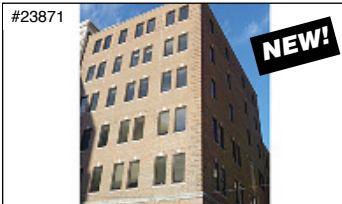


NEW CIREX LISTINGS



#23871

NEW!

17 S Fairchild

Avail Sq. Ft: 5,450
 Rate Sq. Ft: \$18.95
 Term: 3-10 Elec/RE Tax: inc.
 Ins/CAM: inc. Avail: 01/19

Quality building with Art Deco decor and terrazzo tile. Great location. Just off Capitol Square on outer ring. Capitol and lake views. Secured indoor, heated bike storage. Impressive 5,450 SF penthouse suite with oversized windows and 15 foot ceilings. Fiber optic ready.



Brad Mullins 608-257-0681
Scott LeBeau 608-285-8095



#71971

NEW!

Corben Air Park A

1402 Pankratz St - Suite 300

Avail Sq. Ft: 10,000
 Rate Sq. Ft: \$18.00
 Term: 1 Gas/Elec: inc.
 Jani.: inc. Zone: SE
 Hwy Exp: Yes Parking: Yes

Your business benefits by convenient, nearby access to local & regional transportation. Nearby access to Dane Cnty Reg. Airp. provides opportunities for customers and clients. Sale Option.

Steven's Real Estate

Robert Lehmann 608-310-4222
Steven Marchillo 608-575-1907



#71701

NEW!

Greenway Center

8215 Greenway Blvd, Middleton

Avail Sq. Ft: 7,539
 Rate Sq. Ft: \$20.00
 Term: 2 Gas/RE Tax: inc.
 Ins./CAM: inc. Parking: Yes
 Ins Parking: Yes

Located just blocks from the West Beltline Highway 12/14 with quick access to the west and southern suburbs. On-site board rooms, pub style lounge, showers, card access and security cameras.

Colliers International - Wisconsin

Ben Anderson 414-276-9500
 ben.anderson@colliers.com



#31341

NEW!

Vantage II

437 S Yellowstone Dr., Suite #203

Avail Sq. Ft: 634
 Rate Sq. Ft: \$12.00
 Term: 1-3 Gas/Elec: inc.
 Jani.: inc. Avail: 01/19
 Parking: Yes

Office suite 203 consisting of 634 square feet, available January 2019. One large room with two small offices. Janitorial is provided. UPS pick-up box in lobby. Elevator in building. Ample parking.



Opitz Realty, Inc.

Konrad Opitz 608-257-0111
 kc@opitzrealty.com



#71861

NEW!

2014 S Stoughton Rd

Avail Sq. Ft: 4,500
 Rate Sq. Ft: \$6.50
 Term: 3 Avail: Now
 Hwy Exp: Yes OH Doors: Yes

Also for Sale!! Perfect for owner occupant with added income from existing tenants! Neighboring Tenants Include: Kitchen Ideas Center, Walgenmeyer's Carpet and Tile, Sherwin Williams, My Escape Mission, Brother's Main Appliance, Farm & Fleet and many more!

NGG Real Estate

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



#71881

NEW!

Former Savers Building

2002 Zeier Rd

Avail Sq. Ft: 31,810
 Rate Sq. Ft: \$10.00
 Term: 5 Parking: Yes

This former Savers building (31,810 SF) features 15.4 ft clear height and is 18 ft to deck. The property has 129 parking stalls and offers full access via a signalized intersection adjacent to East Towne Mall (839,608 SF). Area retailers include JC Penney, Sears & Dick's Sporting Goods.



Mid-America Real Estate - WI

Fred Stallé 414-273-4600
Dan Rosenfeld 414-273-4600



#71691

NEW!

Whitney Point

340 S Whitney Way

Avail Sq. Ft: 2,033
 Rate Sq. Ft: \$20.00
 Term: 1-10 RE Tax/Ins/CAM: inc.
 Avail: 01/19 Parking: Yes

2033 SF commercial suite with great visibility and opportunity for building sign. High traffic exposure to combined AADT count of 49,000 Mineral Point Road & Whitney Way. Open concept suite with built in reception area; lots of windows.

Helm Commercial Real Estate

Rob Helm 608-827-6867
 rob@helmcommercial.com



#71821

NEW!

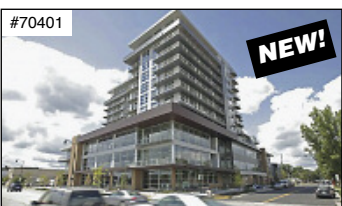
1919 S Stoughton Rd

Avail Sq. Ft: 9,400-18,800
 Rate Sq. Ft: \$10.50
 Term: 1-10 RE Tax/Ins.: inc.
 Avail: Now Hwy Exp: Yes

Up to 18,800 SF in two story building, has mix of private offices, conference rooms and open space with systems furniture. Additional features include climate controlled IT room, TDS fiber-optic connection, dedicated parking lot.

Helm Commercial Real Estate

Rob Helm 608-827-6867
 rob@helmcommercial.com



#70401

NEW!

Constellation

754 E Washington Ave

Avail Sq. Ft: 4,736-15,188
 Rate Sq. Ft: \$22.50
 Term: 5 Avail: Now
 Ins Parking: Yes Ceiling: 14 ft.

Rare opportunity to lease Google's former office space in the exclusive Constellation mixed-use development. Balconies, large windows and 14' ceilings create an open space, allowing for an abundance of natural light.

Key Commercial Real Estate LLC

Aimee Bauman, CCIM 608-729-1801
Jenny Lisak 608-729-1808



#71841

NEW!

StartingBlock

821 E Washington Ave

Avail Sq. Ft: 3,000-6,000
 Rate Sq. Ft: \$27.00-\$28.00
 Term: 1-5 Gas/Elec: inc.
 RE Tax/Ins.: inc. CAM/Jan.: inc.

StartingBlock is an entrepreneurial hub connecting the startup community with investors, advisors, and community members to share ideas and create next generation businesses. Dynamic work environment has multiple tenant suites.

Key Commercial Real Estate LLC

Jenny Lisak 608-729-1808
Aimee Bauman, CCIM 608-729-1801



#71301

NEW!

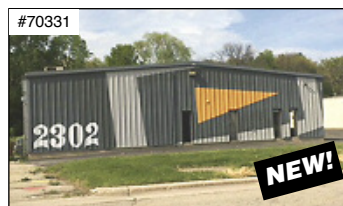
4916 E Broadway

Avail Sq. Ft: 4,400-18,000
 Rate Sq. Ft: \$15.00-\$18.00
 Term: 12 Gas/Elec: n.i.
 RE Tax/Ins.: inc. CAM: inc.

Prime location with excellent signage along Madison's Beltline Highway. AADT 82,400. Located in a rapidly developing area, this building offers a welcoming open office atmosphere with a modern industrial feel. Ideal for high-tech companies, marketing/advertising agencies.

Key Commercial Real Estate LLC

Aimee Bauman, CCIM 608-729-1801
Annette Gelbach, CCIM 608-242-5622



#70331

NEW!

2302 W Badger Rd

Avail Sq. Ft: 4,000-12,400
 Rate Sq. Ft: \$6.25-\$9.75
 Term: 3 Zone: C-2

Great opportunity to lease unique office/flex space centrally located in Madison! Flexible footprints available with the opportunity to use some shared/common space such as rest-rooms, green screen room, studio, etc. Fiber internet and ample parking available on site, (2) 10x10 overhead doors.

Key Commercial Real Estate LLC

Jenny Lisak 608-729-1808
Mallory Rekoske 608-729-1803

NEW CIREX LISTINGS



#71981

422 Gammon Pl

Avail Sq. Ft: 2,548 **NEW!**
Rate Sq. Ft: \$35.00
Term: 5
RE Tax/Ins.: n.i. **Gas/Elec:** n.i.
Avail: Now **CAM/Jani.:** n.i.
Parking: Yes

Very nice end-cap space available. Formerly Freshii. Modern interior and finishes. Small patio area as well. Great visibility and traffic counts. Restaurant equipment might be available.

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



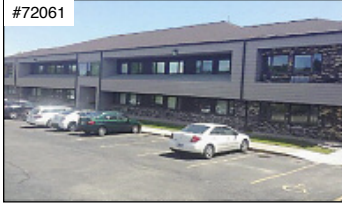
#71721 **NEW!**

509 Water St
 Prairie du Sac, Sauk Co.

Avail Sq. Ft: 2,400
Rate Sq. Ft: \$2,400
RE Tax/Ins.: inc. **Zone:** BC
OH Doors: Yes **Parking:** Yes

Exceptional location for your new business in down town Prairie du Sac! Newly remodeled raw space with room for up to 3 separate suites. 2400 total square feet. Can lease all or some of the space. Corner lot, ample parking nearby.

First Weber Group, Inc - Prairie Du Sac
Deanna Ballweg 608-644-2361
deanna@firstweber.com



#72061 **NEW!**

6441 Enterprise Ln

Avail Sq. Ft.: 200-600
Asking: \$13.00-\$16.00
Term: 1-10 **RE Tax/CAM:** inc.
Avail: Now **Parking:** Yes

Multiple suites available in well maintained west side office building (200sq ft-600+ sq ft). Located in near Mineral Point rd and Odana Rd. Flexible lease terms. Options available. Building has ample parking and a shared conference room.

Stark Commercial - Stoughton
Kyle Humphrey 608-843-4017
khumphrey@starkhomes.com

Publication Deadlines

December's Deadline
 Thursday, November 15th

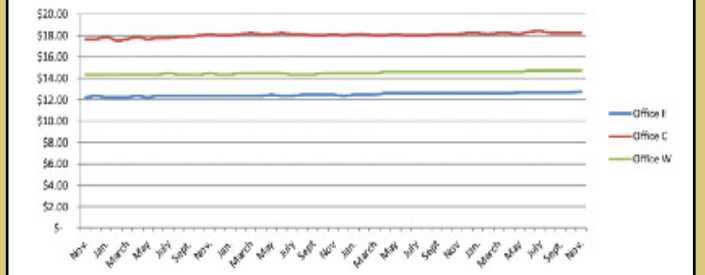
January's Deadline
 Friday, December 14th

February's Deadline
 Tuesday, January 15th

CIREX Monthly is Driven
 by Property Drive Data Base.
 One Book, One Data Base.

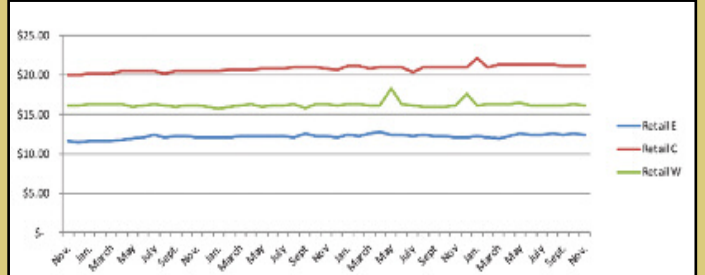
Greater Madison Area November 2018 Asking Lease Rates

Office Rates East: \$12.72 Central: \$18.26 West: \$14.71



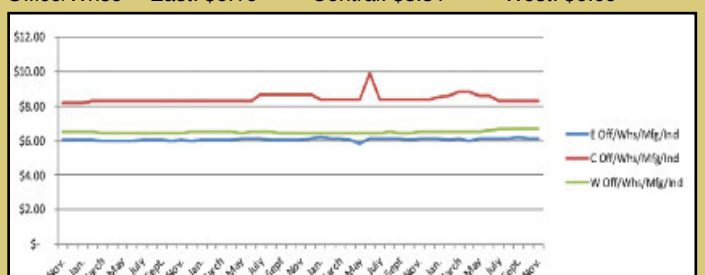
Asking rates Office from 11/01/12 – 11/30/18

Retail Rates East: \$12.36 Central: \$21.09 West: \$16.15



Asking rates Retail from 11/01/12 – 11/30/18

Office/Whse East: \$6.16 Central: \$8.31 West: \$6.69



Asking rates Office/Warehouse/Flex from 11/01/12 – 11/30/18



#54862 **NEW!**

Former Globe University
 1345 Deming Way, Middleton

Asking: \$4,200,000
Bldg Sq. Ft.: 31,000
Ceiling: 13 ft. **Avail:** Now

Outstanding opportunity to own an office building at the entrance to the Old Sauk Trails business park. The 31,000 sq. ft. building was built in 2009 and sits on 3.75 acres. 13' clear height ceilings and limited building columns offer lots of flexibility for repurposing the space.

Wisconsin Commercial Real Estate
Jesse Schluter 608-669-2671
jesse@wiccommercialre.com



#54802 **NEW!**

2014 S Stoughton Rd

Asking: \$1,125,000
Bldg Sq. Ft.: 14,500
Units: 3
Hwy Exp: Yes
OH Doors: Yes
Avail: Now

Perfect for owner occupant with added income from existing tenants!

NGG Real Estate
Dan Holvick 608-828-8803
dan.holvick@nggwi.com



#31064 **NEW!**

4916 E Broadway
 Femrite Dr

Asking Sq. Ft.: Call
Land Sq. Ft.: 653,400
Land Acres: 15 **Avail:** Now

Land for Sale or Build to suite. Excellent opportunity for future retail development, located on Femrite Drive with an AADT of 10,650. Future new road will create hard corner lots. Call 608 729 1800 or email info@keycomre.com for price.

Key Commercial Real Estate LLC
Aimee Bauman, CCIM 608-729-1801
Annette Gelbach, CCIM 608-242-5622



#54922 **NEW!**

705 Stokely Dr., DeForest

Asking: \$1,495,000
Bldg Sq. Ft.: 25,000
Land: 3.11 acres **OH Doors:** Yes
Docks: Yes **Ceiling:** 25 ft.
Zone: G3 **Avail:** now

Great opportunity for a 25,000 sf commercial site in DeForest with easy access to HWY 51. Less than 5 minutes to the Interstates 190/194/139. Property features 22,500 sf warehouse/light manufacturing space, 2,500 sf office space.

Key Commercial Real Estate LLC
Mike Wenzel 608-729-1807
mwenzel@keycomre.com