

NEW Marketing Options

Color Inserts for CIREX

Choose from either 8 ½" x 11" or 15" x 11" versions. **See the NEW insert placed just inside the front cover of this issue.**



8 ½" x 11" Inserts

Reserve one side or the entire insert. Call for pricing.

Call Ralph Kamps at **608-345-2880** or email **cirex@cirex.com** for more information



15" x 11" Inserts

This insert binds along its left edge and folds out to 15" x 11". Call for pricing.



Folds out to 15" x 11"

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- EVERLY
- FRESCO
- HUBBARD AVENUE DINER
- JOHNNY DELMONICO'S STEAKHOUSE
- LUIGI'S PIZZA
- MARKET STREET DINER
- MIKO POKÉ
- MONTY'S BLUE PLATE DINER
- STEENBOCK'S ON ORCHARD
- TEX TUBB'S TACO PALACE

foodfightinc.com

NEW CIREX LISTINGS



#52431

84 N Bryan St

NEW!

Avail Sq. Ft: 7,200
 Rate Sq. Ft: \$5.50
 Term: 3-5
 Zone: IL
 Parking: Yes

Avail: Now
 OH Doors: Yes
 Ins Parking: No

Warehouse space 7200 S.F. (approx. 300 sq.ft. shop/office area) at 84 N Bryan Street location. 1 14x14 drive-in door. 400 Amp, 3 phase power. Excellent condition.



Opitz Realty, Inc.
 Neil Halleen 608-257-0111
 Kurt Halleen 608/257-0111



#69161

360 Progress Dr
 Cottage Grove

NEW!

Avail Sq. Ft: 960-1,280
 Rate Sq. Ft: \$7.03-\$8.69
 Term: 1-3
 RE Tax: Inc.
 CAM: Inc.
 Avail: now

960-1,280
 Elec: n.i.
 Ins: n.i.
 Jani: n.i.

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



#69181

Bank of Sun Prairie
 695 S Grand Ave, Sun Prairie

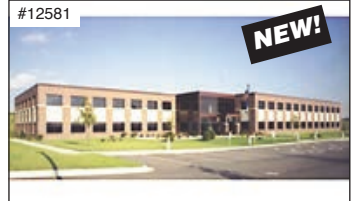
NEW!

Avail Sq. Ft: 774-2,020
 Rate Sq. Ft: \$15.00
 Term: 5-1

Hwy Exp: Yes

Prairie Lakes is greater Madison's newest and largest regional shopping center, conveniently located between Madison and Sun Prairie, WI. Prairie Lakes is anchored by many powerhouse retailers; Cabela's, Costco, Target, Hilton Garden Inn and Woodman's.

Prairie Development LTD
 Chad Fedler 608-358-0333
 chad@shopprairielakes.com



#12581

NEW!

5325 Wall Street
 5325 Wall St

Avail Sq. Ft: 1,362-4,066
 Rate Sq. Ft: \$13.00-\$13.50
 Term: 5-10
 Parking: Yes

Avail: Now

Join a number of well known businesses in this premiere office building. 5325 has an outstanding boardroom with a Capitol view and a relaxing outdoor patio to match.

IA Management LLC - QH
 Benjamin Hurd 608-422-5665
 bhurd@iamgtllc.com



#69101

30 on the Square
 30 W Mifflin St

NEW!

Avail Sq. Ft: 6,500
 Rate Sq. Ft: \$19.00
 Term: 1
 Elec: Inc.
 Ins: Inc.
 Avail: 01/19

Gas: Inc.
 RE Tax: Inc.
 CAM: Inc.
 Parking: No

Three full floors will be available end of 2018. Call or email for specifics

Capital Management Group, LLC
 John Brigham 608-692-0821
Plato Commercial Real Estate, LLC
 Kent Yan 608-240-2010



#67701

251 State St

NEW!

Avail Sq. Ft: 3,278-6,097
 Rate Sq. Ft: \$19.95
 Term: 3-10
 Docks: : No

Avail: Now
 OH Doors: No

Don't miss out on this opportunity to lease this Premium location on the corner of State Street and Johnson! Building being remodeled! New roof, windows, facade, mechanical, elevator and more! Parking ramp just one block away!

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



#69071

2340 Winnebago St

NEW!

Avail Sq. Ft: 3,000-4,000
 Rate Sq. Ft: \$9.00
 Term: 1-2
 Zone: PD

Avail: Now
 Parking: Yes

High visibility location with frontage along East Washington Ave. Great opportunity for a business in expansion mode seeking temporary space in the popular near east/Union Corners neighborhood. Site is adjacent to the new UW Health Clinic and new mixed-use housing devel.

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



#69251

Great Central
 Madison Location

NEW!

The Gateway

600 Williamson St., Suite P

Avail Sq. Ft: 1,900
 Rate Sq. Ft: \$20.00-\$22.00
 Term: 3-10
 Jani: n.i.

RE Tax/CAM: Inc.
 Avail: 05/18

Downtown office. Inexpensive space near downtown with free customer parking and parking available for staff. High ceilings industrial look. Offices, conference room with bullpen space. Newly remodeled bathroom and kitchenette.

Custom Real Estate LLC
 Chuck Chvala 608-258-8222
 cjchvala@gmail.com



#58031

NEW!

Constellation
 754 E Washington Ave

Avail Sq. Ft: 2,401
 Rate Sq. Ft: \$18.00-\$20.00
 Term: 5
 Ins Parking: Yes

Zone: SE
 Ceiling: 14 ft.

Opportunity to lease the last remaining suite in the exclusive Constellation mixed-use development. This 2,432 SF suite on the third floor is the last of 32,000 square feet of commercial space which features high quality tenants like.

Key Commercial Real Estate LLC
 Aimee Bauman, CCIM 608-729-1801
 Jenny Lisak 608-729-1808



#69351

Harvester
 301 S Blount St

NEW!

Avail Sq. Ft: 2,135
 Rate Sq. Ft: \$23.90
 Term: 5
 CAM: Inc.

RE Tax/Ins: Inc.
 Parking: Yes

Final space remaining in the historic Harvester building on S. Blount Street. Great walkability off the Capital City Trail in the Williamson Street neighborhood. Originally built in 1910, the Harvester has been beautifully renovated with wood floors.

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



#69321

2002 Zeier Rd

NEW!

Avail Sq. Ft: 31,810
 Rate Sq. Ft: \$11.00
 Term: 3-10
 Parking: Yes

Avail: Now
 Ins Parking: No

Excellent location on the east side of Madison!! Near East Towne Mall and major retailers such as; Kohls, Dick's Sporting Goods, Menards, Best Buy and many more!!

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



#66631

NEW!

The Quarry Shoppes
 2901 University Ave

Avail Sq. Ft: 1,400-10,600
 Rate Sq. Ft: \$32.00-\$35.00
 Term: 5
 Parking: Yes

Avail: 04/19
 Ins Parking: Yes

New urban in-fill, mixed-use redevelopment with hard-to-find outstanding frontage on University Ave at stoplight corner between UW Campus/Hospital area and Hilldale Shopping Ctr. Spring 2019 opening of 10,000 sf of retail space.

Flad Development & Investment Corp.
 Josh Romano 608-443-4366
 Tom Romano 608-833-8100

NEW CIREX LISTINGS



#68991

5956 Executive Dr, Fitchburg

Avail Sq. Ft: 1,878-11,080
 Rate Sq. Ft: \$12.00-\$18.00
 Term: 3-10 Avail: Now
 Hwy Exp: Yes Parking: Yes

Move-in ready gym, currently the home of Princeton Club Xpress (6,315 SF). Complete with glass front office, bathrooms with showers, and 20 ft ceilings. 2 other units available are currently salon spaces (1,878 and 2,887 SF). Building is shared with Funks Pub.

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



#69311

Oakbridge Retail Center
 7968 Tree Ln

Avail Sq. Ft: 1,200-10,000
 Rate Sq. Ft: \$15.00-\$28.00
 Term: 3-10 Hwy Exp: Yes
 Docks: Yes Parking: Yes

Don't miss out on this amazing opportunity to lease out space at Oakbridge Retail Center!! High visibility from the Beltline and Mineral Point Road!! Near major retailers such as; Target, Menards, Pick N' Save, and Walgreens!

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



#69151

6621 University Ave, Middleton

Avail Sq. Ft: 1,900
 Rate Sq. Ft: \$13.26
 Term: 5 RE Tax/Ins: Inc.
 Avail: Now Zone: B2
 Hwy Exp: Yes Parking: Yes

Looking to amp up your retail space or maybe start up a new business? This space has all the essentials that commercial space should have. This space is ready to be customized for your business needs.

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



#66901

2141 University Avenue

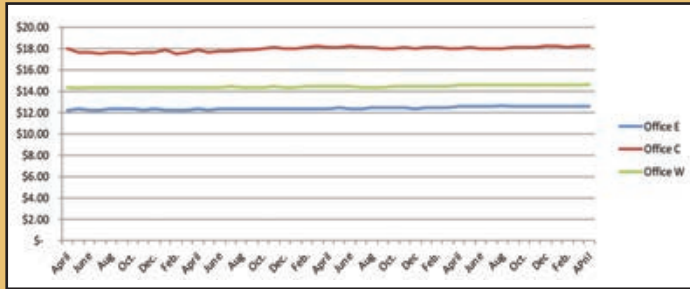
Avail Sq. Ft: 700-1,500
 Rate Sq. Ft: \$16.00-\$20.00
 Term: 2-5 Avail: now

University Heights Location. Rare commercial space now available located 1/2 way between UW Foundation Building and Lombardino's Restaurant. On-site parking. 1,500 square feet available can be divided. Value based space perfect for growing home based, start up, agency, and designer offices. Broker-Owner.

Keller Real Estate Group
 David Keller 608-227-6543
 david@kellerrealestategroup.com

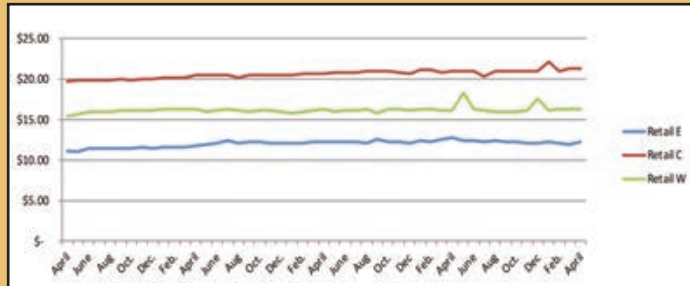
Greater Madison Area April 2018 Asking Lease Rates

Office Rates East: \$12.55 Central: \$18.19 West: \$14.62



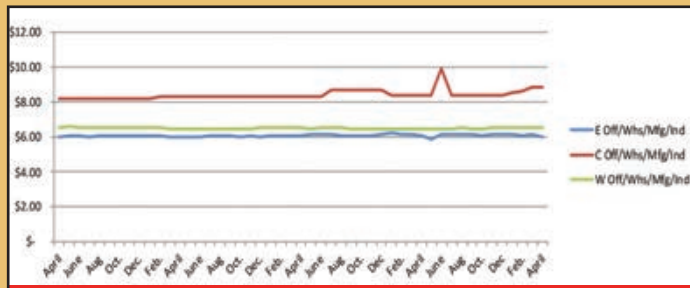
Asking rates Office from 04/01/12 – 04/30/18

Retail Rates East: \$12.29 Central: \$21.35 West: \$16.18



Asking rates Retail from 04/01/12 – 04/30/18

Office/Whse East: \$6.01 Central: \$8.87 West: \$6.53



Asking rates Office/Warehouse/Flex from 04/01/12 – 04/30/18



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#54861

433 W Washington Ave

Avail Sq. Ft: 5,000-25,000
 Rate Sq. Ft: \$20.00
 Term: 1-3 Gas/Elec: Inc.
 RE Tax/Ins: Inc. CAM: Inc.
 Avail: 04/18 Docks: Yes
 Parking: Yes

Office space close to the Square with on-site parking. Full service lease (except janitorial). Great lower cost office space option for businesses that need to be downtown. Broker Owner.

Keller Real Estate Group
 David Keller 608-227-6543
 david@kellerrealestategroup.com



#69431

6730 Odana Road

Avail Sq. Ft: 1,500-9,590
 Rate Sq. Ft: \$12.00-\$14.00
 Term: 3 Avail: Now
 Zone: CC

Nice larger retail spaces on Odana Road. Two spaces consisting of 5,000 SF and 4,590 SF. The spaces could be combined. There is the potential to cut the 4,590 SF down to about 1,500 and 3,100 SF spaces. Both spaces are available now. TI allowance negotiable with Landlord.

Park Towne Realty LLC
 Mike Ring 608-833-9044
 miker@parktowne.com



#69481

Neslon Road
 4005 Felland Rd

Avail. Sq. Ft.: 4,194
 Rate Sq. Ft.: \$9.50
 Term: 3 Avail: Now
 Zone: M1 Docks: Yes
 Parking: Yes

4005 Felland Road, Suites 116 & 117, Madison, WI, 4194 square feet total with a 1704 square foot office and 2490 square foot warehouse, 16' clear ceiling and dock loading.

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

NEW CIREX LISTINGS

25742



NEW!

Storage Shop USA Walsh Road
801 Walsh Rd

Asking: \$119,000-\$238,000
Bldg Sq. Ft.: 1,250-2,500
Ins Parking: Yes **OH Doors:** Yes
Ceiling: 14 ft. **Avail:** 07/18

Commercial Condominiums near Cub Foods and Wal-Mart east. Stop paying rent to the "man" and own your own space. 1,250 square feet available now. 10' x 13' over head doors. Floor drains, 14' ceilings, 100 amp 240V, furnace.

Keller Real Estate Group
KELLER David Keller
Real Estate Group 608 227-6543
david@kellerrealestategroup.com

#53282



NEW!

Summit Point Plaza
1195 Summit Ave, Oconomowoc, Waukesha Co.

Asking: \$1,450,000
Bldg Sq. Ft.: 10,014
NOI: 100,080 **Hwy Exp:** Yes
Zone: GC **Avail:** Now

Location! Location! Location! Approx 10,000 SF strip center located in the "gateway" of Oconomowoc between the thriving downtown and the I-94 Pabst Farms corridor. Property is situated next to Culver's at a controlled intersection.

Johnson & Hellekson Real Estate, LLC
Scott Johnson 920-988-0148
scott@jhrellc.com

#53262



NEW!

Somerset Apartments
601 Sommerset Rd. Spring Green, Sauk Co.

Asking: \$2,396,000
Bldg Sq. Ft.: 47,880
Units: 24 **Land:** 2.01 acres
Ins Parking: Yes **Avail:** Now

Boasts a strong rental history, an accessible location and separate single care garages for each unit. Located just 30 miles from Wisconsin's Capitol City. Great unit mix with sixteen - 2bed/2bath and eight - 1bed/1bath apartments.

Oakbrook Corporation
Oakbrook Corporation
Chris Richards 608-443-1039
Bryant Meyer 608-443-1004

#53272



NEW!

932 Water St, Sauk City, Sauk Co.

Asking: \$3,000,000
Bldg Sq. Ft.: 30,411
Units: 22 **Land:** 26,136 s.f.
Ins Parking: Yes **Avail:** Now

This stunning mixed use project has 16 beautifully finished apartments and six fully leased commercial units overlooking the Wisconsin River. This well maintained asset and the area's strong multifamily market fundamentals combine to make this a desirable investment.

Oakbrook Corporation
Oakbrook Corporation
Chris Richards 608-443-1039
Bryant Meyer 608-443-1004

#53202



NEW!

Light Haus
1921 Freeport Rd

Asking: \$450,000
Bldg Sq. Ft.: 7,600
Units: 1 **Land:** 7,660 s.f.
RE Tax: \$3,467 **Parking:** Yes
Zone: IL **Avail:** Now

Pre-Engineered Steel Structure. Glass front. Roof mounted signage. Exposure to Verona Road/Beltline. Currently retail and production facility. Close proximity to Sub Zero and Home Depot. In TIF 29.

Crown Commercial Real Estate Development
Bill Nebel 608-831-2618
Jim Anderson 608-831-2618

53382



NEW!

Pick 'n Save, Tractor Supply, Goodwill
1750 US Highway 51, Stoughton

Asking: \$8,155,000
Bldg Sq. Ft.: 93,118
Land: 10.89 acres **NOI:** 570,889

Investment Highlights Pick 'n Save, Tractor Supply, Goodwill All three tenants have recently executed New 10-Year Leases Goodwill is essentially a 20-year lease as they have to pay to kick-out after 10 and 15 years 100% Occupied Strong store sales reported by Pick 'n Save.

Marcus & Millichap
Adam Connor 262-364-1923
adam.connor@marcusmillichap.com

#53392



NEW!

5977 Hwy T, Spring Green, Iowa Co.

Asking: \$839,000
Bldg Sq. Ft.: 8,000
Land: 85 s.f. **Zone:** B2, A1

Horse lovers dream available on 84.5+/- acres in stunning Wyoming Valley. Full service horse stable includes living quarters, bunk house, large shop, red barn, retail space, indoor & outdoor arena, 39 stalls and more. There is connected access to 30 miles of horseback riding trails. Great place and location.

Century 21 Affiliated - Joo
Andrea Joo
andrea.joo@c21affiliated.com

#16875



NEW!

Pet Lodge
2332 Pinehurst Dr, Middleton

Asking: \$1,395,000
RE Inc.: Inc. **Avail:** Now

Long time running Pet Lodge consisting of a reception office, caretaker unit, approx 85 dog kennels, pet grooming room, cat boarding area, 3 outdoor exercise areas and a shop. Caretaker unit is composed of a living room, 1 bedroom, 3/4 bath and a kitchenette. Built as a pet lodge with the appropriate drains.

Century 21 Affiliated - Joo
Andrea Joo
andrea.joo@c21affiliated.com



Recently Passed Legislation Opens Up OSL Commercial Cooperation

by Cori Lamont, Director of Corporate and Regulatory Affairs for the WRA.

In January 2015, a new voluntary option became available in Wisconsin that permitted a Wisconsin firm, or an in-state licensee (ISL), to allow an out-of-state broker

(OSL) to provide limited brokerage services in Wisconsin. Wis. Stat. § 452.137 allowed Wisconsin listing firms to either enter into a referral arrangement with an OSL or enter into a cooperative agreement with an OSL. Therefore, the ISL remains at the helm of the transaction while offering flexibility, if desired, to an ISL that is okay with an OSL participating in a transaction.

Since the passage of Wis. Stat. § 452.137, we learned the voluntary new option worked fine for the majority of those who utilize the cooperation. This cooperation was available to all transactions, residential and commercial.

A new but narrow opportunity

However, commercial practitioners indicated the current OSL law created one situation in which an ISL could arguably practice outside of the permitted Wisconsin laws because Wis. Stat. § 452.137 only allowed cooperation when the ISL has the property listed. This limitation exists when an OSL reaches out to an ISL who does not have a property listed. It is common for the OSL and OSL's buyer or tenant to want to cooperate with someone other than the Wisconsin listing firm to ensure the OSL's buyer/tenant has assistance of an expert in that specific market area, but not relying on the listing agent who is representing the seller.

Therefore, the WRA worked with legislators to create a new voluntary commercial option for ISLs who do not have a property listed but wish to cooperate with OSLs working with commercial buyers and tenants.

The legislation

This new voluntary option for ISLs is for those who want to cooperate with OSLs working with or representing a buyer/tenant, but in which the property is not listed by an ISL or the OSL wants to cooperate with someone other than the listing ISL. Basically, this voluntary option exists for when an OSL is working with a commercial buyer or tenant and the OSL wants to cooperate with an ISL....

Read the full article: <https://www.wra.org/WREM/Dec17/OSL/>