

## NEW CIREX LISTINGS



#72921

1955 Atwood Ave

Avail Sq. Ft: 11,504 **NEW!**  
 Rate Sq. Ft: \$24.00  
 Term: 5 Gas/Elec: n.i.  
 RE Tax/Ins: Inc. CAM: Inc.  
 Avail: Now Parking: Yes

Prime office space available for lease on Madison's near east side in the popular Schenk-Atwood neighborhood. This exceptional second floor suite has unique historic character, recently updated in high end finishes with a modern twist.

Key Commercial Real Estate LLC

Aimee Bauman, CCIM 608-729-1801  
 Annette Gelbach, CCIM 608-242-5622



#66461

Oakland on Monroe  
 1605 Monroe Street St

Avail Sq. Ft: 1,204 **NEW!**  
 Rate Sq. Ft: \$28.00  
 Term: 5-10 Elec/RE Tax: n.i.  
 Ins/CAM: n.i. Ceiling: 12 ft.  
 Zone: TSS Ins Parking: Yes

Brand new upscale, mixed use development on Camp Randall end of Monroe Street. Available 1/2019 Join Associated Bank and Gregg Shimanski Realty, Inc. White Box - design to suit your needs.

Gregg Shimanski Realty, Inc.

Gregg Shimanski  
 608-232-1800  
 gregg@madrent.com



#72731

Waunakee Business Center II  
 201 Mroavian Valley Rd Suite K  
 Waunakee

Avail Sq. Ft: 2,640  
 Rate Sq. Ft: \$7.50-\$9.50  
 Term: 3 Gas/Elec: n.i.  
 RE Tax/Ins: n.i. CAM/Jani: n.i.  
 Avail: Now Zone: light Ind.

2640 square feet with 1000 square foot office and 1600 square foot warehouse with drive-in door.

St. John Properties, Inc.

Greg Fax  
 262 524-0100  
 gfax@sji.com



#55412

258 Corporate Dr  
 Suite #201 and Unit 2

Asking: \$573,000  
 Bldg Sq. Ft.: 2,419  
 RE Tax: \$14,491 Parking: Yes  
 Zone: PD Avail: 05/19

Professional office condo unit, waiting area, business office, reception with file area, 1 private dentist's office, 2-fixture bathroom, x-ray lab, sterilization/lab area, dark room, storage and 7 operatories. Occupancy in summer 2019.

Opitz Realty, Inc.

Konrad Opitz 608-257-0111  
 kc@opitzrealty.com



#55462

836 Phillips Blvd Sauk City, Sauk Co.

Asking: \$1,800,000 **NEW!**  
 Bldg Sq. Ft.: 44,000  
 Zone: BH RE Taxes: \$40,642  
 Hwy Exp: Yes OH Doors: Yes

Vacant - over 44,000 sq. ft. with three levels. Located on the main level is a spacious show room excellent condition, breakroom, three bathrooms, partial sprinkler system, second level has the administration offices two restrooms and the basement level three bathrooms.

First Weber Commercial

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



#55382

200 Clamar St, Sun Prairie

Asking: \$485,000 **NEW!**  
 Bldg Sq. Ft.: 10,000  
 Units: 26 Land: 31,973 s.f.  
 RE Tax: \$10,588 GI: \$26,400  
 NOI: \$15,400 OH Doors: Yes  
 Zone: Urban Comm Avail: Now

Unique retail space with shop/warehouse comes with 24 mini warehouses for additional income. This was an auto parts store for many years. Great location, located just off of West Main St.

Conrad Real Estate Services LLC

Nick Conrad 608-837-9612  
 nick@conradrealty.com



#31524

1730 Columbus St., Sun Prairie

Asking Sq. Ft.: \$1.89 **NEW!**  
 Land Sq. Ft.: 63,598  
 Land Acres: 1 Asking Acre: \$82,191  
 Avail: Now Zone: Commercial  
 Front Dim: 178 ft. Side Dim: 557 ft.

1.46 acre commercial lot located in Sun Prairie Business Park.

Conrad Real Estate Services LLC

Nick Conrad 608-837-9612  
 nick@conradrealty.com

### Publication Deadlines

#### March's Deadline

Friday, February 15th

#### April's Deadline

Friday, March 15th

#### May's Deadline

Monday, April 15th

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



#55372

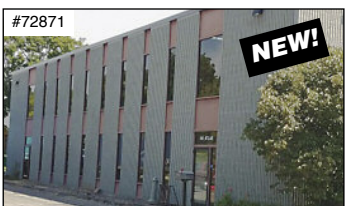
103 E Main St., Dane

Asking: \$150,000 **NEW!**  
 Bldg Sq. Ft.: 986 Avail: Now

A great price for a fixer upper home or a commercial property in perfect location in Downtown Dane Redevelopment Tax Increment District! Ample opportunity for the huge shop behind the house that could be used for just about anything! This house is a fixer-upper but could have great potential for the right buyer for a residence or commercial property.

Stark Commercial - Central

The Stark Company - C  
 608-256-9011  
 cstark@starkhomes.com



#72871

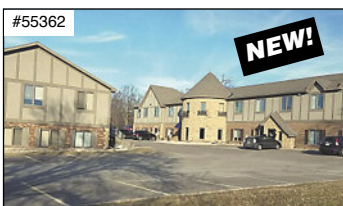
515 Atlas Ave

Avail Sq. Ft: 4,700-20,000 **NEW!**  
 Rate Sq. Ft: \$5.00-\$6.50  
 Term: 3-10 Gas/Elec: n.i.  
 RE Tax/Ins: n.i. Zone: IL

Industrial building with 20' clear height, 4 dock doors and 2 drive-in doors. Owner will divide and modify the building for tenant users - 4700 SF, 6300 SF & 9100 SF with some variation, each tenant to have at least 1 loading dock and 1 drive-in door.

Helm Commercial Real Estate

Rob Helm  
 608-827-6867  
 rob@helmcommercial.com



#55362

6525 Grand Teton Plz

Asking: \$1,850,000 **NEW!**  
 Bldg Sq. Ft.: 24,000  
 Units: 24 Land: 1.55 acres  
 RE Tax: \$28,822 Parking: Yes  
 GI: \$270,700 NOI: \$169,000  
 Zone: SE Avail: Now

Two office building portfolio for sale on Madison's West Side, priced at 9% cap rate.

Helm Commercial Real Estate

Rob Helm  
 608-827-6867  
 rob@helmcommercial.com



#55392

Kensington  
 6314 Odana Rd **NEW!**

Asking: \$1,550,000  
 Bldg Sq. Ft.: 20,900  
 Units: 14 Land: 37,897 s.f.  
 RE Tax: \$16,182 Parking: Yes  
 GI: \$210,600 NOI: \$140,100

Conveniently located office building, wheelchair accessible with elevator, very popular with alternative health care providers. Nice lobby with casual seating offers a comfortable waiting area.

Helm Commercial Real Estate

Rob Helm  
 608-827-6867  
 rob@helmcommercial.com



#55322

**NEW!**

**Briarwood Apartments**  
901 Owen St., Lake Mills, Jefferson Co.

**Asking:** \$2,275,000  
**Bldg Sq. Ft.:** 20,670  
**Units:** 16 **Land:** 1.74 acres  
**RE Tax:** \$26 **Parking:** Yes  
**Ins Parking:** Yes **GI:** \$186,660  
**NOI:** \$132,492 **Zone:** R-2

Rare Multi-Family offering in prime location. 100% occupied 16 unit apartment building featuring condo amenities such as private entrances and garages.

**Johnson & Hellekson Real Estate, LLC**  
**Scott Johnson**  
920-988-0148 scott@jhrellc.com



#53282

**NEW!**

**Summit Point Plaza -1195 Summit Ave**  
Oconomowoc Waukesha WI

**Asking:** \$1,390,000  
**Bldg Sq. Ft.:** 10,014  
**Parking:** Yes **Avail:** Now  
**NOI:** \$100,080 **Zone:** GC

Location! Location! Location! Approx 10,000 SF strip center located in the "gateway" of Oconomowoc between the thriving downtown and the I-94 Pabst Farms corridor. Property is situated next to Culver's at a controlled intersection.

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WISCONSIN REALTORS® ASSOCIATION **WRA** REALTORS ASSOCIATION  
**Legal Hotline Hottips**

## Advertising – Miscellaneous Advertising Issues

**QUESTION:** If broker has a drone, can she take pictures of her listings?

**ANSWER:** Some REALTORS® have found ways to use drones as part of their business. As long as drones are used inside a building, they are not subject to Federal Aviation Administration (FAA) regulations. However, indoor drone use must still comply with Wisconsin's Drone Privacy Protection Act. Thus, drones can be used as an effective marketing tool to fly through homes or buildings with the intention of showing various internal features of the property.

However, commercial use of drones to photograph or video the outside of a property is still regulated by the FAA. Under the rules, a pilot's license is no longer required to operate a drone for commercial use. Rather, an operator must have a pilot's license with the necessary training course or a remote pilot certificate.

The difference? Obtaining the certificate does not require any actual flying experience. To obtain a certificate, an applicant must demonstrate sufficient aeronautical knowledge by passing an exam at an FAA testing center. The cost of the exam is approximately \$150, and an estimated 20 hours of preparation and study time should be sufficient to pass the exam. In addition, the applicant must meet four eligibility requirements.

**The applicant must:**

- Be at least 16 years old.
- Be able to read, write and understand the English language.
- Be in a physical and mental condition that allows for the safe operation of the drone.
- Pass a background check performed by the TSA.

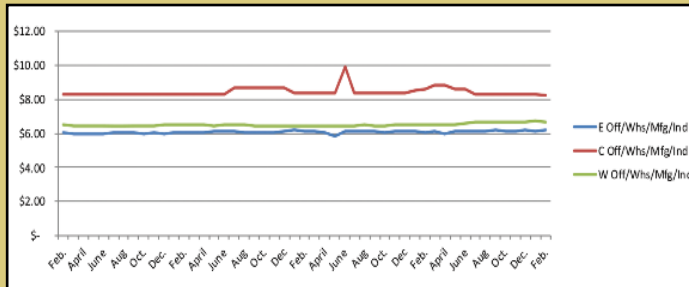
**READ MORE ABOUT IT:** For more information, please read "10 Things REALTORS® Should Know About the New Drone Regulations" in the August 2016 Wisconsin Real Estate Magazine at

[www.wra.org/WREM/Aug16/Drones](http://www.wra.org/WREM/Aug16/Drones) and

"7 Ways to Use Drone Photography and Video to Sell a Home" at <http://blog.rismedia.com/2019/drone-photography-video-sell-home>.

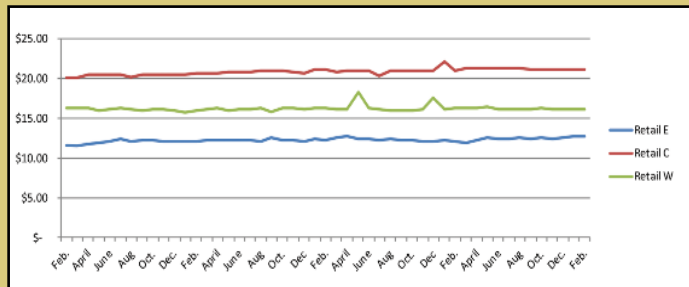
## Greater Madison Area February 2019 Asking Lease Rates

Office Rates East: \$12.75 Central: \$18.21 West: \$14.72



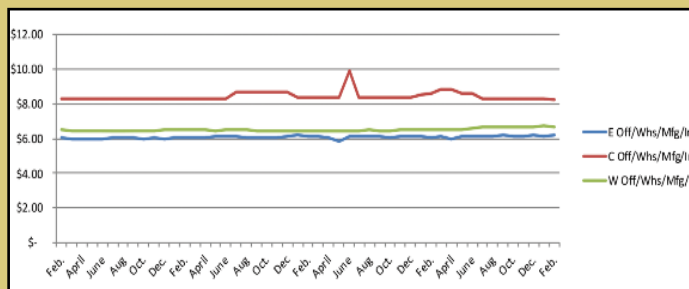
Asking rates Office from 02/01/12 – 02/28/19

Retail Rates East: \$12.66 Central: \$21.19 West: \$16.11



Asking rates Retail from 02/01/12 – 02/28/19

Office/Whse East: \$6.19 Central: \$8.24 West: \$6.68



Asking rates Office/Warehouse/Flex from 02/01/12 – 02/28/19

# Commercial Brokers Group 2018 Deal of the Year Celebration

**Date: Wednesday, February 13th, 2019**

**Party 4:00 PM Awards: 5:00 PM**