

NEW CIREX LISTINGS



#67211

216 S Hamilton St

Avail. Sq. Ft.: 1,630
 Rate Sq. Ft.: \$20.00
 Term: 1 Gas: n.i.
 Elec: n.i. RE Tax: inc.
 Ins: inc. Jani: n.i.
 Avail: Now Parking: Yes

Stand alone 1630 SF building available for lease. \$20 MG (tenant pays utilities and janitorial). Parking for 8-12 cars at \$150/month per car.



Cresa
 TJ Blitz
 tblitz@cresa.com



#14071

Block 89
 33 E Main St

Avail. Sq. Ft.: 4,306
 Rate Sq. Ft.: \$32.50
 Term: 3-10 Gas/RE Tax: inc.
 Ins/CAM: inc. Jani: inc.
 Avail: 01/18 Docks: Yes
 OH Doors: Yes Ins Parking: Yes

The stunning 33 East Main building is the final phase of Block 89. Four sided corner building, numerous outside offices (35/floor), efficient use of space.



Urban Land Interests
 608-251-0706
 ULICommercialLeasing@uli.com



#67241

Anytime Fitness Building - Mauston
 Adams Co.

Avail. Sq. Ft.: 1,000-3,200
 Rate Sq. Ft.: \$15.00-\$18.00
 Term: 3-10
 Avail.: Now

Join Anytime Fitness and US Cellular in downtown Mauston. New building with great street presence and signage. 2,000 sq. ft. in-line space and a 3,200 sq. ft. endcap available. Both spaces are divisible.

Wisconsin Commercial Real Estate
 WISCONSIN COMMERCIAL REAL ESTATE
 Jesse Schluter
 608-669-2671
 jesse@wicommercialre.com



#67111

4905 Dutch Mill Rd

Avail. Sq. Ft.: 4,000-10,000
 Rate Sq. Ft.: \$6.00-\$7.20
 Term: 3-5 Avail: 02/18
 Zone: C3L Hwy Exp: Yes
 OH Doors: Yes Parking: Yes

Industrial property with 2 buildings (4000 sf and 6000 sf) located on 2.65 acres on a fenced in lot. Zoned C3L. 5 Overhead doors, 12'w x 14'h with 16' ceilings in 6000 sf bldg. 2 Overhead doors, 10'w x 10'h with 13' ceilings in 4000 sf bldg.



Scott Faust & Associates
 Scott Faust 608-256-9500
 scott@rentmadison.com



#66851

700 S Park St

Avail. Sq. Ft.: 2,835
 Rate Sq. Ft.: \$20.00
 Term: 3-10 RE Tax: inc.
 Ins: inc. CAM: inc.
 Gas: n.i. Elec: n.i.
 Jani: n.i. Avail: Now
 Zone: PD Hwy Exp: Yes
 Docks: No OH Doors: No
 Parking: Yes Ins Parking: Yes



Opitz Realty, Inc.

Kurt Halleen 608-257-0111
 Neil Halleen 608-257-0111



#67201

Madison Yards at Hill Farms
 University Avenue, Segoe Road

Avail. Sq. Ft.: 120,000
 Rate Sq. Ft.: \$18.00-\$35.00
 Term: 5 Avail: Now
 Hwy Exp: Yes Parking: Yes

Madison Yards at Hill Farms is a 14-acre mixed-use development adjacent to Hilldale Mall in Madison, featuring: 120,000 sf of retail, restaurant, and entertainment uses; a luxury full-service hotel; 600,000 sf State of WI office building.



Mid-America Real Estate - WI
 Andrew Prater 414-273-4600
 Dan Rosenfeld 414-273-4600



#67231

Schneider Road Business Centre-Lot 6
 6852 Schneider Rd, Middleton

Avail. Sq. Ft.: 2,490-7,250
 Rate Sq. Ft.: \$8.32-\$8.50
 Term: 1-3 Avail: Now
 Zone: C-2 Docks: Yes
 OH Doors: Yes Ins Parking: Yes

Convenient Middleton address with lower Town of Springfield RE Taxes. This brand new, first-class, 7,250 SF facility is perfect for whse, flex-space or light industrial uses. 400 amp 3-phase electrical.

Shamrock Real Estate Services, LLC
 Jeff Daugherty
 608-695-9597
 shamrockllc@charter.net



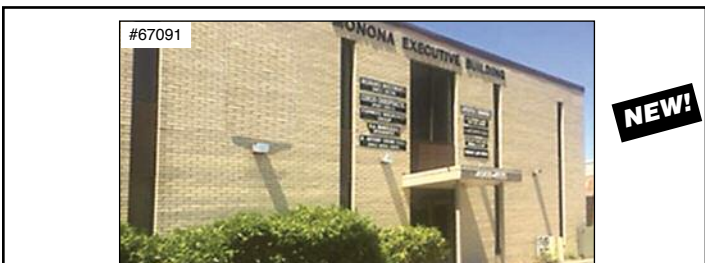
#67221

Schneider Road Business Centre-Lot 3
 6844 Schneider Rd, Middleton

Avail. Sq. Ft.: 4,059-10,475
 Rate Sq. Ft.: \$7.45-\$7.85
 Term: 1-3 Avail: Now
 Zone: C-2 Docks: Yes
 OH Doors: Yes Ins Parking: Yes

Convenient Middleton address with lower Town of Springfield RE Taxes. This one year new, first-class, 10,475 SF facility is perfect for warehouse, flex-space or light ind uses. 200 amp 3-phase electrical.

Shamrock Real Estate Services, LLC
 Jeff Daugherty
 608-695-9597
 shamrockllc@charter.net



#67091

The Monona Executive Bldg
 4915 Monona Dr, Monona

Avail. Sq. Ft.: 6,600-8,800
 Term: 2-5 Elec: inc.
 CAM: inc. Jani: n.i.
 OH Doors: Yes Parking: Yes
 Rate Sq. Ft.: \$6.50-\$6.95
 RE Tax: inc. Ins: inc.
 Avail: Now Docks: Yes
 Ceiling: 22 ft.

Across from Golf Course on newly revamped Monona Dr. Many suite sizes available from 100 sf up to 2,300 sf. Spaces can be combined for smaller/ larger suites. Plenty of parking.



Crown Commercial Real Estate & Development, LLC
 Ralph Kamps 608-345-2880 rsk@cirex.com



#67161

710 Watson Rd

Avail. Sq. Ft.: 6,600-8,800
 Term: 2-5 Elec: inc.
 CAM: inc. Jani: n.i.
 Docks: Yes OH Doors: Yes
 Rate Sq. Ft.: \$6.50-\$6.95
 RE Tax: inc. Ins: inc.
 Avail: Now Docks: No
 Parking: Yes Ceiling: 22 ft.

6,600 sf to 8,200 sf of heated and hard to find sprinklered warehouse space. 2-3 loading docks with levelers, 22' high ceilings. Easy access to Beltline Hwy East or West and interstate. Limited use of drive in door. Gross lease. Currently used for pallet storage by owner. Nice clean space.



Crown Commercial Real Estate & Development, LLC
 Ralph Kamps 608-345-2880 rsk@cirex.com

NEW CIREX LISTINGS



#67261

1809 Monroe St

Avail. Sq. Ft.: 1,575
Rate Sq. Ft.: \$19.81
Term: 3 Ins.: inc.
Avail.: Now Parking: Yes

NEW!

Move-in ready space available along most popular block of Monroe St. Large open area with ADA restroom and back storage room. 2 off-street stalls included in rent. \$2600/mo + RE taxes, snow removal and utilities. New ceiling, lighting and paint. Adjacent to Pizza Brutta.

Key Commercial Real Estate LLC
Mallory Rekoske 608-729-1803
Jenny Lisak 608-729-1808



#52182

1925 Winnebago St

Asking: \$875,000
Bldg Sq. Ft.: 10,909
Land: 8,161 s.f. Ceiling: 24 ft.
Zone: TSS Avail: Now

NEW!

Rare opportunity to purchase in the Atwood neighborhood! 10,909 SF, parcel size: 8,161 SF, zoning: TSS, built in 1931. Exposed lower level with full kitchen, wood floors, abundant natural light, 24' ceiling in central gym/former chapel, many original features. Asking \$875,000.

Key Commercial Real Estate LLC
Jenny Lisak 608-729-1808
Mallory Rekoske 608-729-1803



#52341

Whitney Point
340 S Whitney Way

Avail. Sq. Ft.: 265-3,200
Rate Sq. Ft.: \$14.00-\$20.00
Term: 3-10 Parking: Yes
Ins/CAM/RE Tax: inc. Avail: Now

NEW!

Nexus of Madison's West Side - Mineral Point Road & Whitney Way. Great visibility and access to key destinations and demographics makes this an ideal location for sales or service oriented business. Nicely maintained office park.

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



#52132

161 Horizon Dr, Verona

Asking: \$649,000
Bldg Sq. Ft.: 6,500
Units: 5 RE Tax: \$13,200
Parking: Yes Gl: \$80,250
NOI: \$40,850 Zone: Sub - Ind

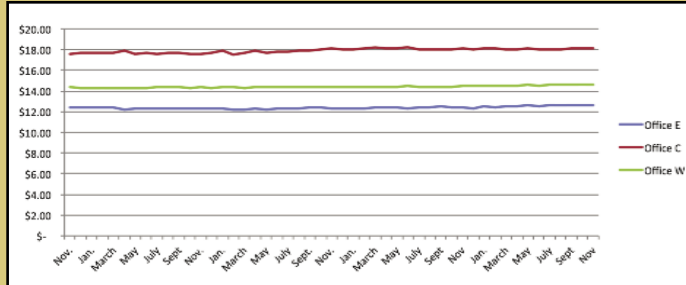
NEW!

6500 SF condominium in Verona Contractor Center, a 16 year old, 43000 SF building on 4.13 acres. This property has multi-tenant occupancy with five suites of various sizes, a high level of occupancy and well maintained.

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

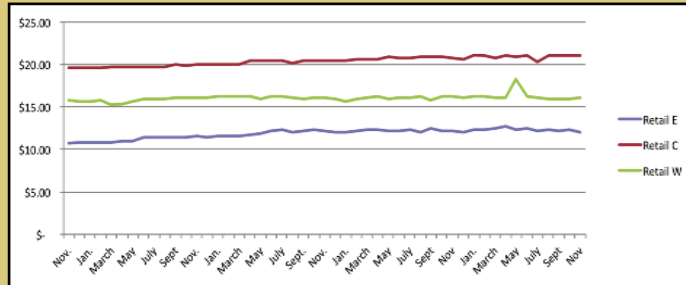
Greater Madison Area November 2017 Asking Lease Rates

Office Rates East: \$12.58 Central: \$18.14 West: \$14.60



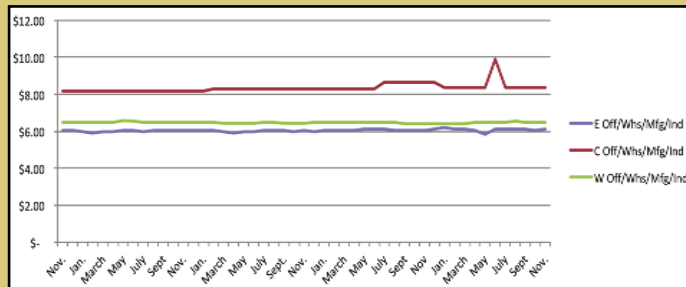
Asking rates Office from 11/01/12 – 11/30/17

Retail Rates East: \$12.08 Central: \$20.99 West: \$16.03



Asking rates Retail from 11/01/12 – 11/30/17

Office/Whse East: \$6.12 Central: \$8.38 West: \$6.50



Asking rates Office/Warehouse/Flex from 11/01/12 – 11/30/17



#52152

Otsego Yacht Club
3408 W Hwy 16, Rio, Columbia Co.

Asking: \$165,000
Bldg Sq. Ft.: 3,200
Units: 1 Land: 1.19 acres
RE Tax: \$3,896 Parking: Yes
Hwy Exp: Yes Zone: Comm

NEW!

Established Bar/Restaurant along busy Hwy 16. Great reputation for good food & drinks including Friday Fish Fry. Located along a popular snow mobile trail, outdoor BBQ pit & a tie off post for horses!

Stark Commercial - Central
Mark Pawlowsky
608 235-5454
mpawlowsky@starkhomes.com



#52162

Erickson Building
188 W Main St, Stoughton

Asking: \$875,000-\$890,000
Bldg Sq. Ft.: 7,500
Units: 9
Hwy Exp: Yes
Zone: CB
Avail: Now

NEW!

100% Rented. 8-1 bedroom apartments and 1 commercial space make up this historic building on busy Main St. in Stoughton. Walking distance to shopping, library, theater, dining and more. Building has been remodeled. Call Julie Flint 608-279-4247 to schedule showings.

Evans Properties, LLC
Donna Evans 608-839-9100
olivebirds@charter.net



#52252

Schneider Road Business Centre-Lot 3
6844 Schneider Rd, Middleton

Asking: \$1,100,900
Bldg Sq. Ft.: 10,475
Land: 33,600 s.f. Ins Parking: Yes
OH Doors: Yes Docks: Yes
Zone: C-2 Avail: Now
Convenient Middleton address with lower Town of Springfield RE Taxes. This one year new, first-class, 10,475 SF facility is perfect for warehouse, flex-space or light industrial uses. 200 amp 3-phase power.

NEW!

Shamrock Real Estate Services, LLC
Jeff Daugherty
608-695-9597
shamrockllc@charter.net



#52262

Schneider Road Business Centre-Lot 6
6852 Schneider Rd, Middleton

Asking: \$849,900
Bldg Sq. Ft.: 7,250
Land: 20,700 s.f. Ins Parking: Yes
OH Doors: Yes Docks: Yes
Zone: C-2 Avail: Now
Convenient Middleton address with lower Town of Springfield RE Taxes. This brand new, first-class, 7,250 SF facility is perfect for warehouse, flex-space or light industrial uses. 400 amp 3-phase power.

NEW!

Shamrock Real Estate Services, LLC
Jeff Daugherty
608-695-9597
shamrockllc@charter.net