE Tax: \$10,727 Hwy Exp: Yes
 Docks: Yes Zone: M1
 # of Units: 2 Avail: Now

2 buildings. Building #1 has showroom area & garage area. Building #2 garage space rented currently month-to-month. Buildings also available for lease at \$4.25/S.F. triple net.

Opitz Realty, Inc.
Konrad Opitz
608-257-0111



#32322

801 E Washington Ave

Asking: \$550,000 **NEW!**
 Bldg Sq. Ft.: 4,971-13,912
 Land Sq. Ft.: 16,500
 RE Tax: \$13,319 Hwy Exp: Yes
 OH Doors: Yes Zone: M1

Showroom/retail space (4,971 S.F.) and shop/warehouse space (8,941 S.F.) all at one location. Adjacent lot 806 E. Main also available at \$110,000. 1 building with excellent East Washington exposure. Also available for lease at \$5.00/S.F.

Opitz Realty, Inc.
Konrad Opitz
608-257-0111