

## NEW CIREX LISTINGS



#69631

### 1915 Winnebago St

**Avail Sq. Ft:** 404-1,600  
**Rate Sq. Ft:** \$14.00-\$18.00  
**Term:** 2-10 **RE Tax/CAM:** inc.  
**Avail:** 06/18 **Zone:** Bus  
**Parking:** Yes

Retail/ Office available Schenk's Corner/Atwood/Willy St. Area Front space (ste 101) has been a chiropractic office, equipment available. Back (ste 102) was an addition about 1995 and is now a separate unit with bathroom and kitchenette.

**BAAL Real Estate, LLC**  
 Keith Baal 608-575-2143  
 kbaal@earthlink.net



#69491

### Commerce II at Park 151 2800 Innovation Way, Sun Prairie

**Avail Sq. Ft:** 20,000-300,000  
**Rate Sq. Ft:** \$5.90-\$6.00  
**Term:** 5-20 **Avail:** 03/19  
**Zone:** Sub Ind **Hwy Exp:** Yes  
**OH Doors:** Yes **Ceiling:** 32 ft.

Commerce II at Park 151 will be a new 80,000 - 300,000 SF building that is soon to be under construction. Commerce II will be designed to accommodate users from 20,000 SF to 300,000 SF.

**Interstate Partners**  
 Jeff Whipple 608-909-1000  
 jwhipple@interstatepartners.com



#69531

### 2855 Smith Rd Portage, Columbia Co.

**Avail Sq. Ft:** 71,750-83,600  
**Rate Sq. Ft:** \$2.80  
**Term:** 5 **Elec/RE Tax:** n.i.  
**Ins/CAM:** n.i. **Avail:** Now  
**Zone:** M3 **Hwy Exp:** Yes  
**OH Doors:** Yes **Parking:** Yes

71,750 S.F. industrial with 3,850 S.F. office. Separate cold storage building of 8,000 S.F. Eight (8) docks and one (1) drive-in door.

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



#69721

### 4901 E Eastpark Blvd

**Avail Sq. Ft:** 8,500-30,536  
**Rate Sq. Ft:** \$13.50-\$14.50  
**Term:** 5-10 **Avail:** Now  
**Hwy Exp:** Yes **Parking:** Yes  
**Ceiling:** 10 ft.

Two story office Building with 15,360 square foot floor plates. High parking ratio: 6 per 1,000 sf. Located in The American Center, this building offers excellent exposure form 90/94/39.

**IA Management LLC - HC**  
 Ben Hurd  
 608-422-5665  
 bhurd@iamgtllc.com



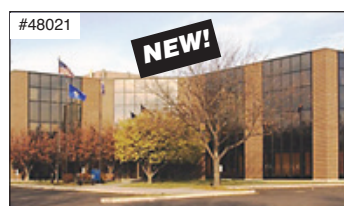
#69651

### 4201 Monona Dr, Monona

**Avail Sq. Ft:** 1,650  
**Rate Sq. Ft:** \$14.00  
**Term:** 3-5 **Avail:** Now  
**Zone:** RB Retail Bsns **Parking:** Yes

Amazing opportunity to lease office/retail space along desirable Monona Drive in building anchored by the Medicine Shoppe Pharmacy. Built in 2010, this property boasts large windows, two private offices, waiting area, and open work space. Ample rear storage space.

**Key Commercial Real Estate LLC**  
 Aimee Bauman, CCIM 608-729-1801  
 Beth Iyer 608-729-18112



#48021

### US Bank 402 Gammon Place

**Avail Sq. Ft:** 378-3,200  
**Rate Sq. Ft:** \$17.50-\$18.95  
**Term:** 3-10 **Gas/RE Tax:** inc.  
**Ins/CAM:** inc. **Avail:** Now  
**Zone:** CC **Parking:** Yes

Lease space in one of the most recognizable buildings on Madison's near west side. Bus stop at the building, Charter fiber optic service is available. Five suites of various sizes available.

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



#69601

### 22 N Carroll St

**Avail Sq. Ft:** 850  
**Rate Sq. Ft:** \$11.30  
**Term:** 1 **Gas:** inc.  
**Elec:** inc. **RE Tax:** inc.  
**Ins:** inc. **CAM:** inc.  
**Jani:** n.i. **Avail:** Now  
**Parking:** No

Capitol Square location! 850 SF suite has three private offices, reception, storage and in-suite kitchenette. Very nice space in an exclusive location.

**Helm Commercial Real Estate**  
 Rob Helm 608-827-6867  
 The Selk Company, LLC  
 Gail Selk 608-235-5690



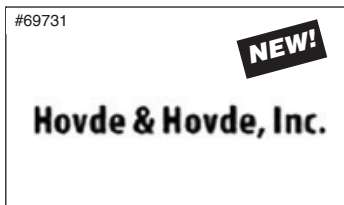
#69581

### Essex Square Retail East Town Blvd

**Avail Sq. Ft:** 2,180  
**Rate Sq. Ft:** \$21.00  
**Term:** 5 **Gas/Elec:** n.i.  
**Avail:** 06/18 **Zone:** Commercial

Essex Square Shopping Center has 2,180 sq. ft. of prime retail space available. Essex Square is located on East Washington Ave directly in front of East Towne Mall. Come join Pier 1 Imports, Half Price Books, Penzeys, Great Clips and others.

**Flad Development & Investment Corp.**  
 Tom Romano  
 608-833-8100  
 tromano@flad-development.com



#69731

### Odana Plaza 5936 Odana Rd

**Avail Sq. Ft:** 3,100  
**Rate Sq. Ft:** \$14.00  
**Term:** 5 **Gas/Elec:** n.i.  
**RE Tax/Ins:** n.i. **CAM/Jani:** n.i.  
**Avail:** now **Parking:** Yes

Currently Signature Graphics space. Available within 30 days. Part of the Odana Plaza Shopping Center. Retail/ office/work space.

**Hovde & Hovde, Inc**  
 Glenn Hovde  
 608-246-9600  
 Ghovde@aol.com



#69701

### Midtown Square 6333 University Ave, Middleton

**Avail Sq. Ft:** 1,105  
**Rate Sq. Ft:** \$13.50  
**Term:** 1-5 **Gas:** n.i.  
**Elec:** n.i. **RE Tax:** inc.  
**Ins:** inc. **CAM:** inc.  
**Jani:** n.i. **Avail:** Now  
**Zone:** Comm **Hwy Exp:** Yes  
**Parking:** Yes

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



#69481

### 4005 Felland Rd

**Avail Sq. Ft:** 4,194  
**Rate Sq. Ft:** \$7.50  
**Term:** 3 **Gas:** n.i.  
**Elec:** n.i. **RE Tax:** n.i.  
**Ins:** n.i. **CAM:** n.i.  
**Jani:** n.i. **Avail:** 06/18  
**Zone:** M1 **Hwy Exp:** Yes  
**Parking:** Yes

4005 Felland Road, Suites 116 & 117, Madison, WI, 4194 square feet total with a 1704 square foot office and 2490 square foot warehouse, 16ft clear ceiling and dock loading.

**ST. JOHN PROPERTIES**

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

## NEW CIREX LISTINGS



#13311

**319 West Gorham Street - 1st Floor**  
319 W Gorham St

**Avail Sq. Ft:** 5,054 **NEW!**  
**Rate Sq. Ft:** \$24.00  
**Term:** 3 **Gas/Elec:** n.i.  
**RE Tax/Ins:** n.i. **CAM/Jani:** n.i.  
**Avail:** 06/18 **Parking:** Yes

First floor retail space close to State Street and UW Campus. High pedestrian visibility from State Street and high vehicular traffic from Gorham and Broom Streets.



**Urban Land Interests**  
608-251-0706  
ULICommercialLeasing@uli.com



#50741

**Austin Place Retail**  
119 State St **NEW!**

**Avail Sq. Ft:** 1,534  
**Rate Sq. Ft:** \$32.00-\$45.00  
**Term:** 5-10 **Gas:** n.i.  
**Elec:** n.i. **RE Tax:** n.i.  
**Ins:** n.i. **CAM:** n.i.  
**Jani:** n.i. **Avail:** 05/18

Suite 104B (1,534 SF) currently available. New construction in 2014.

**The Fiore Companies**  
**Lee Ferderer**  
608-255-5060  
**Lindsay Kruger** lkruger@fioreco.com



#53442

**2855 Smith Rd**  
Portage, Columbia Co. **NEW!**  
**Asking:** \$2,100,000  
**Bldg Sq. Ft.:** 83,600  
**Units:** 1 **Land:** 9.59 acres  
**Hwy Exp:** Yes **OH Doors:** Yes  
**Zone:** M3 **Avail:** Now

New Listing Portage WI - sale or lease. Available July 1st 2018. 71,750 SF manufacturing (3,850 S.F. of office), cold storage building of 8,000 S.F. Eight (8) docks and one (1) drive-in door.

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



#53472

**The Bridge Inn Motel**  
15 Deer Park Rd, Tomahawk, Lincoln Co. **NEW!**

**Asking:** \$465,000  
**Bldg Sq. Ft.:** 10,000  
**Units:** 16 **RE Tax:** \$10,038  
**Hwy Exp:** Yes **Zone:** Commercial

16 Unit Motel on WI River in downtown Tomahawk. 14 rentals + 2 live-in suites + office. Walking distance to restaurants, bars, bait shops & grocery store. Ample parking for trailers & boats. Furniture, electronics & equipment included.

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



#53552

**8413 Excelsior Dr – 8417 Excelsior Drive** **NEW!**

**Asking:** \$8,252,640 **Bldg. Sq. Ft.:** 57,280  
**Zone:** SEC, WP-28 **Land:** 4.92 acres **Avail:** Now

You can benefit from this superb location in the Old Sauk Trails Business Park in Madison's prime office market. This area accounts for 30% of the office space in Madison! Nearby amenities include: shopping centers, restaurants, hotels, daycare and more!



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



#53422

**155 E Wilson St** **NEW!**

**Asking:** \$445,000  
**Bldg Sq. Ft.:** 2,870  
**Units:** 1 **Ins Parking:** Yes  
**Zone:** PD **Avail:** Now

Rare opportunity to purchase a downtown commercial condo ideal for office or retail use. Prime first floor location one block off the square with an unobstructed view of the Capitol. Originally occupied by a design firm and offers an abundance of architectural detail.

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



#53402

**603 W Main St, Sun Prairie** **NEW!**

**Asking:** \$319,000  
**Bldg Sq. Ft.:** 330

Work, Stay, and Play! Prime time business location in the heart of Sun Prairie! Zoned G2 (Urban Commercial) w/the option to live onsite! 3 to 5 car heated and air conditioned shop (11' ceilings), black top parking lot - up to 15 parking spaces (2 333 ft office space currently rented to upgraded electric & R50 insulation. Grow your business here!

**Stark Commercial - Sun Prairie**  
**608-837-7345**  
mhetzer@starkhomes.com



#53452

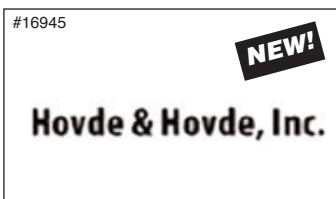
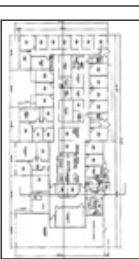
**Vierbicher Building**  
400 Viking Dr, Reedsburg, Sauk Co. **NEW!**

**Asking:** \$2,400,000 **Bldg Sq. Ft.:** 19,650 **Land:** 2.50 acres  
**NOI:** \$238,000 **Hwy Exp:** Yes **Zone:** Commercial **Avail:** Now

Approximately 20,000 sq. ft. single tenant NNN investment property located in Reedsburg, WI (only 50 miles from Madison). Roughly 5 years remaining on the lease with no Landlord responsibilities. Tenant has recently replaced the roof and all the HVAC units. Rare opportunity to purchase a single tenant investment property with a credit tenant at a 10% cap rate!



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



#16945

**Hovde & Hovde, Inc.** **NEW!**

**Odana Plaza**  
5936 Odana

**Asking:** \$75,000  
**Business:** Graphics  
**Real Estate:** n.i. **Avail:** Now

Signature Graphics is the current tenant and would like to sell his business and equipment. Idea for a company/individual who wants to expand their graphic/printing business. Call the owner Steve Spengler at 608-575-9600 for details on the business.

**Hovde & Hovde, Inc**  
**Glenn Hovde**  
**Hovde & Hovde, Inc.** 608-246-9600  
Ghovde@aol.com



#30434

**Lot 2**  
4906 Femrite Dr **NEW!**

**Avail Sq. Ft.:** 36,155  
**Asking Sq. Ft.:** \$5.26  
**Land Acres:** 1 **Asking acre:** \$229,126  
**Avail:** Now **Zone:** IL

Well located industrial site available for sale or build-to-suit. Excellent proximity and access to interstate system makes this location ideal for users serving multiple communities. The newly created tax parcel will maintain a shared driveway.

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



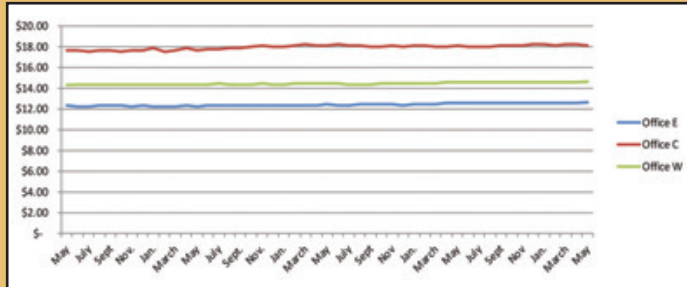


# CIRES Inside Covers for 2018

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

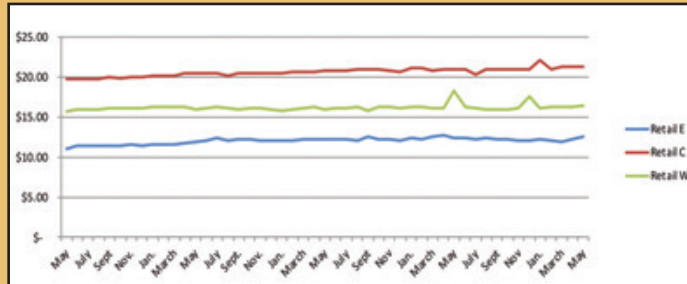
## Greater Madison Area May 2018 Asking Lease Rates

Office Rates East: \$12.64 Central: \$18.15 West: \$14.63



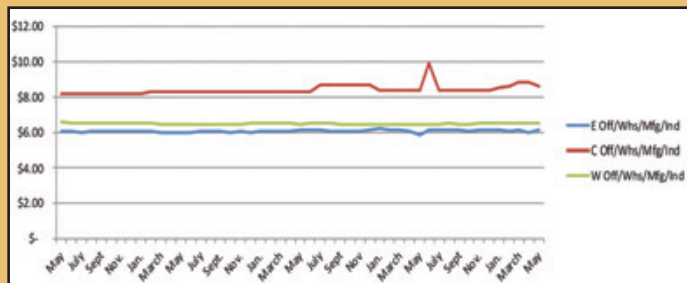
Asking rates Office from 05/01/12 – 05/31/18

Retail Rates East: \$12.49 Central: \$21.31 West: \$16.42



Asking rates Retail from 05/01/12 – 05/31/18

Office/Whse East: \$6.14 Central: \$8.64 West: \$6.53



Asking rates Office/Warehouse/Flex from 05/01/12 – 05/31/18



## New Developments For Commercial Brokers

Wednesday, May 23, 2018

Host: MIG Commercial Real Estate  
Landmark Oaks

2921 Landmark Place, Madison

Registration: 1:00 pm • Program: 1:30 pm

### Welcome

*Brad Hutter, President and CEO, MIG Commercial Real Estate*

### Commercial Development Updates

City of Verona, Adam Sayre, Director of Planning and Development

City of Fitchburg, Michael Zimmerman, Economic Development Director

### Tax Reform

*Josh Ganshert, Partner, MST, CPA, Baker Tilly Construction and Real Estate Team*

### Key Legal and Regulatory Updates

*Cori Lamont, WRA Director of Corporate and Regulatory Affairs*

*Tom Larson, Senior Vice President, Legal and Public Affairs*

### Networking

4:30 pm – Bonfyre American Grille

### Sponsors



This is a FREE program. Seating is limited.  
Please email [registrations@wisre.com](mailto:registrations@wisre.com) to reserve your spot.