

NEW CIREX LISTINGS



#68021

318 N Main St, DeForest

Avail Sq. Ft: 1,500-8,500
 Rate Sq. Ft: \$10.00-\$14.00
 Term: 3 Gas/Elec: n.i.
 RE Tax/Ins: n.i. Avail: Now
 Parking: Yes

Join Karate America in this newly renovated building! New landscape, storefronts, driveway, sidewalks, flooring, ceiling and interior with all new mechanicals!

Newmark Grubb Gialamas
 Dan Holvick 608-828-8803
 dan.holvick@nggwi.com



#68031

1918 Parmenter St, Middleton

Avail Sq. Ft: 1,266-2,717
 Rate Sq. Ft: \$16.00-\$18.00
 Term: 3 Avail: Now
 Docks: No OH Doors: No
 Parking: Yes Ins Parking: No

Next door to Roman Candle Pizza with amazing visibility and easy access! Excellent location for retail and/or office. High Traffic Counts: 21,800 AADT on University Ave.

Newmark Grubb Gialamas
 Dan Holvick 608-828-8803
 dan.holvick@nggwi.com



#67951

5301 Buttonwood Dr

Avail Sq. Ft: 5,000-30,500
 Rate Sq. Ft: \$14.00
 Term: 3 Avail: Now
 Docks: Yes OH Doors: Yes

Class A single story building with 14' ceilings, skylights, large windows, and high parking ratio. 5000 SF of warehouse that can be converted to office. Outdoor patio

Artis REIT
 608-830-6300
 madisonleasing@artisreit.com



#67941

5100 Eastpark Blvd

Avail Sq. Ft: 1,659-4,497
 Rate Sq. Ft: \$13.50
 Term: 3 Avail: Now

Class A building in the American Center. Great access to Interstate 90/94/39 and Highway 151. Shared conference and break area. Underground Parking. Many recent upgrades to the property and building.

Artis REIT
 608-830-6300
 madisonleasing@artisreit.com



#68101

201 Moravian Valley Rd
 Suite D, Waunakee

Avail Sq. Ft: 6,000
 Rate Sq. Ft: \$10.00
 Term: 2 Avail: Now

6000 SF Flex (office/warehouse) space for sublease in Waunakee business park. Office furniture and warehouse racking available. Easy access to Highway 19 and to Interstate 90/94.

Cresa
 TJ Blitz
 tblitz@cresa.com



#67961

4556 E Cress Ct, Janesville, Rock Co.

Avail Sq. Ft: 2,000
 Rate Sq. Ft: \$10.80
 Term: 3 RE Tax/Ins/ CAM: inc.
 Avail: Now Hwy Exp: Yes
 OH Doors: Yes Parking: Yes

Lease is for building and existing equipment. Building is a former mechanical shop. There are three overhead hoists, air compressor and lines. Also shelving, work benches and two heavy duty presses. Has office and customer area.

Badertscher Commercial Real Estate
 Barry Badertscher 608-755-5717
 barry@badertscher-re.com



#68191

Arbor Gate
 2601 W. Beltline Hwy

Avail Sq. Ft: 2,500-50,000
 Rate Sq. Ft: \$22.00
 Term: 3 Avail: 04/19
 Hwy Exp: Yes Parking/Ins Prkng: Yes

Here's your chance to lease a suite in the iconic (fully occupied) Arbor Gate building next year! 50,000 SF (Divisible) will be available April 1, 2019. The SF are spread across floors 3, 4, 5, and 6 with spectacular views of the Arboretum.

MIG Commercial Real Estate, LLC
 Brandi Zander 608-509-1000
 BZander@migllc.biz



#68171

Landmark Building
 2901 W. Beltline Hwy

Avail Sq. Ft: 7,047
 Rate Sq. Ft: \$21.50
 Term: 3-15 Gas/Elec: inc.
 RE Tax/Ins: inc. CAM/Jan: inc.
 Avail: 04/19 Hwy Exp: Yes
 Parking: Yes

Convenient central location with Beltline frontage off Todd Drive/Seminole Hwy. Currently occupied, but will be available April 1, 2019. 7,047 RSF.

MIG Commercial Real Estate, LLC
 Brandi Zander 608-509-1000
 BZander@migllc.biz



#57051

Bellini's
 401 E Washington Ave

Avail Sq. Ft: 3,208-6,336
 Rate Sq. Ft: \$10.41
 Term: 5 Avail: Now
 Zone: DR1-HIS Hwy Exp: Yes

Restaurant with 2 bars (1 up/1 down) to lease - available 60 days from lease signing. 5 year lease or longer preferred. Just 4 blocks from the Capitol Square - excellent visibility and unique church building converted to restaurant/bar. 3N Lease.

OPITZ Opitz Realty, Inc.
 Konrad Opitz 608-257-0111
 kc@opitzrealty.com



#68051

Vantage Place West
 7818 Big Sky Dr

Avail Sq. Ft: 617
 Rate Sq. Ft: \$14.00
 Term: 1-10 Gas/Elec: inc.
 RE Tax/Ins/CAM: inc. Avail: Now

Office building designed for smaller companies, featuring a large shared conference room, common break area, elevator, modified gross lease with heat, AC, W/S and electricity all included. Great location near Mineral Point Road and Beltline.

Helm Commercial Real Estate
 Rob Helm
 608-827-6867
 rob@helmcommercial.com



#68061

Evergreen Office Center
 588 Grand Canyon Dr

Avail Sq. Ft: 895-5,715
 Rate Sq. Ft: \$13.00
 Term: 3-10 Zone: CC

Single story office/service center with at grade, storefront entrances and in unit restrooms. Spaces available from 895 SF to 4820 SF, with lots of convenience parking & exterior sign opportunity for each tenant. Owner can provide a nice TI package for leases of 3 years or more.

Helm Commercial Real Estate
 Rob Helm
 608-827-6867
 rob@helmcommercial.com



#68201

Cornerstone Building
 6418 Normandy Ln

Avail Sq. Ft: 4,427
 Rate Sq. Ft: \$16.00-\$16.50
 Term: 1-10 Gas/RE Tax: inc.
 Ins/CAM: inc. Avail: Now

Excellent building providing tenants choice of fiber-optic provides and solar powered AC system. The building also features atrium entry lobby, shared conference room, recently redecorated common areas, new building facade.

Helm Commercial Real Estate
 Rob Helm
 608-827-6867
 rob@helmcommercial.com

NEW CIREX LISTINGS

#68001

NEW!



ST. JOHN PROPERTIES

Waunakee Business Center II
201 Moravian Valley Rd, Ste D-E, Waunakee

Avail Sq. Ft: 6,000
Rate Sq. Ft: \$7.00
Term: 3
Docks: Yes
Parking: Yes

Avail: Now
OH Doors: Yes
Ceiling: 16 ft.

201 Moravian Valley Rd. Ste. D-E Waunakee, WI. 6,000 SF total with 1,200 SF Office & 4,800 SF Warehouse. Dock Door and Drive-in ramp, 16 foot clear ceiling height.

St. John Properties, Inc.
Greg Fax
262 524-0100
gfax@smpi.com

#68281



NEW!

4717 Dale Curtin Dr, McFarland

Avail Sq. Ft: 892-2,455
Rate Sq. Ft: \$12.00
Term: 3
Parkings: Yes
Zone: Business/Residential

Avail: 04/18

Johnson & Hellekson Real Estate, LLC
Ken Berg 920-988-3249
ken@jhrellc.com

Commercial Brokers Group

2017 Deal of the Year Celebration

Date: Wednesday,
February 7th, 2018

Time: 05:00 PM

Location: Elks Club, 711
Jennifer Street, Madison

#52862



NEW!

1650 Pankratz St

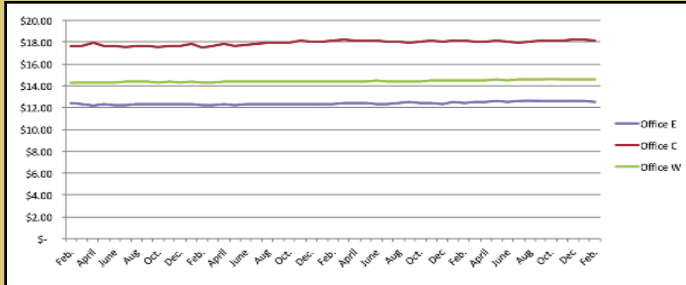
Asking: \$2,890,000
Bldg Sq.Ft.: 14,800
Hwy Exp: Yes
Avail: Now

14,800 SF one-story building, 100% occupied in a business park on the growing north side. 40,000 vehicles per day. On City bike path and bus line. Easy access to Interstate, minutes to downtown, Dane County Regional Airport, Madison College.

The Rifken Group, Ltd
Martin Rifken 608-258-4640
marty@rifken.com

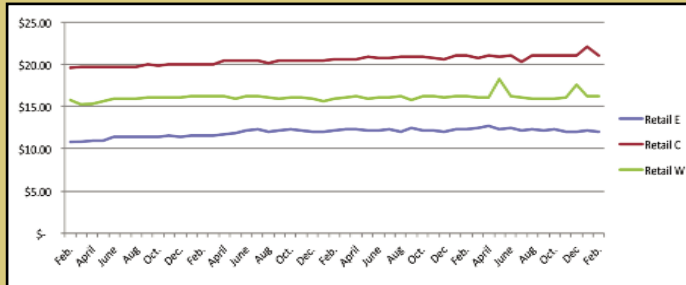
Greater Madison Area February 2018 Asking Lease Rates

Office Rates East: \$12.54 Central: \$18.16 West: \$14.58



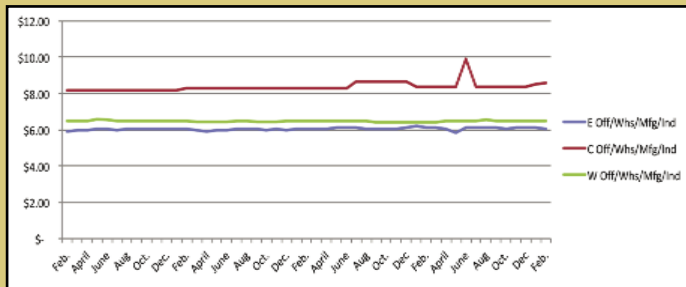
Asking rates Office from 02/01/12 – 02/28/18

Retail Rates East: \$12.05 Central: \$20.99 West: \$16.19



Asking rates Retail from 02/01/12 – 02/28/18

Office/Whse East: \$6.05 Central: \$8.60 West: \$6.48



Asking rates Office/Warehouse/Flex from 02/01/12 – 02/28/18

#52762



International Harvester Building
301 S Blount St

Asking: \$5,900,000
Bldg Sq.Ft.: 30,000
Ceiling: 13 ft.

NEW!

Avail: Now

This is a fully renovated building with history written all over it. 3 floors w/10,000 SF and full 7,000 SF basement for storage. 7 blocks from the Capitol across from Lake Monona, this multi-tenant office building boasts hardwood floors, exposed brick, energy efficient windows.

The Rifken Group, Ltd
Martin Rifken 608-258-4640
marty@rifken.com

#30004



NEW!

Fish Hatchery Rd
3027 Fish Hatchery Rd, Fitchburg

Land Sq.Ft.: 294,030
Asking Sq. Ft.: \$5.10
Acres: 7
Asking Acre: \$222,222
Hwy Exp: Yes
Zone: Com & Res

6.75 Acres of development land on the corner of Fish Hatchery Rd. and Post Rd. zoned commercial. three parcels need to be rezoned to commercial. Perfect for a mixed use project in the heart of Fitchburg. TIF money currently not available.

Targa Inc
Robin Koth 608-836-0500
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