

NEW CIREX LISTINGS



#72971

2424 Rimrock Rd

Avail Sq. Ft: 3,500-30,000
Rate Sq. Ft: \$22.00
Term: 3 **Gas/Elec:** inc.
RE Tax/Ins/CAM: inc. **Avail:** Now

Class A office space available for lease with a prime central location on Rimrock Rd, just minutes away from the Beltline, downtown Madison, and the Interstate System. This exceptional office building offers modern architecture with an abundance of natural light and ample parking.

Key Commercial Real Estate LLC
 Annette Gelbach, CCIM 608-242-5622
 Jenny Lisak 608-729-1808



#73051

Nelson Road Business Center 4001 Felland Rd, Suites 107-109

Avail Sq. Ft: 2,400-3,300
Rate Sq. Ft: \$10.00
Term: 3 **Gas/Elec:** n.i.
RE Tax/Ins: n.i. **CAM/Jani:** n.i.
Avail: Now

3300 square feet of office with 560 square foot training room, street signage.

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



#73061

Nelson Road Business Center 4001 Felland Rd, Suites 112-113

Avail Sq. Ft: 3,600
Rate Sq. Ft: \$10.00
Term: 3 **Gas/Elec:** n.i.
RE Tax/Ins: n.i. **CAM/Jani:** n.i.
Avail: Now

3600 square foot office, end cap, 10 private offices which 7 offices are on windows plus open area for cubes. Street signage available.

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



#73071

Nelson Road Business Center 4009 Felland Rd, Suites 118-127

Avail Sq. Ft: 12,977
Rate Sq. Ft: \$11.00
Term: 3 **Gas/Elec:** n.i.
RE Tax/Ins: n.i. **CAM/Jani:** n.i.
Avail: Now

12977 square feet with large open office area. End Cap, a lot of parking.

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



#73211

6410 Enterprise Ln

Avail Sq. Ft: 1,877 **NEW!**
Rate Sq. Ft: \$16.95
Term: 3 **Gas:** inc.
RE Tax/Ins: inc. **CAM:** inc.
Avail: 04/19 **Parking:** Yes
Ins Parking: Yes

Great first floor space that includes 8 offices, a conference room and a storage room. Lots of windows.

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



#13321

341 State Street

Avail Sq. Ft: 978-3,478
Rate Sq. Ft: \$22.00-\$32.00
Term: 3-10 **Elec/RE Tax:** n.i.
Ins/CAM: n.i. **Jani:** n.i.
Avail: Now **Parking:** No

Prominent location with high pedestrian and vehicular traffic at corner of State and Gorham. Retail entrance on corner with high visibility. Availability on first and second floors.

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



#73231

Professional Building DeForest 210 N Main St, DeForest

Avail Sq. Ft: 675
Rate Sq. Ft: \$10.50
Term: 1 **Avail:** Now
Parking: Yes **Zone:** comm

Professional office space 675 sq ft like new carpet and freshly painted walls, ample parking. Base rent is \$10.50 sq ft plus NN. Yahara River flows next to the building. Three larger offices with a L shaped reception area. Move in condition

Targa Inc
 Robin Koth 608-836-0500
 Lindsay A. Koth 608-836-0500



#73081

Cayuga Court 1903 Cayuga St, Middleton

Avail Sq. Ft: 1,761
Rate Sq. Ft: \$22.00
Term: 1 **Gas/Elec:** n.i.
Avail: Now **Parking:** Yes

Retail space now available at Cayuga Court! Major Tenants: Meriter Health, Hallman/Lindsay Paints, First Choice Dental, Takara 88, Barriques, Diny's Jewelers, K-Peppers, Compadres Mexican Restaurant, Edward Jones & Little Gym.

NGG Real Estate
 Dan Holvick 608-828-8803
 dan.holvick@nggwi.com



#58901

Portofino Place 601 Junction Rd

Avail Sq. Ft: 1,400-5,900
Rate Sq. Ft: \$18.00
Term: 5-10 **Parking:** Yes

NEW!! Smaller units (1,400 sf to 2,331 sf) to be created by demising the 9,058 sf former Biaggi's Restaurant space; Outstanding exposure with storefronts and signs facing Junction Road traffic; One block from Old Sauk Trails Office Park (10,000 employees).

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

CIREX Inserts for 2019

To reserve yours, call 608-345-2880

NEW CIREX LISTINGS



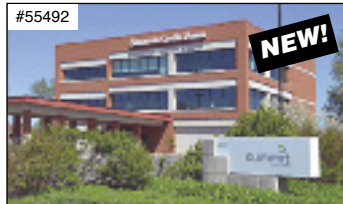
#55542

3510 E Washington Ave

Asking: \$369,000 **NEW!**
Bldg Sq. Ft.: 2,250
Land: 8,280 s.f. **OH Doors:** No
Zone: CC-T **Avail:** Now

Well maintained office property offers a great opportunity for an owner occupant desiring visibility along busy East Washington Avenue. Private parking behind the building and an additional 2,250sf of basement space make this building a unique find in such a prime location.

Key Commercial Real Estate LLC
 Annette Gelbach, CCIM 608-242-5622
 Beth Iyer 608-729-1800



#55492

4800 American Pkwy

Asking: \$4,650,000 **NEW!**
Bldg Sq. Ft.: 33,486
Land: 4.14 acres **Hwy Exp:** Yes
Zone: SEC **Avail:** Now

4800 American Parkway is a class A office building available for sale in the American Center Business Park. Formerly the corporate headquarters of Summit Credit Union, this property is ideally suited for an owner occupant or investor.

Key Commercial Real Estate LLC
 Annette Gelbach, CCIM 608-242-5622
 Jenny Lisak 608-729-1808



#55522

3162 County Road B, Stoughton

Asking: \$1,500,000 **NEW!**
Bldg Sq. Ft.: 8,889
Land: 2.30 acres **Hwy Exp:** Yes
Zone: Hwy Business **Avail:** Now

This location along with a wonderfully designed building will give the next occupant a signature presence. Step through the door and you'll be amazed at the amount of natural light and comfortable feeling this design will provide for your employees, clients or customers.

Matson & Associates, Inc/Real Living
 Tom Matson
 608-873-8700
 tmatson@matsonhomes.com



#54142

6601 Traveler Trl, Windsor

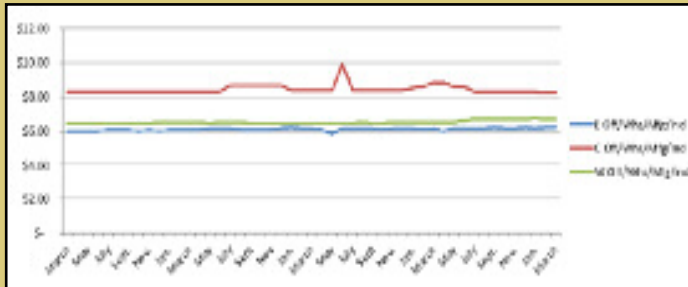
Asking: \$400,000 **NEW!**
Bldg Sq. Ft.: 4,000
Land: 23,958 s.f.
Avail: Now

Existing restaurant property for sale. Includes additional commercial lot. Located within 10 miles of Dane County Regional Airport and just minutes from I-90/94 in one of the fastest growing residential areas in WI.

Key Commercial Real Estate LLC
 Kristen Fish 608-729-1800
 kfish@keycomre.com

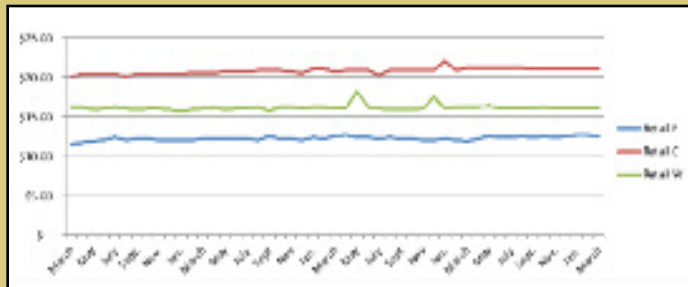
Greater Madison Area March 2019 Asking Lease Rates

Office Rates East: \$12.79 Central: \$18.32 West: \$14.76



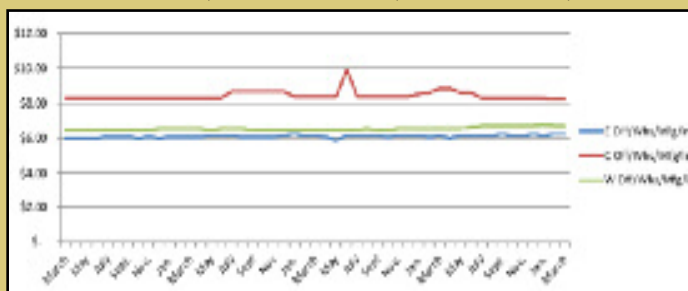
Asking rates Office from 03/01/12 – 03/31/19

Retail Rates East: \$12.58 Central: \$21.19 West: \$16.12



Asking rates Retail from 03/01/12 – 03/31/19

Office/Whse East: \$6.20 Central: \$8.24 West: \$6.69



Asking rates Office/Warehouse/Flex from 03/01/12 – 03/31/19



#55502

5262 Verona Rd, Fitchburg

Asking: \$1,600,000 **NEW!**
Bldg Sq. Ft.: 14,760
Units: 1 **Land:** 1.10 acres
RE Tax: \$20,658 **Parking:** Yes
Hwy Exp: Yes **Avail:** Now
Zone: BH - Business Highway

Retail with showroom - along busy Verona Road. Zoned Business highway, 35 to 40 parking stalls on 1.105 acres. Contact Konrad Opitz for details or to schedule a tour.

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



#45622

1133 Williamson St

Asking: \$305,000 **NEW!**
Bldg Sq. Ft.: 3,221
Units: 2 **Land:** 4,356 s.f.
RE Tax: \$6,017 **Parking:** No
Zone: HIS-TL TSS **Avail:** Now

Building is currently operating as a restaurant. Buyer would have ability to be owner/occupant.

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



CIREX News & Views

weekly e-newsletter
 Reach over 1,300 Commercial Real Estate Brokers and Agents.

Promote properties and services as low as \$15 for new listings and \$25 for banner ads.

Not on our email list? Join today, it's FREE

Email rsk@cirex.com or call 608-241-9300



#17295

All-American Liquor
 2543 Main St, Cross Plains

Asking: \$760,000 **NEW!**
Bldg Sq. Ft.: 5,170 sf
Land: 17,257 sf **RE Incl:** inc.

Profitable liquor store business for sale with real estate included. Income/Expense info available after signing confidentiality agreement. Co-listed with Tyson Hall of Master-Hall Appraisal. Contact Konrad Opitz/Opitz Realty or Tyson Hall.

Opitz Realty, Inc.
 Konrad Opitz 608-257-0111
 Masters-Hall Appraisal
 Tyson Hall 608-203-6235