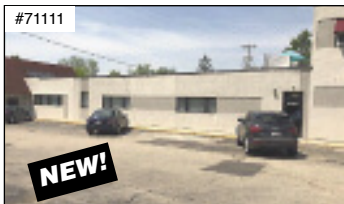


NEW CIREX LISTINGS



#71111

2030 S Park St

Avail. Sq. Ft.: 5,397
Rate Sq. Ft.: \$12.00-\$14.00
Term: 3-5
Elec. inc.: Gas: inc.
Ins. inc.: RE Tax: inc.
Jani: n.i.: CAM: inc.
Parking: Yes Avail: Now
Ins Parking: No

JEK Property Management, LLC
 Erika Sweeney 608-257-2787
 sweeney@jekproperties.com




#54682

The Varsity Apartments 405 N Lake St

Asking: \$7,500,000
Bldg Sq. Ft.: 26,242
Units: 27
GI: \$620,929
Avail: Now
Land: 6,600 s.f.
Zone: PD

Great location! 4 story, 27 unit apartment building with office/commercial space on the 1st floor and lower level. 10,785 sq/ft of office/commercial space. Built in 2005.

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



#71401

194 W Main St, Stoughton

Avail Sq. Ft.: 680
Rate Sq. Ft.: \$15.00
Term: 2
RE Tax/CAM: inc. Gas/Elec: inc.
Avail: Now

Located in the heart of Stoughton's flourishing downtown, this space is all set for you and your business. Heat, electric, water and sewer charges are included in the rent. Corner unit is loaded with charm: original hardwood floors, exposed brick and plenty of windows.

Coldwell Banker Commercial Success - Stoughton
 Paul Lawrence
 608-516-2392
 paullawrence@voyager.net




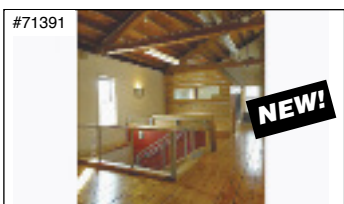
#71491

1861 Ludden Dr, Cross Plains

Avail Sq. Ft.: 18,580
Rate Sq. Ft.: \$8.00
Term: 3
RE Tax/Ins: inc. Gas/Elec/CAM: inc.
Parking: Yes

Easily accessible, professional Office/Flex space, owner occupied, 35,000 SF building - Can be divided. Lease could include office furniture, loading dock & leasehold improvements. \$8.00/SF Gross rent. Professional space, well maintained. Located on 3.5 acres.

Century 21 Affiliated-Roessler
 Mike Roessler
 608 798-4000
 mroessler@c21affiliated.com



#71391

303 S Paterson St

Avail Sq. Ft.: 2,800-3,600
Rate Sq. Ft.: \$21.00-\$24.00
Term: 3-5
RE Tax: inc. Elec: n.i.
Jani: n.i. Ins: n.i.
Parking: Yes Avail: Now
Ceiling: 25 ft.

Downtown, Central Park East office space available, on bike path. Off Williamson St.

Donde LLC
 Kris Warren
 kris@awarrenproduction.com

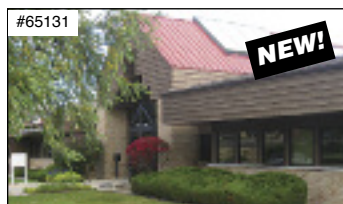


#69991

High Point Office Park 559 D'Onofrio Dr

Avail Sq. Ft.: 1,659-3,003
Rate Sq. Ft.: \$16.50-\$17.50
Term: 3-10
Hwy Exp: Yes Avail: Now
Avail: Now
Jani: inc. Parking: Yes

CBRE CBRE
 Brian Wolff 608-663-5445
 brian.wolff@cbre.com



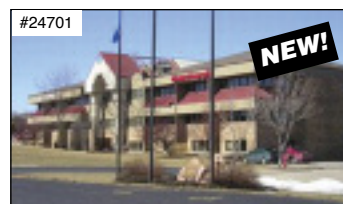
#65131

3 Point Place

Avail. Sq. Ft.: 4,062-12,556
Rate Sq. Ft.: \$13.00-\$13.50
Term: 5-10
Parking: Yes
Avail: Now

3 Point Place is a very efficient, one story building with great Beltway visibility. The Building offers abundant parking, high ceilings, and great visibility. The Building is adjacent to and within walking distance to West Towne Mall proximity to West Town Mall.

CBRE CBRE
 Brian Wolff 608-663-5445
 brian.wolff@cbre.com



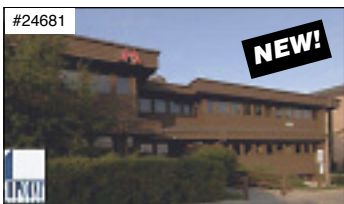
#24701

One Point Place 559 D'Onofrio Dr

Avail Sq. Ft.: 1,011 - 3,036
Rate Sq. Ft.: \$12.50-\$13.50 NNN
Term: 3-10
Hwy Exp: Yes Avail: Now
Avail: Now
Jani: inc. Parking: Yes

1 Point Place offers a great location along with high-quality working spaces as an affordable alternative for many other office spaces.

CBRE CBRE
 Brian Wolff 608-663-5445
 brian.wolff@cbre.com



#24681

High Point Office Park 579 D'Onofrio Dr

Avail Sq. Ft.: 475-1,510
Rate Sq. Ft.: \$11.50-\$12.50 NNN
Term: 3-5
Hwy Exp: Yes Avail: Now
Parking: Yes

This 15,600 square foot building is this 17,756 square foot building is a great location for any business seeking access and affordability on Madison's West Side.

CBRE CBRE
 Brian Wolff 608-663-5445
 brian.wolff@cbre.com



#33241

567 D'Onofrio Drive

Avail Sq. Ft.: 2,081-13,261
Rate Sq. Ft.: \$12.50-\$13.50 NNN

567 D'Onofrio Drive offers the perfect office space for a business just entering Madison's west side market or an established business that's wishing to expand its presence. This two-story building has a common lobby, large surface parking lot, fiber optics, T1 and 15M DSL. Great visibility from the Beltline. Building signage available.

CBRE CBRE
 Brian Wolff 608-663-5445
 brian.wolff@cbre.com



#24671

567 D'Onofrio Drive

Avail Sq. Ft.: 2,878
Rate Sq. Ft.: \$12.75-\$13.50 NNN
Term: 4
Ins Parking: Yes Hwy Exp: Yes
Parking: Yes

575 D'Onofrio Drive is a three-story building with high quality finishes and a prime location on Madison's West Side. Easy access from Hwy. 12/14 and the Gammon Road exit. Tenants have access to conference rooms, board rooms and no-fee fitness center.

CBRE CBRE
 Brian Wolff 608-663-5445
 brian.wolff@cbre.com



#24691

583 D'Onofrio Drive

Avail Sq. Ft.: 347-6,015
Rate Sq. Ft.: \$8.00-\$11.00 NNN
Term: 1-5
Parking: Yes
Hwy Exp: Yes

With smaller suite sizes ranging from 150 to 2,900 square feet, this building is an ideal choice for a small business desiring presence on Madison's West Side. Executive suites available for \$250-\$400 per month.

CBRE CBRE
 Brian Wolff 608-663-5445
 brian.wolff@cbre.com

NEW CIREX LISTINGS



#71641

NEW!

Nelson Road Business Center
4009 Felland Rd., Ste 114

Avail Sq. Ft: 3,000
Rate Sq. Ft: \$6.20
Term: 3
Avail: 11/18
Zone: M-1
Hwy Exp: Yes
OH Door: Yes
Parking: Yes
Ceiling: 16 ft.

4009 Felland Road, Suite 114, 3000 square feet total with a 250 square foot office and 2750 square foot warehouse with Air Conditioning and a drive-in door.



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



#71651

Heritage Square
5511 Odana Rd

NEW!

Avail Sq. Ft: 1,550
Rate Sq. Ft: \$12.00
Term: 2
Zone: Comm

Avail: now
Hwy Exp: Yes

1,550 sq.ft. space at Odana Road and Whitney Way. Currently New Concepts Hair Salon. (Possible to purchase all existing equipment). 2 offices & 1 bathroom. Easily converted for new tenant's needs. Ample parking and back door.



Targa Inc
Robin Koth 608-836-0500
Lindsay A. Koth 608-836-0500



#71471

2912 Syene Rd

NEW!

Avail Sq. Ft: 3,600
Rate Sq. Ft: \$8.75
Term: 1
CAM: inc.
Parking: Yes

RE Tax/Ins: inc.
Avail: 01/19
Ins Parking: Yes

Office/Warehouse space available Jan 1. 900 sqft of office space includes reception area, conference room and large office. 2,700 sqft of warehouse space includes overhead drive-in back door entrance. Ample parking and 19' ceilings.




Targa Inc
Robin Koth 608-836-0500
Lindsay A. Koth 608-836-0500



CIREX Covers for 2019

To reserve your covers call
608-345-2880




#54592

NEW!


2002 Zeiler Rd

Asking: \$954,300
Bldg Sq. Ft.: 31,810
Land: 2.67 acres
RE Tax: \$69,250
Docks: Yes **Zone:** Com CC

Freestanding location adjacent to East Towne regional mall. Sale price is for the building only. Purchaser must assume the existing land lease. The land lease has approximately 14 years remaining with one, ten year renewal option.



Raven Property Group
Bret Backus
608-347-2930
bret@ravenmgmt.com




#54582

NEW!


6709 Watts Rd

Asking: \$5,300,000
Bldg Sq. Ft.: 44,485
Docks: Yes **Zone:** PD **Avail:** Now

Superb investment opportunity first time on market. Stone and block construction, new parking surface for this west side building. Business not included either store. Long term leases in place with a true NNN to owners. This property is perfect for a 1031 exchange or a passive investor. Please contact listing agent.



Targa Inc
Robin Koth 608-836-0500
robin.koth@gmail.com




#54602

NEW!

515 Phillips Blvd, Sauk City, Sauk, Co.

Asking: \$490,000
Bldg Sq. Ft.: 3,820
Hwy Exp: Yes **Zone:** BN

Commercial building with great visibility on corner lot with Hwy 12 traffic count. Current use is a mixture of updated and remodeled office space with a great floor plan and 2 well maintained apartment units (1 bed/1 bath unit & 2 bed/1 bath unit). Large showcase window display, off street parking with street entrances.



Century 21 Affiliated - Roessler
Mary Deneen
608-798-4000
mdeneen@corus.net



#31144

NEW!


2010 Main St, Cross Plains

Asking Sq. Ft.: \$3.44
Land s.f.: 10,890
Asking Acre: \$150,000
Zone: MSMU **Hwy Exp:** Yes

Site to be divided from existing parcel. Approximately 90 feet of road frontage. Great for Retail/Office site. TIF monies available. Access & parking located at rear of property on Mill Creek Pkwy. MSMU zoning with Main Street Design guidelines. Commercial allowance.



Century 21 Affiliated - Roessler
Mike Roessler
608 798-4000
mroessler@c21affiliated.com




#31104

NEW!


County Road B, Beaver Dam, Dodge, Co.

Asking Sq. Ft.: \$0.50
Land s.f.: 1,590,376
Land Acres: 37 **Asking Acre:** \$21,993

Just annexed to City of Beaver Dam. Adjacent to Menards and Walmart. Ready for Development. Location Location Location. Rapidly growing commercial business corridor, near Hwy 151 interchange. Note good access to Hwy 151 Interchange. Many Attributes for successful development in a great area.



Stark Commercial - Central
Ellery Jensen
608-256-9011
ejensen@starkhomes.com




#31114

NEW!

County Road B, Beaver Dam, Dodge, Co.

Asking Sq. Ft.: \$0.50
Land s.f.: 1,716,700
Land Acres: 39
Asking Acre: \$21,771 **Avail:** Now
Just annexed to City of Beaver Dam.

Adjacent to Menards and Walmart. Ready for Development. Location Location Location. Rapidly growing commercial business corridor, near Hwy 151 interchange, with access to Hwy 151 Interchange. Many attributes for successful development



Stark Commercial - Central
Ellery Jensen
608-256-9011
ejensen@starkhomes.com