

# CBG 2017 DOY Awards



## DEAL OF THE YEAR

Exact Sciences  
Rayovac Lease & Purchase

**Craig Stanley &  
Deana Porter**  
*Broadwing Advisors*



## Office

Lighthouse Christian School

**Annette Gelbach &  
Jenny Lisa**  
*Key Commercial Real Estate*



## Industrial-Flex

Cupertino Electric

**Chris Caulum**  
*Oakbrook Corporation*



## Retail

Frank Productions

**Aimee Bauman  
& Jenny Lisak**  
*Key Commercial Real Estate*  
**Todd Waller**  
*Lee & Associates*



## Investment Multi-Family

Sheraton Hotel & Nolen Center

**Rob Zache**  
*Central Place Real Estate*  
**Brian Wolff**  
*CBRE*  
**Chuck Redjinski**  
*NAI MLG Commercial*



## Land

Extreme Engineering

**Paul Molinaro**  
*Welton Enterprises*

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**DLUX**

**ELDORADO GRILL**

**EVERLY**

**FRESCO**

**HUBBARD AVENUE DINER**

**JOHNNY DELMONICO'S STEAKHOUSE**

**LUIGI'S PIZZA**

**MARKET STREET DINER**

**MIKO POKÉ**

**MONTY'S BLUE PLATE DINER**

**STEENBOCK'S ON ORCHARD**

**TEX TUBB'S TACO PALACE**

[foodfightinc.com](http://foodfightinc.com)

# NEW CIREX LISTINGS



**#68331**  
**Shoppes at Prairie Lakes - Building B**  
 2824 Prairie Lakes Dr., Sun Prairie

**Avail Sq. Ft:** 1,178 **NEW!**  
**Rate Sq. Ft:** \$16.00  
**Term:** 5-10 **Avail:** Now  
**Hwy Exp:** Yes **Parking:** Yes

Prairie Lakes is greater Madison's newest and largest regional shopping center conveniently located between Madison and Sun Prairie, WI. Prairie Lakes is anchored by many powerhouse retailers; Cabela's, Costco and Target.

**Prairie Development LTD**  
 Chad Fedler  
 608-358-0333  
 chad@shopprairielakes.com



**#68851**  
**Busy University Avenue Location**

**#2 - 2825 University Ave**  
**Avail Sq. Ft:** 1,400 **NEW!**  
**Rate Sq. Ft:** \$22.00  
**Term:** 3-5  
**Avail:** Now

Busy University Avenue.

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



**#68721**  
**6601 Grand Teton Plz**

**Avail Sq. Ft:** 289-1,478 **NEW!**  
**Rate Sq. Ft:** \$13.00  
**Term:** 1-10 **Gas/Elec:** inc.  
**RE Tax/Ins.:** inc. **CAM:** inc.

Two story, suburban office with wide range of office sizes - 200 SF and larger. Suites currently available: 289 SF 1 room, 400 SF 2 rooms, 789 SF four rooms & has sink. Recent improvements include, upgrade in lighting, common area improvements, new parking lot and landscaping.

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



**#68491**  
**Pyramid Square**  
 6402 Odana Rd

**Avail Sq. Ft:** 740 **NEW!**  
**Rate Sq. Ft:** \$13.00  
**Term:** 1 **Gas/Elec:** inc.  
**RE Tax/Ins.:** inc. **CAM:** inc.  
**Avail:** Now **Parking:** Yes

Suite with reception, two large private offices and storage space. 12,000 SF building with visibility and sign on Odana Road.

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



**#68861**  
**Heritage Square Shopping Center**  
 716 S Whitney Way

**Avail Sq. Ft:** 3,200 **NEW!**  
**Rate Sq. Ft:** \$12.00  
**Term:** 3 **Avail:** 03/18  
**Hwy Exp:** Yes **Docks:** Yes

Popular retail corner of Whitney Way and Odana RD. End cap highly visible with great traffic counts this 3,200 sq ft space has high ceiling and ample parking. Available 3-1-18 move in ready. Base rents \$12.00 plus CAM.

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



**#68341**  
**1818 Parmenter Street, Middleton**

**Avail Sq. Ft:** 1,500-18,000 **NEW!**  
**Rate Sq. Ft:** \$0.00  
**Term:** 5-10 **Avail:** Now

Middleton Center is a mix of luxury multi-family, restaurant and office located in the heart of bustling downtown Middleton, two blocks from University Ave! Employees will not have to leave the building to enjoy a significant amount of amenities: Restaurants, Fitness Center, Racquetball Court and Yoga Room.

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



**#61091**  
**2702 International Ln**

**Avail Sq. Ft:** 600-9,810 **NEW!**  
**Rate Sq. Ft:** \$12.00  
**Term:** 3 **Gas/Elec:** inc.  
**RE Tax/Ins.:** inc. **CAM:** inc.  
**Avail:** Now **Parking:** Yes

Wooded setting just minutes from downtown Madison. Attractive rental rates are perfect for the budget conscious tenant, start ups and more! Landlord investing in upgrades to the building to increase efficiency, safety and interior cosmetics.

**Key Commercial Real Estate LLC**  
 Jenny Lisak 608-729-1808  
 Mallyory Rekoske 608-729-1803



**#68961**  
**128 E Olin Ave**

**Avail. Sq. Ft.:** 2,656 **NEW!**  
**Rate Sq. Ft.:** \$16.00  
**Term:** 3 **Jani:** inc.  
**Avail:** Now **Parking:** Yes

2,656 square feet available on East Olin Ave. Close to downtown and easy access to the Beltline. Ample parking. Includes 5 nights a week cleaning, break room access, conference room access and 50 mbps internet access. Located on the bus line and a bike path.

**Cresa**  
 TJ Blitz  
 tblitz@cresa.com

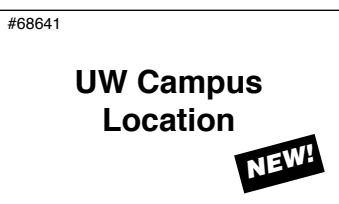


**#68891**  
**Former Fitchburg Fire Station**  
 5415 King James Way, Fitchburg

**Avail Sq. Ft:** 3,945-17,675 **NEW!**  
**Rate Sq. Ft:** \$8.00-\$16.00  
**Term:** 5 **Hwy Exp:** Yes  
**OH Doors:** Yes **Parking:** Yes  
**Ins. Parking:** Yes **Ceiling:** 20 ft.

Unique property w/ unlimited potential. Great space for a restaurant, micro brewery, gym, sports bar, office. Built 1993. 9,470 sq/ft- office/retail space. 4,264 sq/ft-warehouse/office/retail space. 3N lease.

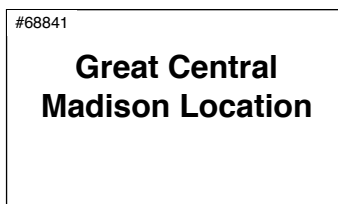
**Scott Faust & Associates**  
 Scott Faust 608-256-9500  
 scott@rentmadison.com



**#68641**  
**UW Campus Location**

**1020 Regent St**  
 1020 W Dayton  
**Avail Sq. Ft:** 2,900-6,500 **NEW!**  
**Rate Sq. Ft:** \$16.50-\$17.95  
**Term:** 1-5 **Elec:** n.i.  
**RE Tax:** inc. **Ins.:** n.i.  
**CAM:** inc. **Jani:** n.i.  
**Avail:** Now **Zone:** c1  
**Parking:** Yes

**Betty Thompson Realty**  
 Betty Thompson  
 608-241-3906  
 betty53704@yahoo.com



**#68841**  
**Great Central Madison Location**

**The Gateway - Suite J**  
 600 Williamson St  
**Avail Sq. Ft:** 1,550 **NEW!**  
**Rate Sq. Ft:** \$20.00  
**Term:** 3-5 **Avail:** Now

1550 Sq Ft Including Bathrooms. Space was remodeled in 2010 for a dental clinic, but could be used for office/retail. Landlord pays real estate taxes and maintains common area. Tenant pays janitorial costs. Substantial parking.

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



**#66701**  
**Waunakee Business Center**  
 204 Moravian Valley Rd, Waunakee

**Avail Sq. Ft:** 9,000 **NEW!**  
**Rate Sq. Ft:** \$7.50-\$9.50  
**Term:** 3 **Avail:** Now  
**Zone:** light industrial

Suite C-E, 2400 square feet of warehouse with 3 dock doors. 6600 square feet of open concept with 16' ceiling and AC for light production, showroom or office use.

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



# NEW CIREX LISTINGS



#68631

**NEW!**

**Suite 208**  
812 E Dayton

**Avail Sq. Ft:** 1,150  
**Rate Sq. Ft:** \$12.50  
**Term:** 3-10  
**CAM/Jani:** n.i.

**RE Tax/Ins.:** inc.  
**Avail:** 3/1/2018

Located just blocks from the newly established E. Washington Capitol Gateway Corridor district. 1150 sf with Maple wood floors. Open floor plan with private bathroom and shower. High ceilings. Private balcony. Available Now!

**Jacobs Cooperage, LLC**  
Eric Jacobs jacobscooperage@gmail.com  
Tom Jacobs 608-220-7777  
tomj@eflexgroup.com



#68611

**NEW!**

**Hartland Riverwalk Retail Center**  
208 E Capitol Dr, Hartland, Waukesha Co.

**Avail Sq. Ft:** 3,000  
**Rate Sq. Ft:** \$15.00  
**Term:** 5  
**Avail:** 05/18  
**Parking:** Yes

**Ins./CAM:** inc.  
**Zone:** Comm  
**Ceiling:** 12 ft.

New boutique retail center in prime downtown location adjacent to charming Bark River and in front of new 80 unit Hartland Riverwalk multi-family apartment complex.

**JD McCormick Company**  
Joseph McCormick 608-819-6500  
Jill Hodgson 608-819-6500



#36491

**NEW!**

**The Shoppes at Old Sauk Row**  
8444 Old Sauk Rd

**Avail Sq. Ft:** 760  
**Rate Sq. Ft:** \$30.00  
**Term:** 5

**Parking:** Yes

Located one block west of the Beltline Hwy at the stoplight corner of Old Sauk Road and Junction Road one and one-half miles from West Towne Mall (one of CBL's best-performing malls in the country) and adjacent to the City of Madison's highest concentration of offices.

**Flad Development & Investment Corp.**  
Jim Vogt 608-833-8100  
Tom Romano 608-833-8100



#68941

**NEW!**

**Jefferson Center**  
110 W Linden St, Jefferson, Jefferson Co.

**Avail Sq. Ft:** 437  
**Rate Sq. Ft:** \$8.00  
**Term:** 1  
**Ins./CAM:** inc.

**RE Tax:** inc.  
**Jani:** n.i.  
**Avail:** 3/1/2018  
**Parking:** Yes

Nice two room office suite in newer downtown Jefferson building.

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



#66651

**Nexus @ Union Corners**  
E Washington Ave., Milwaukee St

**Avail Sq. Ft:** 2,500-10,000  
**Rate Sq. Ft:** \$19.00  
**Term:** 5  
**Parking:** Yes

**Avail:** 10/19  
**Ins. Parking:** Yes

**NEW!**

Fall 2019 delivery. Join Nexus at Union Corners, a mixed-use community offering a live, work, play experience. Anchored by new UW Health Clinic, the site will feature over 250 apartments and nearly 30,000 sf of commercial space.

**Key Commercial Real Estate LLC**  
Mallory Rekoske 608-729-1803  
Jenny Lisak 608-729-1808



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#68361

**NEW!**

**122 E Olin Ave**

**Avail Sq. Ft:** 2,800-5,300  
**Rate Sq. Ft:** \$14.50-\$16.50  
**Term:** 36  
**RE Tax/Ins.:** inc.  
**Zone:** SE

**Gas/Elec:** inc.  
**CAM:** inc.  
**Parking:** Yes

Located between S. Beltline & Madison Isthmus with easy access to both and free surface parking. Ideal location for law firms, trade groups, non-profits or anyone who wants downtown proximity but not high rents & parking fees.

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



#68591

**NEW!**

**401 State St**

**Avail Sq. Ft:** 1,700-3,400  
**Rate Sq. Ft:** \$50.00  
**Term:** 5  
**CAM:** inc.

**RE Tax/Ins.:** inc.  
**Ceiling:** 12 ft.

Prime retail space at the corner of State and Gorham Streets with 44' of glass frontage on State St. and 10' wrapping corner to Gorham St. Former 'Jamba Juice' location enjoys high traffic on iconic State St. in a distinctive historic building facade.

**JD McCormick Company**  
Joseph McCormick 608-819-6500  
Jill Hodgson 608-819-6500



#68521

**636 Science Dr**

**Avail Sq. Ft:** 21,656  
**Rate Sq. Ft:** \$13.00  
**Term:** 5  
**Zone:** SE

**Avail:** Now  
**Parking:** Yes

**NEW!**

Abundant natural lighting on first floor and exposed lower level. Private offices with large sidelights brings additional light to the interior. Well appointed conference rooms, large open areas, break down, outdoor picnic, and ample parking. Also available for sale.

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



#63571

**NEW!**

**463 Broadway Dr, Sun Prairie**

**Avail Sq. Ft:** 55,000  
**Rate Sq. Ft:** \$4.95  
**Term:** 3  
**Zone:** Urban Ind  
**Docks:** Yes  
**Parking:** Yes

**Avail:** Now  
**Hwy Exp:** Yes  
**OH Doors:** Yes  
**Ceiling:** 20 ft. 4 in.

Located near the high traffic corner of Hwy 151 and Hwy 19 in this rapid expanding Madison suburb. As the fastest growing city in the state, Sun Prairie. Take advantage of this easy highway access.

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



#66811

**NEW!**

**Verona Athletic Center Sublet**  
411 Prairie Heights Dr, Verona

**Avail Sq. Ft:** 2,559  
**Rate Sq. Ft:** \$0.00  
**Term:** 1

**Avail:** Now

Beautiful, versatile space available for SUBLET within the Verona Athletic Center. Total of 2,559 square feet which can be split. Currently has 8 office/spaces, reception area, three larger rooms and 1,359 square feet of open floor plan. Current lease runs through 11/30/18.

**Key Commercial Real Estate LLC**  
Deborah Ersland  
608-729-1802  
dersland@keycomre.com



#65461

**NEW!**

**825 E Washington Ave**

**Avail Sq. Ft:** 5,000-14,750  
**Rate Sq. Ft:** \$22.00  
**Term:** 5  
**CAM:** inc.

**RE Tax/Ins.:** inc.  
**Avail:** Now  
**Parking:** Yes

Offers historic charm blended with soon to be completed modern upgrades including a new elevator, windows, roofs, mechanicals and entrance. The property also offers an expansive outdoor patio.

**Key Commercial Real Estate LLC**  
Jenny Lisak 608-729-1808  
Aimee Bauman, CCIM 608-729-1801

## NEW CIREX LISTINGS



#68511



**N/W Corner of Grand Ave. and Main Street, Sun Prairie**

**NEW!**

**Avail Sq. Ft:** 1,000-70,000  
**Term:** 5-15  
**Ins.:** n.i.  
**Gas:** n.i.  
**CAM:** n.i.  
**Rate Sq. Ft:** \$18.00-\$32.00  
**Elec:** n.i.  
**Avail:** 04/19  
**RE Tax:** n.i.  
**OH Doors:** Yes

Conveniently located at the intersection of Grand Ave and Main Street in Sun Prairie, Wisconsin. Neighboring retailers include Target, Costco, Marcus Theaters, Cabela's, Woodman's and Menard's. This 26 acre mixed use development will have 70,000 sq. ft. of retail and office space, 41 single family lots and 126 multi-family units. Commercial space will be delivered in 2019.

**WISCONSIN COMMERCIAL**  
REAL ESTATE

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

#53062



**1205 Bourbon Rd, Cross Plains**

**Asking:** \$525,000  
**Bldg Sq. Ft.:** 13,040  
**Docks:** Yes  
**Zone:** BP

2 Buildings - First Building has 7,680 SF of unheated warehouse space & 2,160 SF of office space. The building is rented with multiple tenants occupying it. The second Building is 40 x 80 and is half rented with remaining being available for owner to occupy or to rent for additional income. Great opportunity for investor.

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

#53162



**2095 Red Arrow Trl, Fitchburg**

**Asking:** \$329,000  
**Bldg Sq. Ft.:** 3,900  
**Land:** 18,687 s.f.  
**Parking:** Yes  
**NOI:** \$33,000  
**RE Tax:** \$5,213  
**GI:** \$42,300  
**Zone:** RH4

3900 SF, single story building, currently 100% leased as a day care center. Tenant pays \$10.85/SF plus utilities, repairs and maintenance. The building has a full kitchen, laundry, 4 restrooms, 3 phase electrical service. Has two play areas.

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

#52562



**Brothers Three - Bar & Grill**  
614 N Fair Oaks Ave

**Asking:** \$595,000  
**Bldg Sq. Ft.:** 2,046  
**Land:** 19,166 s.f.  
**Zone:** TE

**NEW!**

Successful restaurant with 31 years of positive revenue growth is available on the east side of Madison for only \$595,000. Upon sale, the owner is retiring, but is willing to assist during the transition to the new owner. This property income in place is a solid performer.

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

### Publication Deadlines

#### April's Deadline

Thursday, March 15th

#### May's Deadline

Monday, April 16th

#### June's Deadline

Tuesday, May 15th

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



#30254



**8007 Airport Road, Middleton**

**Asking Sq.Ft.:** \$15.46  
**Acres:** 1  
**Avail:** Now  
**Land Sq.Ft.:** 45,202  
**Asking Acre:** \$673,438  
**Zone:** PDD  
**Hwy Exp:** Yes

**NEW!**

45,202 sq. ft. site at the controlled intersection of Airport Road and Nursery Drive in the City of Middleton. Rare opportunity to purchase a site that has already been surcharged and is ready to be built on. Zoned PDD and located in a TIF district. See page two of the attached brochure to see a potential site plan for a 11,000 sq. ft. building. Call listing agent for more info.

**WISCONSIN COMMERCIAL**  
REAL ESTATE

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

#49562



**3539 E Washington Ave**

**Asking:** \$825,000  
**Bldg Sq. Ft.:** 19,700  
**Units:** 6  
**RE Tax:** \$19,500  
**Hwy Exp:** Yes  
**Land:** 2.01 acres  
**Parking:** Yes  
**Zone:** CC-T

Rare opportunity to acquire a 2.01 acre site at a gateway corner in Madison! This property is approximately 1/2 block from the intersection of East Washington and Stoughton Rd. Includes a 19,700 square foot multi-tenant strip center.

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

#52842



**100 W Racine St, Janesville, Rock Co.**

**Asking:** \$239,000  
**Bldg Sq. Ft.:** 4,056  
**Land:** 26,572 s.f.  
**Zone:** B3  
**Avail:** Now

Former bank branch located in downtown Janesville on the River. No use restrictions. 4056 SF building consisting of large open teller area with perimeter offices and full basement. Drive through includes 3 lanes. 30 parking spaces. Priced below assessment for quick sale. Assessment \$311,200; taxes \$7,895.

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

#53142



**103 Lodi St, Lodi, Columbia Co.**

**Asking:** \$315,000  
**Bldg Sq. Ft.:** 4,430  
**Land:** 3,283 s.f.  
**Zone:** C-2  
**RE Tax:** \$6205  
**Avail:** Now

Nice mixed used property available on the corner of Main St and Lodi St in the heart of beautiful Lodi. Excellent location with high exposure to pedestrian and vehicle traffic (6,100 VPD). Features 3 apartments on the upper level, with two of them newly and nicely finished.

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

#52952



**121 Brodhead St, Mazomanie**

**Asking:** \$343,900  
**Bldg Sq. Ft.:** 3,840-5,916  
**Land:** 20,517 s.f.  
**Parking:** Yes  
**Ceiling:** 12 ft.  
**RE Tax:** \$2,991  
**OH Doors:** Yes  
**Zone:** B1

Located in Downtown Mazomanie just off Hwy 14. The main building has an office, showroom, bathroom and large open shop. The second building has retail/office space along with work space and storage. Third bldg is large storage shed.

**Century 21 Affiliated - Joo**  
**Andrea Joo**  
 andrea.joo@c21affiliated.com



# NEW CIREX LISTINGS



**#52242**  
**636 Science Dr**  
 Asking: \$2,200,000  
 Bldg Sq. Ft.: 21,656  
 Land: 3.05 acres Zone: SE  
 Avail: Now

Abundant natural lighting on first floor and exposed lower level. Private offices with large sidelights brings additional light to the interior. Well appointed conference rooms, large open areas, break room, outdoor picnic, and ample parking.

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



**#53022**  
**Hartland Riverwalk Retail Center**  
 208 E Capitol Dr, Hartland, Waukesha Co.  
 Asking: \$1,600,000  
 Bldg Sq. Ft.: 8,500  
 Units: 7 Land: 18,000 s.f.  
 GI: \$126,600 Ceiling: 12 ft.  
 Zone: Comm Avail: 05/18

New boutique retail center in prime downtown location adjacent to charming Bark River and in front of new Hartland Riverwalk multi-family apartment complex.

**JD McCormick Company**  
 Joseph McCormick 608-819-6500  
 Jill Hodgson 608-819-6500



**#53092**  
**Dunham's Sports**  
 5601 E Hwy 10, Stevens Point, Portage Co.  
 Asking: \$2,750,000  
 Bldg Sq. Ft.: 119,481  
 Avail: Now

NNN Leased Dunham's Sports at East Point Center in Stevens Point. Dunhams occupies 37%. Value add opportunity through continued leasing of the former Wal-Mart building. Priced below assessed value. Potential outlot creation

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



**#53192**  
**Vantage Place One**  
 Asking: \$995,000  
 Bldg Sq. Ft.: 19,500  
 Land: 34,202 s.f. RE Tax: \$5,213  
 Parking: Yes GI: \$173,000  
 NOI: \$85,000 Zone: C3L

Multi-tenant office building designed as incubator for small tenants and start-ups. The building features a shared conference room, common vending, kitchen break/service area with sink. Recent lighting upgrades and landscaping.

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



**#30024**  
**NW Corner Linmar & Waldman Ln**  
 Johnson Creek, Jefferson Co.  
 Asking Sq.Ft.: \$0.67  
 Land Sq.Ft.: 102,279  
 Acres: 2 Asking Acre: \$29,386  
 Avail: Now Zone: RH

2.348 acre site between Milwaukee and Madison in the Village of Johnson Creek. Priced at \$69,000. Easy access and close to interstate. Nearby development includes variety of outlet retailers, big box stores, restaurants, fast food, gas...

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



**#29054**  
**Lot 2 & 3**  
 Lake & Gray Rd, Windsor  
 Asking Sq.Ft.: \$1.93-\$2.06  
 Land Sq.Ft.: 170,320-443,005  
 Acres: 4-10 Hwy Exp: Yes  
 Asking Acre: \$83,866.00-\$89,514.00

First time on the market! New CSM and zoning. Located between Windsor and DeForest with frontage on Lake Rd (CV). Great access to nearby retail/services, close to Hwy 51, Interstate and only 10 minutes to the East side of Madison.

**Key Commercial Real Estate LLC**  
 Mallory Rekoske 608-729-1803  
 Deborah Ersland 608-729-1802



**#30164**  
**190/94 & US HWY 12, Wisconsin Dells**  
 Juneau Co.  
 Asking Sq.Ft.: \$0.69  
 Land Sq.Ft.: 1,451,855  
 Acres: 33 Asking Acre: \$29,913  
 Zone: C-4 Hwy Exp: Yes

Well positioned site located just 5 minutes north of the downtown Wisconsin Dells. The site has highway visibility and frontage along both I-94 and Hwy 12 & is adjacent to DNR land and in close proximity to popular Trappers Turn Golf Club.

**Key Commercial Real Estate LLC**  
 Mallory Rekoske 608-729-1803  
 Jenny Lisak 608-729-1808



**#28634**  
**3539 E Washington Ave**  
 Asking Sq.Ft.: \$12.51  
 Land Sq.Ft.: 87,556  
 Acres: 2 Asking Acre: \$544,776  
 Avail: Now Zone: CC-T

Rare opportunity to acquire a 2.01 acre site at a gateway corner in Madison! Located approx 1/2 block from the intersection of East Washington and Stoughton Rd. The site has improvements that include a 19,700 sq. ft. strip center.

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



**#30034**  
**1206 N Bequette St, Dodgeville, Iowa Co.**  
 Asking Sq.Ft.: \$5.28  
 Land Sq.Ft.: 13,068  
 Asking Acre: \$230,000 Avail: Now

.30 acre site located in Dodgeville off of the busy Hwy 23 and Hwy 18 intersection. Priced at \$69,000. Great site for development. Nearby business include corporate headquarters, retailers, restaurant, municipal, medical, gas/convenience store, church and hotel. Assessment \$42,000; Taxes \$1,094.

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



**#30044**  
**Corner Watertown St & Hartwig Blvd**  
 Johnson Creek, Jefferson Co.  
 Asking Sq.Ft.: \$1.36  
 Land Sq.Ft.: 165,920  
 Acres: 4 Asking Acre: \$59,070  
 Avail: Now Zone: PI

Priced at \$225,000. 3.809 acre site located between Milwaukee and Madison in the Village of Johnson Creek. Zoning PI Planned Industrial. Easy access and interstate visibility. Nearby Development includes variety of outlet retailers.

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



**#28934**  
**101 Communications Dr, Sun Prairie**  
 Asking Sq.Ft.: \$7.80  
 Land Sq.Ft.: 189,573-276,345  
 Acres: 4-6 Asking Acre: \$339,768  
 Zone: Urban Comm Hwy Exp: Yes

Located on the high traffic corner of Hwy 151 and Hwy 19 in the City of Sun Prairie, this parcel provides an exciting development opportunity with build to suit options. This lot is one of the most recognizable in Sun Prairie, with easy access to Hwy 151 & Hwy 19.

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



**#30104**  
**Corner of County RD ID / US-15**  
 Blue Mounds  
 Asking Sq.Ft.: \$2.64  
 Land Sq.Ft.: 200,812  
 Acres: 5 Asking Acre: \$114,967  
 Avail: Now Hwy Exp: Yes

4.61 acre parcel located between Hwy 151 & Co RD ID at the Hwy 78 exist for Mt. Horeb. Excellent Location minutes away from downtown Mt. Horeb, Verona, and Blue Mounds. Fantastic highway visibility.

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

# NEW Marketing Options

## Color Inserts for CIREX

Choose from either 8 1/2" x 11" or 15" x 11" versions. See the NEW insert placed just inside the front cover of this issue.



**8 1/2" x 11" Inserts**  
Reserve one side or the entire insert. Call for pricing.

Call Ralph Kamps at **608-345-2880** or email **cirex@cirex.com** for more information



**15" x 11" Inserts**  
This insert binds along its left edge and folds out to 15" x 11". Call for pricing.



Folds out to 15" x 11"

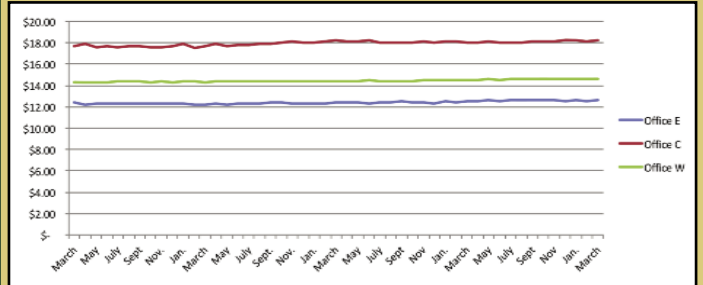


# CIREX Covers for 2018

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

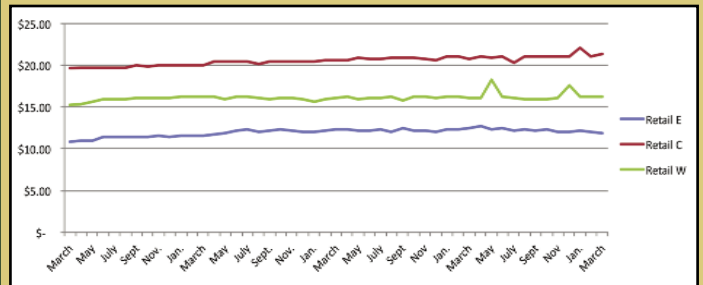
### Greater Madison Area March 2018 Asking Lease Rates

Office Rates East: \$12.58 Central: \$18.24 West: \$14.61



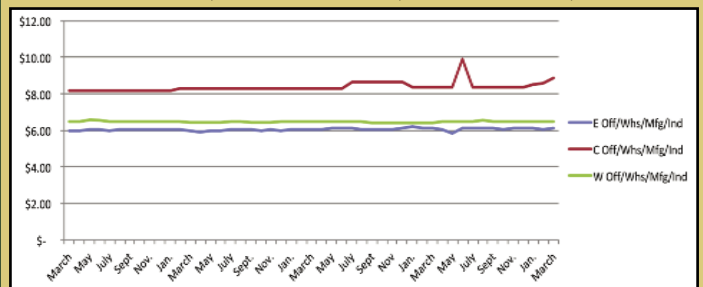
Asking rates Office from 03/01/12 – 03/31/18

Retail Rates East: \$11.91 Central: \$21.35 West: \$16.24



Asking rates Retail from 03/01/12 – 03/31/18

Office/Whse East: \$6.09 Central: \$8.87 West: \$6.48



Asking rates Office/Warehouse/Flex from 03/01/12 – 03/31/18