

## NEW CIREX LISTINGS



#69881

**NEW!**

### 111 Spring St, Cambridge

Avail Sq. Ft: 1,200  
 Rate Sq. Ft: \$6.50  
 Term: 1 RE Tax: inc. Avail: Now

Located close to highway 12, across the street from Public Library & Village Hall. Space offers tall ceilings, hardwood, tile & carpet flooring, gas fireplace, separate offices rooms, display windows to the street, court yard space, private bath & area for kitchen & break-room. Public parking and shopping close by.

**Badger Realty Group - Cambridge**  
 Roxane Schiller 608-334-7699  
 Richard Nelson 608-423-2626



#70111

**NEW!**

### 17 Applegate Ct

Avail Sq. Ft: 1,100  
 Rate Sq. Ft: \$12.50-\$13.50  
 Term: 1-5 RE Tax/Ins: inc.  
 CAM: inc. Avail: Now Parking: Yes

Affordable office space on South Central Beltline, with easy access to Downtown and destinations either east or west. 1100 SF office suite available, currently has two large private offices, open space and in-suite restroom. Ideal space for sales offices or service related business.

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



#70011

### 700 Rayovac Dr

**NEW!**

Avail Sq. Ft: 860-3,155  
 Rate Sq. Ft: \$14.00-\$15.00  
 Term: 3-5 Avail: Now  
 Docks: Yes Parking: Yes

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



#69991

**NEW!**

### High Point Office Park 559 D'Onofrio Dr

Avail Sq. Ft: 1,659-3,003  
 Rate Sq. Ft: \$16.50-\$17.50  
 Term: 3-10 Jani: inc.  
 Avail: Now Hwy Exp: No  
 Parking: Yes

**High Point Office Park LLC**  
 Ben Hurd 608-213-3106  
 bhurd@iamgtllc.com



#70081

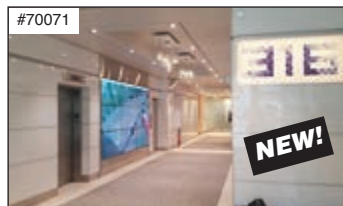
### 2010 Eastwood Dr

**NEW!**

Avail Sq. Ft: 900  
 Rate Sq. Ft: \$16.50  
 Term: 1 Avail: Now  
 Parking: Yes Ins Parking: Yes

Class A office space available on Madison's near east side in the Schenk-Atwood neighborhood. This exceptional second floor suite has high end finishes and tons of natural light. The layout offers 2 offices with windows, 2 interior offices, kitchenette and an open reception.

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



#70071

**NEW!**

### 316 W Washington Ave, 10th floor

Avail Sq. Ft: 3,187  
 Rate Sq. Ft: \$24.50  
 Term: 1 Gas/RE Tax: inc.  
 Ins/CAM/Jani: inc. Avail: Now

Amazing opportunity to sublease shared space on the top floor of a tech based building with other growing and innovative tenants. Join Eat Street, 5Nines, Abodo and Filament Games for a great work environment. The space is move in ready now. The building has a cool lobby.

**Key Commercial Real Estate, LLC**  
 Annette Gelbach, CCIM  
 608-242-5622  
 agelbach@keycomre.com



#69851

### Stonewood Crossing

75 Gasser Road, Wisconsin Dells

Avail Sq. Ft: 2,200  
 Rate Sq. Ft: \$26.00  
 Term: 3 Avail: Now

**NEW!**

Former Orange Leaf Yogurt space located on Gasser Road in the Wisconsin Dells. Building co-tenants include Starbucks, Noodles and Company, Liquor Central, The Beef Jerky Outlet and Rosati's Pizza (opening summer of 2018).

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



#69861

### Ani-Mart Building

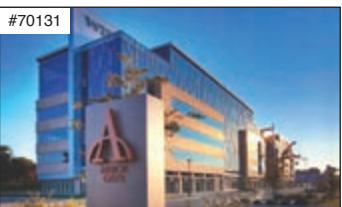
4351 East Towne Way

Avail Sq. Ft: 1,500  
 Rate Sq. Ft: \$17.00  
 Term: 3-10 Avail: Now

**NEW!**

Former Sport and Spine Space located in the Ani-Mart building next to the East Towne Mall. Other neighboring retailers include Target, Bed Bath and Beyond, Hobby Lobby and The Princeton Club.

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



#70131

### Arbor Gate

2501 West Beltline Hwy

Avail Sq. Ft: 2,183  
 Rate Sq. Ft: \$20.00  
 Term: 3 Avail: Now  
 Hwy Exp: Yes Parking: Yes

**NEW!**

Former Salon Space for Lease, Salon had: Reception Desk, 7 Salon Chair Stations, 3 Shampoo/Wash Stations, 2 Pedicure Stations / 2 Nail Stations, 3 Private Massage Rooms, Private Office and Private Mixing Room/Laundry Room.

**MIG Commercial Real Estate, LLC**  
 Brandi Zander 608-509-1000  
 BZander@migllc.biz



#36561

### 8413 Excelsior Dr

Avail Sq. Ft: 376-1,077  
 Rate Sq. Ft: \$17.95  
 Term: 1-5 Elec: n.i.  
 RE Tax: inc. Ins: inc.  
 CAM: inc. Jani: n.i.  
 Avail: Now Parking: Yes

**NEW!**

Office space available for lease in Old Sauk Trails office park. Only 2 suites left!! Private offices, conference room, and many amenities await any prospective tenant.

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



#64181

**NEW!**

### City Center Junction

530 Junction Rd

Avail Sq. Ft: 1,200-9,408  
 Rate Sq. Ft: \$30.00-\$32.00  
 Term: 1 Gas/Elec: n.i.  
 RE Tax/Ins: n.i. CAM/Jani: n.i.  
 Avail: Now Parking: Yes

Brand new construction! Building move in ready 2018!!

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



#67591

**NEW!**

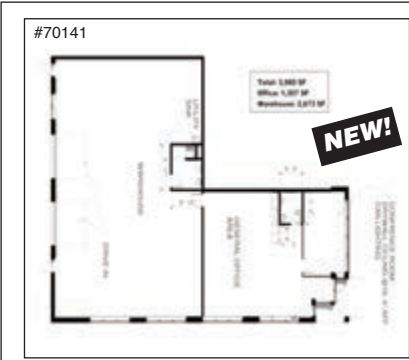
### 5951 McKee Rd, Fitchburg

Avail Sq. Ft: 1,200-11,874  
 Rate Sq. Ft: \$18.00-\$20.00  
 Term: 3 Avail: Now  
 Docks: No OH Doors: No  
 Parking: Yes

High visibility & easy access from McKee Road! Traffic Counts: 29,300 AADT. Join Barriques, Subway, Oak Bank, Haveli Indian Restaurant and Funks Pub!

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

## NEW CIREX LISTINGS



**Wauaukee Business Center II**  
201 Moravian Valley Rd  
Ste. L(r)-M, Wauaukee

**Avail Sq. Ft:** 3,980  
**Rate Sq. Ft:** \$7.50  
**Term:** 3  
**Avail:** now  
**Docks:** No  
**OH Doors:** Yes  
**Parking:** Yes  
**Ceiling at Center:** 16 ft.

201 Moravian Valley Road, Suites M & L (r), Wauaukee, WI, End Cap!, 3980 square feet total with a 1300 square foot office and a 2670 square foot warehouse, 16 foot ceilings and two drive-in doors.



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



**2141 University Avenue**

**Avail Sq. Ft:** 700-1,500  
**Rate Sq. Ft:** \$16.00-\$20.00  
**Term:** 2-5 **Avail:** Now **Parking:** Yes

University Heights. Rare commercial space available located 1/2 way between UW Foundation Building and Lombardino's Restaurant. On-site parking. 1,500 square feet avail, can be divided. Value based space perfect for growing home based, start up, agency & designer offices. First time available in 12 years.

**Keller Real Estate Group**  
David Keller  
608 227-6543  
david@kellerrealestategroup.com



**604 W Main St, Wauaukee**

**Avail. Sq. Ft.:** 1,722-2,470  
**Rate Sq. Ft.:** \$14.00  
**Term:** 3 **OH Doors:** Yes  
**Parking:** Yes **Avail:** Now

Beautiful end cap retail suite at this highly visible retail center in fast growing Wauaukee. Tall ceilings and substantial natural light. Ready to finish the space to fit Tenant's needs. New ownership with a renewed sense of efficiency and quality. Low operating expenses.

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



**255 Jefferson St, Waterloo, Jefferson Co.**

**Asking:** \$630,000  
**Bldg Sq. Ft.:** 24,000  
**Land:** 1.13 acres **Docks:** Yes  
**Zone:** com **Avail:** now

Historic brick building w/ unlimited potential, approx. 24,000 sq. ft. Character abounds in the heavy wood beams, wood floors, brick interior walls. ADA compliant restrooms, new HVAC system, elevator, updated electrical systems, energy efficient windows. Onsite parking.

**Badger Realty Group - Cambridge**  
Roxane Schiller  
608-334-7699  
roxaneschiller@gmail.com



**1015 Emerald Ter, Sun Prairie**

**Asking:** \$593,500 **Bldg Sq. Ft.:** 5,000  
**Units:** 4 **Land:** 22,564 s.f. **NOI:** \$50,446 **Hwy Exp:** Yes  
**OH Doors:** No **Docks:** No **Zone:** Urban Com **Avail:** Now

Fully leased / 100% occupied by long time personal service businesses with long leases. Note: There is a reason why they are staying. Price to sell: \$593,500 Cap Rate = 8.5

**Sanford Enterprises**  
Thomas Sanford 608.441.5580  
tom@sanfordenterprisesinc.com



**The Roxbury Tavern**

8901 County Road Y, Town of Roxbury

**Asking:** \$295,000  
**Business:** Bar and Restaurant  
**Bldg Sq. Ft.:** 3,544 sf  
**Land:** 27,442 **RE Included:** inc.

The Roxbury Tavern, a quintessential Wisconsin gathering place attracting patrons for years with its rich history and friendly charm is housed in a stone building est. 1869; a rare opportunity to invest in a piece of local history.

**NextHome Metro Group**  
Tom Walzer 608-513-5597  
Tom@NextHomeMetroGroup.com



**1 Prospect Dr, Lodi, Columbia Co.**

**Asking Sq. Ft.:** \$6.70  
**Land Sq. Ft.:** 59,677  
**Land Acres:** 1 **Asking Acre:** \$291,898  
**Avail:** Now **Zone:** c-3

Pleasant Hill Subdivision - 1.37 acres (59,677 sq. ft. - Zone C-3 Highway Interchange District - exit Lodi/Arlington I19 - located next to Quality Inn & Suites - 8,000 cars daily on hwy 60 and at interstate 50,000 - Near All Stop Travel Plaza, - was approved for restaurant.

**First Weber Commercial**  
Mike Hotlen  
608-833-3711  
hotlenm@firstweber.com



**Dane Development Property**  
Capital Valley Way and Old 113, Dane

**Asking Sq. Ft.:** \$0.87 **NEW!**  
**Land Sq. Ft.:** 2,395,800  
**Land Acres:** 55 **Asking Acre:** \$38,000  
**Avail:** Now **Zone:** A-1

Developer's Dream Property! Five minutes from Wauaukee 55 acres Residential lot development available on the edge of Dane Wisconsin. City sewer, water and electricity available

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



**Hwy 12, Cambridge**

**Asking Sq. Ft.:** \$4.82 **NEW!**  
**Land Sq. Ft.:** 39,204  
**Land Acres:** 1 **Asking Acre:** \$210,000  
**Zone:** BH **Hwy Exp:** Yes

Prime commercial lot at entrance to Village of Cambridge. Corner lot at intersection of Hwy 12/18 and Hwy 134. Over 350 ft of total hwy exposure. Just under 1 acre in size. Zoned BH permitting a wide variety of uses. Utilities available. Lot dimensions 184x68x167x96x177x93.

**Slinde Realty Company**  
Jim Bisbee  
jbisbee@slinderealty.com



**Hwy V/Gene Street, Vienna**

**Asking Sq. Ft.:** \$3.54 **NEW!**  
**Land Sq. Ft.:** 114,563  
**Land Acres:** 3 **Asking Acre:** \$153,992  
**Zone:** ETZ/B3 **Hwy Exp:** Yes

2.63 acre prime commercial lot on Hwy V with 293 ft frontage. It sits directly across from Comfort Inn & next to Exxon Gas Mart. Located just 500 yds from interstate interchange, it has excellent exposure to high volume traffic counts. All utilities available. B-3 zoning in DeForest.

**Slinde Realty Company**  
Jim Bisbee  
jbisbee@slinderealty.com