

## NEW CIREX LISTINGS



#71311

**Lake Geneva Retail**  
351 Peller Rd, Lake Geneva, Walworth Co.

**Avail. Sq. Ft.:** 1,190 **NEW!**  
**Rate Sq. Ft.:** \$28.00  
**Term:** 5 **Avail:** Now  
**Parking:** Yes

Join Qdoba and Noodles & Co. at this new retail development in Lake Geneva. The property benefits from a strong national presence within the trade area. It is excellent for service-based retailer or office/medical users.

**MID-AMERICA** Real Estate - WI  
Fred Stallé 414-273-4600  
fstalle@midamericagrp.com



#71201

**449 State St, Unit G/H**

**Avail. Sq. Ft.:** 1,509 **NEW!**  
**Rate Sq. Ft.:** \$22.00  
**Term:** 3-10 **Gas/Elec:** n.i.  
**CAM/Jan:** n.i. **Avail:** Now  
**Zone:** DC - Downtown Core  
**Parking:** Yes

Former Wasabi space, can be used as restaurant and/or retail. 2nd floor location at 449 State Street. Parking for owner/operator in back.

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



#68031

**1918 Parmenter St, Middleton**

**Avail. Sq. Ft.:** 1,266-2,717  
**Rate Sq. Ft.:** \$16.00-\$18.00  
**Term:** 3 **Avail:** Now  
**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.

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

### Publication Deadlines

#### October's Deadline

Friday, September 14th

#### November's Deadline

Monday, October 15th

#### December's Deadline

Thursday, November 15th

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



#71291 **NEW!**

**Liberty Park Verona**  
957 Liberty Dr, Verona

**Avail. Sq. Ft.:** 1,400-5,000  
**Rate Sq. Ft.:** \$15.00  
**Term:** 3 **Parking:** Yes

New Liberty Park prime office space. Located just off 151 and county road PB in Verona, WI. New construction located next to Hyatt Hotel and many other restaurants and services. Enjoy large windows and space and the European charm this office center brings.

**Bunbury & Associates - Fitchburg**  
Steve Forrer  
608-852-0735  
steve@realtorforreryou.com



#71281 **NEW!**

**Liberty Park Verona**  
957 Liberty Dr, Verona

**Avail. Sq. Ft.:** 3,000  
**Rate Sq. Ft.:** \$18.00  
**Term:** 3 **Avail:** Now

Beautiful new European style retail space available in Dane County's number one sought after markets! Be the first to take advantage of this opportunity! Whether it's a restaurant or other business related venture. Located right next to thriving businesses such as the Hyatt Hotel.

**Bunbury & Associates - Fitchburg**  
Steve Forrer  
608-852-0735  
steve@realtorforreryou.com



#71051

**The Ideal**  
506 S Park St **NEW!**

**Avail. Sq. Ft.:** 1,932  
**Rate Sq. Ft.:** \$22.00  
**Term:** 6 **Ins Parking:** Yes

1,932 SF retail/office suite available at the Ideal. Perfect for a fitness use with tall ceilings, shower and built-in clientele with the above apartments. Great Downtown location with strong visibility, high traffic and eclectic neighborhood. Three (3) parking stalls included in the rent.

**Oakbrook Corporation**  
Chris Richards  
608-443-1039  
crichards@oakbrookcorp.com



#50761 **NEW!**

**1535 Corporate Center Dr, Sun Prairie**

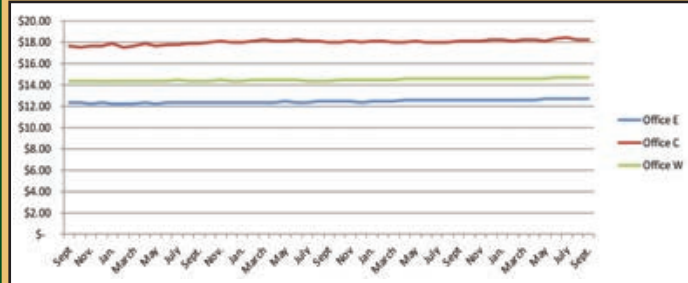
**Avail. Sq. Ft.:** 3,000-6,000  
**Rate Sq. Ft.:** \$6.00  
**Term:** 1-10 **Avail:** Now  
**OH Doors:** Yes **Parking:** Yes

Great location in Sun Prairie Business Park. 6,000 SF suite has two (2) drive-in doors and 2,400 SF of office space. \$6.00 psf NNN. 16' clear in warehouse. Building is in phenomenal condition. 3-phase electric. Can be divided into two 3,000 sf suites, with approx 1,200 sf of office.

**Oakbrook Corporation**  
Chris Richards 608-443-1039  
Thomas Klein 608-443-1005

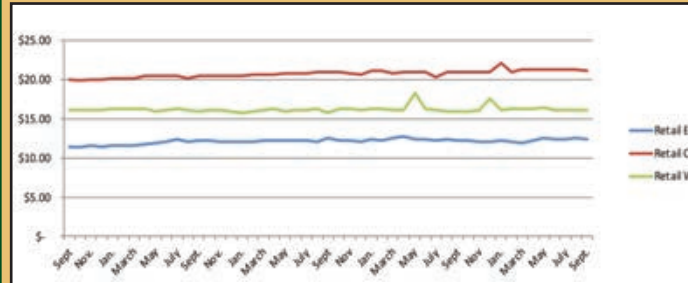
## Greater Madison Area September 2018 Asking Lease Rates

Office Rates East: \$12.71 Central: \$18.25 West: \$14.69



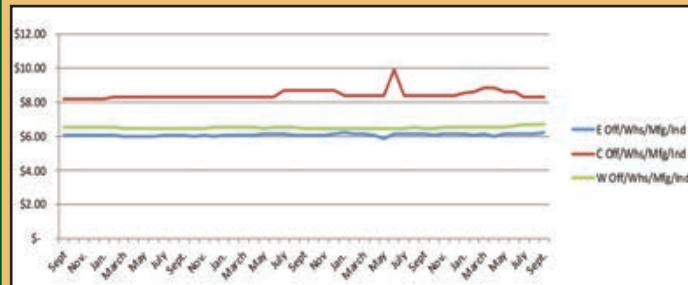
Asking rates Office from 09/01/12 – 09/30/18

Retail Rates East: \$12.44 Central: \$21.12 West: \$16.15



Asking rates Retail from 09/01/12 – 09/30/18

Office/Whse East: \$6.17 Central: \$8.31 West: \$6.69



Asking rates Office/Warehouse/Flex from 09/01/12 – 09/30/18

## NEW CIREX LISTINGS



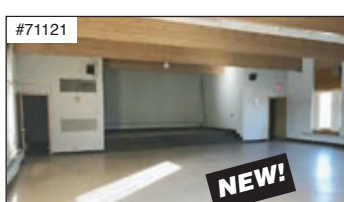
#71111

2030 S Park St

**NEW!**

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

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



#71121

Steamfitter

1214 Ann St, 620 W Badger Rd

**NEW!**

Avail. Sq. Ft.: 4,500-11,900  
 Rate Sq. Ft.: \$10.00-\$12.00  
 Term: 3-5  
 Jani: n.i. Avail: Now

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



#71251

Hoepker Corporate Center  
 6602 Ronald Reagan Ave

**NEW!**

Avail. Sq. Ft.: 53,908  
 Term: 3 Avail: Now  
 Hwy Exp: Yes Docks: Yes  
 Rate Sq. Ft.: \$6.75-\$10.00  
 Zone: IL - Industrial Limi  
 OH Doors: Yes Ceiling: 16 ft.

Upon final completion, Hoepker Corporate Center will be comprised of more than 138,000 square feet of flex/R&D space. With close proximity to Dane County Airport, I-90 and I-39, Hoepker Corporate Center provides quick and easy access to major thoroughfares.



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



#54452

4002 Monona Dr

**NEW!**

Asking: \$545,000  
 Bldg Sq. Ft.: 4,456  
 Land: 21,471 s.f.  
 Zone: NMX Avail: Now

Prime real estate currently occupied by a dental practice for sale on Monona Drive. The site is ideal for a dental practice, medical, or general office space, with ample parking. The site offers single or multi-tenant options. Great opportunity for owner occupant or investor.

Key Commercial Real Estate LLC  
 Jenny Lisak 608-729-1808  
 Annette Gelbach, CCIM 608-242-5622



#54482

901 S Whitney Way &  
 115 E Conant St., Portage, WI

Asking: \$2,800,000  
 Bldg Sq. Ft.: 26,616

Two (2) absolute triple net office properties in South Central Wisconsin. Properties have roughly 7 years remaining on their leases. 901 S. Whitney Way is located in a highly visible location on the corner of Whitney Way and the Beltline. 115 E Conant St. is located in Downtown Portage, WI. Buildings to be sold together.

Oakbrook Corporation  
 Chris Richards  
 608-443-1039  
 crichards@oakbrookcorp.com



#54532

World of Variety  
 114 S Main St, Verona

**NEW!**

Asking: \$1,400,000  
 Bldg Sq. Ft.: 13,455  
 Avail: Now

Talking about location on the corner of Main Street & Verona Avenue. This 13,455 sq.ft Retail Store is in the center of one of Dane County fastest growing cities. Bring your ideas and get ready to make money! Price reduced from \$1,450,000 to \$1,400,000.

Bunbury & Associates - Fitchburg  
 Steve Forrer  
 608-852-0735  
 steve@realtorforreyou.com



#54422

515 Atlas Ave

**NEW!**

Asking: \$1,050,000  
 Bldg Sq. Ft.: 20,000  
 Land: 1.57 acres OH Doors: Yes  
 Docks: Yes Ceiling: 23 ft.  
 Zone: IL Avail: Now

20,000 SF industrial building with 20' clear height, includes 1200 SF office, four loading docks. There is 1200 amp, 3 phase electrical service, two overhead doors including one 18' X 12' door. A 1.57 acre site with shared access easement.

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



#54382

130 E Lake St, 132, Lake Mills, Jefferson Co.

**NEW!**

Asking: \$449,900  
 Bldg Sq. Ft.: 9,092  
 Units: 6 RE Tax: \$7,672  
 Ceiling: 10 ft. Zone: Bus

Downtown Lake Mills has a great opportunity for investors and entrepreneurs alike! 2 buildings connected with outstanding businesses & 4 rental units to complete your business portfolio. Long established Water House Foods & art gallery. Be part of a thriving community!

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



#17125

Water House Foods

132 E Lake St, Lake Mills, Jefferson Co.

Asking: \$149,900  
 Type of Business: Restaurant  
 Bldg Sq. Ft.: 9,092 sf RE Inc: n.i.

Farm to table cafe & coffee/wine/cocktail bar. Specialize in using Wisconsin & organic ingredients. Purchase includes high-end extensive restaurant equipment w tabletop inventory, furnishings, licenses. The locals fave hub in downtown Lake Mills for almost 10 years!

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



#31074

113 Acres of Development Land  
 NE Quadrant Hwy 12 & Hwy 50, Lake Geneva, Walworth Co.

**NEW!**

Asking Sq. Ft.: \$3.00-\$5.00  
 Land Sq. Ft.: 4,922,280  
 Land Acres: 113  
 Zone: A-2 Hwy Exp: Yes

113 acres of development land for sale in Lake Geneva. The Property is currently located in the Town of Lyons and will need to be annexed into the City of Lake Geneva for sewer and water.

Mid-America Real Estate - WI  
 Dan Rosenfeld  
 414-273-4600  
 drosenfeld@midamericagr.com



#31084

16 Acres of Development Land  
 N. Edwards Blvd. Frontage Road, Lake Geneva, Walworth Co.

**NEW!**

Asking Sq. Ft.: \$4.00  
 Land Sq. Ft.: 724,403  
 Land Acres: 17 Avail: Now  
 Zone: Retail Comm Hwy Exp: Yes

16.63 total acres of land for sale in Lake Geneva. The Property is currently zoned retail commercial. Wetland report and topographical survey available upon request.

Mid-America Real Estate - WI  
 Dan Rosenfeld  
 414-273-4600  
 drosenfeld@midamericagr.com