

## NEW CIREX LISTINGS



#70961

**400 Venture Ct., Verona**

**Avail. Sq. Ft.:** 4,600  
**Rate Sq. Ft.:** \$9.91  
**RE Tax:** inc. **Ins/CAM:** inc.  
**Term:** 3 **Parking:** Yes  
**Hwy Exp:** Yes **OH Doors:** Yes

Nice 4,600 SF space that includes 2,300 SF of office. Office area has 5 offices, a conference room and two bathrooms. One bathroom includes a shower. Warehouse space has 10'w x 12'h drive-in doors. Three phase electric.

**Park Towne Realty LLC**  
 Mary Feldt  
 608-833-9044  
 maryf@parktowne.com



#70721

**Westhaven Shoppes**  
 3179 Muir Field Rd

**Avail. Sq. Ft.:** 2,534  
**Rate Sq. Ft.:** \$16.50  
**Term:** 5 **Avail:** Now  
**Hwy Exp:** Yes **Parking:** Yes

Shopping center with great built-in customer base, including 17 residential lofts above, 124 residential units in Westhaven Village, and over 1,400 residents within a 1 mile radius. This open space offers high ceilings and on-site management.

**MID-AMERICA**  
 Mid-America Real Estate - WI  
 Matt Chappell 414-273-4600  
 Dan Rosenfeld 414-273-4600



#70861

**4001 Felland Rd, Ste. 103**

**Avail. Sq. Ft.:** 2,400  
**Rate Sq. Ft.:** \$6.00  
**Term:** 3  
**Gas:** n.i. **Elec.:** n.i.  
**RE Tax:** n.i. **Ins:** n.i.  
**CAM:** n.i. **Zone:** M-1  
**Avail:** 11/1/2018  
**Parking:** Yes  
**Ins Parking:** No  
**Ceiling:** 16 ft.

**4001 Felland Road, 100% warehouse with drive-in door. Available November 1, 2018.**



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



#54172

**Fastenal Building**

151 Corporate Dr, Beaver Dam, Dodge Co.

**Asking:** \$995,000  
**Bldg Sq. Ft.:** 20,000  
**Units:** 4 **Hwy Exp:** Yes **Docks:** Yes  
**OH Doors:** Yes **Zone:** light mfg

Building has Fastenal as anchor tenant with additional regional tenant, Aerospace and two other local tenants. Tenants in end cap of 5,000 sq. ft. on month to month lease with option to owner occupy if desired. Quality building.

**Capital Management Group, LLC**  
 John Brigham 608-692-0821  
 Lee & Associates Comm Real Estate Services  
 Blake George 608-327-4019



#54262

**161 Horizon Dr, Unit 107**  
 Verona

**Asking:** \$349,000  
**Bldg Sq. Ft.:** 3,872  
**Units:** 2 **GI:** \$44,569  
**NOI:** \$22,876 **OH Doors:** Yes  
**Avail:** Now

Two tenant commercial condo perfect for first time commercial investor. Long term tenants anchored by Edward Jones.

**Capital Management Group, LLC**  
 John Brigham  
 608-692-0821  
 jbmadcit@gmail.com

#25354

**Approximately  
 12 acres of mostly  
 wooded land**

**4502 Marsh Road**

**Asking Sq. Ft.:** \$2.30  
**Land Sq. Ft.:** 522,720  
**Land Acres:** 12  
**Asking Acre.:** \$100,000  
**Avail:** Now **Zone:** Agri

Approx 12 acres of mostly wooded land available for single- or multi-family residential development. Entire property is approximately 13 acres. Survey will be done to determine the exact boundaries. Boundaries may be negotiable.

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

#70571

**Pizza Shop  
 ready for use**

**2825 University Ave, Suite C**

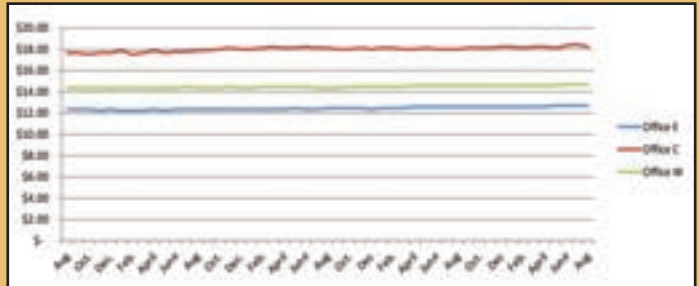
**Avail. Sq. Ft.:** 1,780  
**Rate Sq. Ft.:** \$18.80  
**Term:** 3 **RE Tax/CAM:** inc.  
**Avail:** Now **Parking:** Yes

Pizza Shop ready for use with included walk in freezer and industrial oven. Space is ready for lease and showings are available upon request. Some seating in restaurant available but mostly for take-out and delivery. Monument signage is also available to tenants.

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

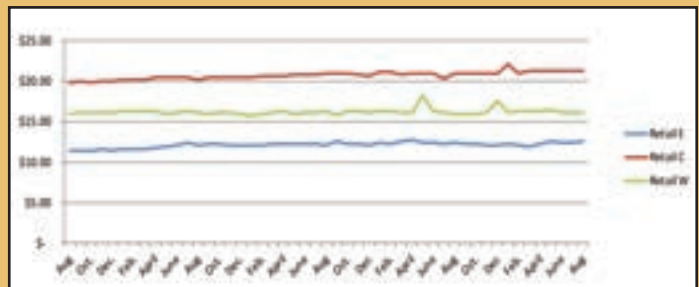
## Greater Madison Area August 2018 Asking Lease Rates

Office Rates East: \$12.70 Central: \$18.24 West: \$14.66



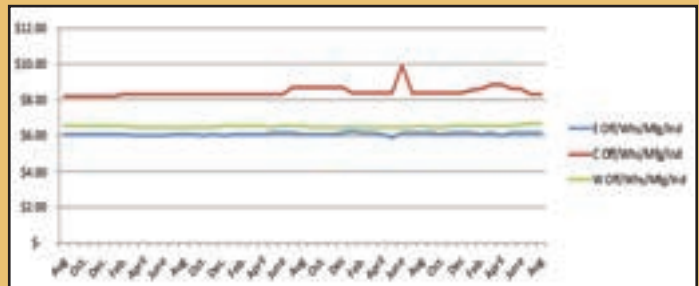
Asking rates Office from 08/01/12 – 08/31/18

Retail Rates East: \$12.50 Central: \$21.23 West: \$16.15



Asking rates Retail from 08/01/12 – 08/31/18

Office/Whse East: \$6.12 Central: \$8.31 West: \$6.65



Asking rates Office/Warehouse/Flex from 08/01/12 – 08/31/18

## NEW CIREX LISTINGS

#70991



DEVELOPMENT • MANAGEMENT • REALTY

**Town Center Square**  
6808 Odana Rd, Suite 201

Avail. Sq. Ft.: 1,162 **NEW!**  
Rate Sq. Ft.: \$14.23  
Term: 1 Parking: Yes

This space was built out new two years ago. It is in excellent shape. It includes 3 private offices, a work room and a small conference room. The current lease runs through 10/31/2019. This could be a sublease for one year or a new longer term lease.

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

#54342



DEVELOPMENT • MANAGEMENT • REALTY

**5567 Odana Rd**  
402 Gammon Place, Suite 300

Asking: \$775,000 **NEW!**  
Bldg Sq. Ft.: 1,200  
Land: 1.2 acres Zone: CC-T  
Hwy Exp: Yes Avail: Now

Great location for a new bank, restaurant, auto dealership. Great visibility near the corner of Whitney Way and Odana Road. 1.2 acre site ready for re-development.

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

#54272 **NEW!**



**634 Water St, Prairie du Sac, Sauk Co.**

Asking: \$900,000  
Bldg Sq. Ft.: 5,544  
Land: 9,148 s.f. RE Tax: \$14,457  
Ceiling: 8 ft. 8 in. Zone: Comm

Exceptional opportunity to own a quality built professional building on the Wisconsin River in downtown Prairie du Sac. Three levels overlooking the River and the new Great Sauk Trail walking/biking path. Reception area, 9 private offices, 3 restrooms, plus showering area.

First Weber Group, Inc - Prairie Du Sac  
Scott Alt  
608-644-2345  
alts@firstweber.com

#54332



**1850 Hoffman St**

Asking: \$3,150,000 **NEW!**  
Bldg Sq. Ft.: 45,246  
Land: 4.85 acres Zone: IL  
Ins Parking: Yes Hwy Exp: Yes

Prime location two story office building on 4.85 acres available for sale on Madison's Near East Side. Located close to HWY 51, the site offers easy Highway access and convenient proximity to the Dana County Airport, Madison College and easy connectivity to downtown.

Key Commercial Real Estate LLC  
Aimee Bauman, CCIM 608-729-1801  
Deborah Erslund 608-729-1802



# CIREX Covers for 2018

**To reserve your covers call  
608-345-2880**

#54352 **NEW!**



**2407 Brewery Rd, Cross Plains**

Asking: \$275,000  
Bldg Sq. Ft.: 2,982  
Land: 13,591 s.f. Zone: CMU

Office building - Great opportunity for your business! Past use was a daycare. Two levels can be used as a multiple tenant building or as a sole proprietor. Interior in need of paint and updating. Located next to shopping center and Village office. Great location, Ample parking.

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

#54292 **NEW!**



**2359 Murphy Woods**  
Beloit, Rock Co.

Asking: \$469,900  
Bldg Sq. Ft.: 4,394  
Units: 4 Land: 1.11 acres  
RE Tax: \$13,413 Zone: C-1 Office

1-story building in beautiful wooded setting. Many positive features, fire alarm, security system, 100% sprinklered. Building currently operates as dental clinic but would fit a number of different uses. Also has 4-car detached garage.

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



# CIREX Inside Covers for 2018

**To reserve your covers call  
608-345-2880**

#54122 **NEW!**



**Paoli Creamery - 6858 Paoli Rd, Montrose**

Asking: \$1,200,000  
Units: 10 Land: 7.50 acres  
Ins Parking: Yes GI: \$103,750  
Zone: C-1 Avail: Now

Bldg Sq. Ft.: 23,189  
RE Tax: \$8,032  
Hwy Exp: Yes  
Parking: Yes  
OH Doors: Yes

7.5 Acres on the Sugar River in Paoli, this 10 unit mixed-use commercial/residential bldg has 10 unique, large units many with high vaulted ceilings overlooking the Sugar River. No one unit is alike. 7.5 acres, makes room for additional units or building, C1 zoning allows many uses. Real Estate only for sale. 48-hour notice for showings 10-12 on Tues & Thurs. Proof of funds availability needed.

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