

NEW CIREX LISTINGS



#67761

NEW!

Kohls Law Office Building
6041 Monona Dr, Monona

Avail Sq. Ft: 876
Rate Sq. Ft: \$15.00
Term: 3
Ins/CAM: inc.
Zone: Com

Elec/RE Tax: inc.
Avail: Now
Hwy Exp: Yes

Office property on Monona Drive with ability to have a panel on Monument sign and on the building. Owner occupies approx. 1/2 of the building. Easy access to I-90/94 and Beltline.

Dakota-Stone, Inc.
Judith Susmilch 608-235-2258
dakotastone@centurytel.net



#67871

NEW!

Madison East
4602 S Biltmore Ln

Avail Sq. Ft: 2,633
Rate Sq. Ft: \$13.50
Term: 5
Elec: n.i.
Ins: n.i.
Avail: now

Gas: n.i.
RE Tax: n.i.
CAM: n.i.
Parking: Yes

Suites 112 & 114. 2633 SF. Nine Privates.

St. John Properties, Inc.
Greg Fax
ST. JOHN PROPERTIES 262 524-0100
gfax@sji.com



#67701

NEW!

251 State St

Avail Sq. Ft: 3,278-9,834
Rate Sq. Ft: \$26.00-\$45.00
Term: 3
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



#67751

415 E Washington Ave

Avail Sq. Ft: 1,086
Rate Sq. Ft: \$10.00
Term: 3
Ins: inc.
Zone: UMX

Elec: n.i.
Avail: Now
Parking: Yes

Located 4 blocks from the Capital this 1086 sq.ft. space will be built out to your specifications. 3-5 parking spaces are available.

Stark Commercial - East
Kelly Sweeney 608-221-4000
ksweeney@starkhomes.com



#67651

NEW!

Madison Yards at Hill Farms
University Ave Office & Healthcare Space

Avail Sq. Ft: 10,000-450,000
Rate Sq. Ft: \$19.00-\$21.00
Term: 10-15
Avail: 05/20

Now Pre-Leasing. Multiple buildings of Class-A office and Healthcare space surround a central park with retail, restaurants, an upscale hotel, fitness, grocery & housing. Flexible sizes - smaller suites, full-floor or your own 150,000 sf signature office tower. Delivery 2Q 2020.

CBRE CBRE
Brian Wolff 608-663-5445
Chase Brieman, CCIM 608-663-5445



#67801

NEW!

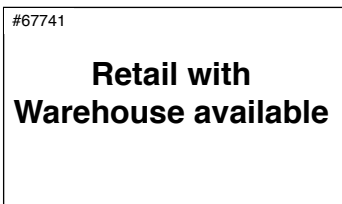
Johnson Crossing
1115 Johnson, Fond du Lac, Fond du Lac Co.

Avail Sq. Ft: 1,320-27,618
Rate Sq. Ft: \$15.00-\$20.00
Term: 3
Hwy Exp: Yes

Avail: Now
Parking: Yes

The Shops at Johnson Crossing is anchored by a strong performing Festival Foods and is home to numerous other local and national businesses including Planet Fitness, GNC, Cost Cutters, Starbucks and Verizon Wireless.

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



#67741

Retail with Warehouse available

3769 E Washington Ave

Avail Sq. Ft: 2,400
Rate Sq. Ft: \$13.00
Term: 2-5
Elec: n.i.
CAM: inc.
Avail: Now
Parking: Yes

Gas: n.i.
RE Tax/Ins: inc.
Jani: n.i.
Hwy Exp: Yes
Ins Parking: No

1350 heated warehouse space in the same building is also available.

Oakland Property Services, Inc.
Bill Donoghue
608-257-1000 wjd@tds.net



#67711

NEW!

251 State St

Avail Sq. Ft: 3,278-9,834
Rate Sq. Ft: \$26.00-\$45.00
Term: 3

Avail: Now

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



#38221

NEW!

Mid Town Square
6333 University Ave, Middleton

Avail Sq. Ft: 1,275-2,916
Rate Sq. Ft: \$11.00
Term: 1-5
CAM: inc.
Docks: Yes

RE Tax/Ins: inc.
Avail: 03/18
Parking: Yes

For lease, 6184 square feet in 1 suite. Mid Town Square is located in a high traffic area on University Ave. in Middleton just west of Allen Blvd. The rent is \$11.00 per s.f with the tenant paying for utilities.

Peterson Management Company Inc.
Luther Torgerson 608-256-1183
petersonmgt@sbcglobal.net

CIREX Membership

Renew Your Cirex 2018 Membership

\$30 Cirex Office Membership

1. One book monthly for your office (\$30 membership).
2. Allows anyone in your office to place ads at member rates.
3. A listing with your logo in the CIREX Directory.
4. The weekly Cirex News & Views eNewsletter plus discounted rates for banner ads and free new listings promos.

Ralph Kamps, Cirex
ph: 608-345-2880 email:
cirex@cirex.com



#52602

NEW!

Traver Graphics, Inc.
4502 Tompkins Dr

Asking: \$675,000
RE Tax: \$12,000
Docks: Yes

Bldg Sq. Ft.: 8,500
Parking: Yes
Ceiling: 16 ft.

Land: 39,000 s.f.
Ins Parking: No
Zone: IL

OH Doors: Yes
Avail: Now

8,500 sq. ft. Approximately 6,500 sf of warehouse & 2,000 sf of newer office. 14' drive in door and 1 loading dock. Large lot with room for expansion. 2 restrooms. Shop area is very clean with 16' ceilings, air filtration and handling. 1000 Amp service, break room kitchenette, server room. Storage shed. 39,000 sf lot room for expansion.

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

NEW CIREX LISTINGS



#52622
Bob's Liquor Store
 1101 James St, Columbus, Columbia Co.

Asking: \$229,000
Bldg Sq. Ft.: 2,470
Units: 1
RE Tax: \$3,885
Hwy Exp: Yes
Land: 18,295 s.f.
Parking: Yes
Zone: b-2 comm

Located on busy highway 16/60 presently Bob's liquor store - zoned B-2 Commercial - lot size .42 some changes in the dimension of the lot. Newly completed street has affected the business.

First Weber Commercial

Mike Hotlen
 608-833-3711
 hotlenm@firstweber.com



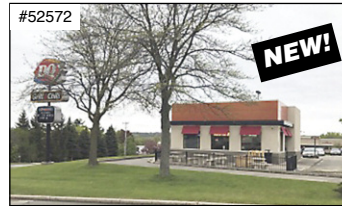
#52582
Restaurant for Sale
 651 Hometown Cir, Verona

Asking: \$1,790,000
Bldg Sq. Ft.: 2,400
Land: 1.01 acres
Hwy Exp: Yes
Zone: SC
Avail: Now

Successful Dairy Queen restaurant available on the busy entrance to Verona with a high VPD traffic count. This building is only four years old and is open and operational. This building features a nice indoor eating area as well as outdoor patio.

Key Commercial Real Estate LLC

Mike Wenzel 608-729-1807
 mwenzel@keycomre.com



#52572
Restaurant for Sale
 3030 Fish Hatchery Rd

Asking: \$1,490,000
Bldg Sq. Ft.: 1,530
Land: 4,792 s.f. **Zone:** G2 **Avail:** Now

Successful Dairy Queen location available on busy Fish Hatchery Road with a high vehicle per day traffic count. The restaurant is open and operational. The building features nice indoor eating area as well as outdoor patio seating. This attractive property has income in place.

Key Commercial Real Estate LLC

Mike Wenzel 608-729-1807
 mwenzel@keycomre.com



#52702
502 S High Point Rd

Asking: \$2,900,000
Bldg Sq. Ft.: 30,050
Avail: Now

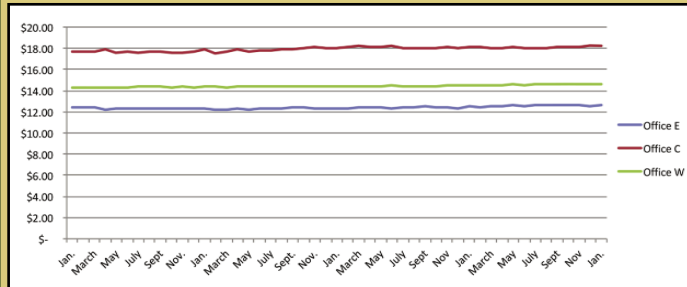
Prime west side location! Amazing visibility to traffic on High Point and Beltline!!

Newmark Grubb Gialamas

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

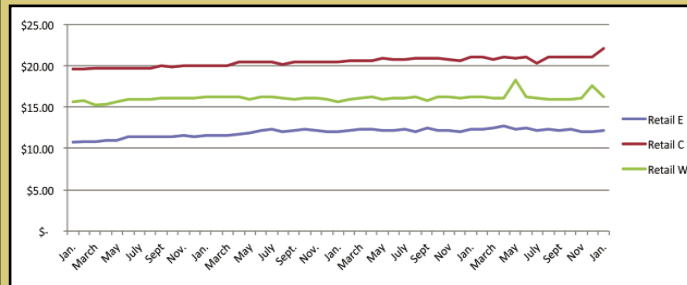
Greater Madison Area January 2018 Asking Lease Rates

Office Rates East: \$12.62 Central: \$18.21 West: \$14.58



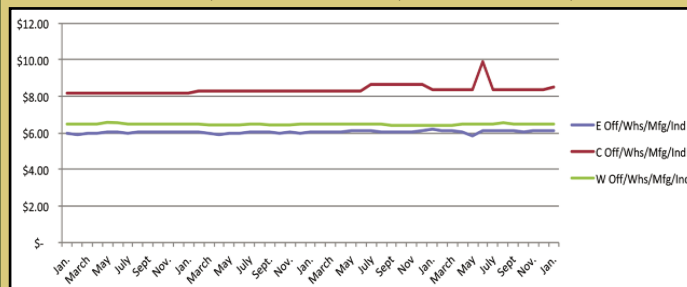
Asking rates Office from 01/01/12 – 01/31/18

Retail Rates East: \$12.19 Central: \$22.10 West: \$16.17



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

Office/Whse East: \$6.09 Central: \$8.54 West: \$6.48



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



#52652
 2950 Tomahawk Ct, Middleton

Asking: \$875,000
Bldg Sq. Ft.: 6,552
Units: 11
RE Tax: \$7,027
GI: \$101,040
Zone: RES
Land: 33,105 s.f.
Parking: Yes
NOI: \$56,694
Avail: Now

A rare investment opportunity in a great location on Lake Mendota with 6 boat docks. Fully rented 11-unit property on a 3/4 acre parcel in Baskerville Harbor. Newer Roof and Heating System.

Restaino & Associates

Andy Stebnitz 608-692-8866
 AStebnitz@restainohomes.com



#29904
 Tribeca Drive, Middleton

Asking Sq. Ft.: Call
Land Sq. Ft.: 43,560-740,520
Land Acres: 1-17
Asking Acre: Call
Avail: Now

Land for development or sale on Tribeca Drive in Middleton.

MIG Commercial Real Estate, LLC

Brandi Zander 608-509-1000
 BZander@migllc.biz

COMMERCIAL BROKERS GROUP inc.

2017 Deal of the Year Celebration

Date: Wednesday, February 7th, 2018

Time: 05:00 PM

Event Details: Save the date! Join us for a cocktail party/meeting to celebrate the **2017 Deal of the Year Awards** at the Elks Lodge, 711 Jennifer Street, Madison. Everyone is welcome to arrive at 5:00 p.m. with the awards ceremony beginning at 6:00 p.m. Be sure to attend!

Location: Elks Club, 711 Jennifer Street, Madison

Contact Wendy with any questions at 772-0060.