

# New CIREX listings



#20153371

**NEW!**

**The Whitney Reserve**  
5201 Old Middleton Rd

Avail Sq. Ft.: 1,391  
Rate Sq. Ft.: \$23.00  
Term: 5-0 Avail: 05/22

1,391 square feet of commercial space on the hard corner of Whitney Way and Old Middleton Road, within the Whitney Reserve. This mixed-use development offers great visibility and signage in the heart of Madison's near west-side. Just blocks away from Madison's premier open-air lifestyle district, Hilldale Mall.

**Flad Development & Investment Corp.**  
Brian Flad 608-443-4365  
bflad@flad-development.com



#20153721

**NEW!**

2160 Atwood Ave

Avail Sq. Ft.: 1,823  
Rate Sq. Ft.: \$20.00  
Term: 3-0 Avail: Now

Former café space now available at the Cornerstone building located at the controlled intersection of Atwood Avenue and Dunning Street. This first floor retail space features expansive ceilings, abundant natural light, large dining area with 2 private rooms, built in booths and shelving, and fire place.

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



#20153491

**NEW!**

**Network222 Suite 450**  
222 W Washington Ave

Avail Sq. Ft.: 4,605  
Rate Sq. Ft.: \$28.00  
Term: 5-0 Gas/Elec: inc  
RE Tax/Ins: inc CAM/Jani: inc  
Avail: Now OH Doors: Yes  
Parking: Yes Inside Parking: Yes

Prime location! Class A office building conveniently located 1 block from the State Capitol Square and Overture Center. Abundant exterior offices, natural light and heated underground parking.

**FIORE The Fiore Companies**  
Ben Schmidt 608-255-5060  
Lindsay Kruger lkruger@fioreco.com



#20153501

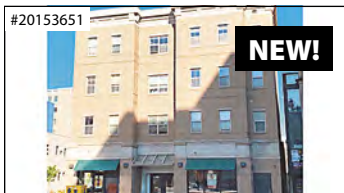
**NEW!**

**Knickerbocker Place Suite 240**  
2701 Monroe St

Avail Sq. Ft.: 1,000-1,532  
Rate Sq. Ft.: \$18.00-\$22.00  
Term: 5 Jani: n.i.  
Avail: 01/22 Parking: Yes

Knickerbocker Place is one of Madison's finest neighborhood retail centers, located adjacent to Wingra Park in the heart of lower Monroe Street, Dudgeon-Monroe, and Nakoma neighborhoods. The center offers high visibility from Monroe Street and on-site customer parking.

**FIORE The Fiore Companies**  
Ben Schmidt 608-255-5060  
Lindsay Kruger lkruger@fioreco.com



#20153651

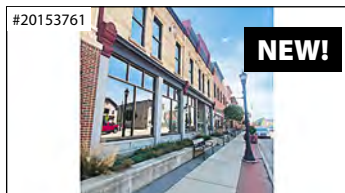
**NEW!**

**THE VARSITY**  
405 N Lake St

Avail Sq. Ft.: 880-1,889  
Rate Sq. Ft.: \$40.00  
Term: 5-10 Zone: PD  
Hwy Exp: Yes Docks: Yes

Expand your client base at this Highly Visible location that offers >2.5M annual pedestrian foot traffic and ~33,200 VPD. Ideal for an established operator looking to lease a prime location in the Heart of Downtown Madison.

**ABSTRACT Commercial Real Estate LLC**  
Heather Ewing, CCIM  
Phone 608-239-4781  
heather@abstract-cre.com



#20153761

**NEW!**

**VILLAGE CROSSING - OFFICE**  
114 E Main St, Waunakee

Avail Sq. Ft.: 1,133  
Rate Sq. Ft.: \$20.00-\$22.00  
Term: 5-10 Gas/RE Tax: inc  
Ins/CAM/Jani: inc Avail: Now  
Hwy Exp: Yes Parking: Yes

Charming property with abundant sunlight, exposed brick, and warm atmosphere. Lease an office you are eager to get to each day! The space includes a reception area, 3 Offices (each has a window(s)), and streamlined kitchenette.

**ABSTRACT Commercial Real Estate LLC**  
Heather Ewing, CCIM  
Phone 608-239-4781  
heather@abstract-cre.com



#20153741

**NEW!**

**THE BOULEVARD**  
3318 University Ave

Avail Sq. Ft.: 1,568-0  
Rate Sq. Ft.: \$30.60  
Term: 5-10 Avail: Now  
Zone: CC-T Hwy Exp: Yes  
Docks: Yes Parking: Yes

Ancora Cafe + Bakery has outgrown their space! This is an ideal turn-key opportunity in the highly desirable Hilldale area. Close proximity to downtown Madison, the beltline or Middleton. Space is available as of May 1, 2021.

**ABSTRACT Commercial Real Estate LLC**  
Heather Ewing, CCIM  
Phone 608-239-4781  
heather@abstract-cre.com



#20153751

**NEW!**

**THE COLLEGIATE**  
515 N Lake St

Avail Sq. Ft.: 3,892  
Rate Sq. Ft.: \$40.00  
Term: 5-10 Jani: n.i.  
Avail: Now Zone: PD

Expand your client base at this Highly Visible location that offers >2.5M annual pedestrian foot traffic steps from your door. Ideal for an established operator looking to lease a prime location in the Heart of Downtown Madison. 3892 SF is available.

**ABSTRACT Commercial Real Estate LLC**  
Heather Ewing, CCIM  
Phone 608-239-4781  
heather@abstract-cre.com



#20153781

**NEW!**

**Anytime Fitness Center**  
6000 Monona Dr, Monona

Avail Sq. Ft.: 1,895  
Rate Sq. Ft.: \$18.00  
Term: 5-0 Jani: n.i.  
Avail: Now Parking: Yes

Join Anytime Fitness, Shopko Optical, Subway, and US Nails in this highly visible 1st floor retail space. Open floor plan awaiting your design.

**Slinde Realty Company**  
Bert Slinde 608-221-1900  
Jeff Slinde 608-221-1900



#20153791

**NEW!**

**2960 Triverton Pike Dr**  
2960 Triverton Pike Dr, Fitchburg

Avail Sq. Ft.: 850  
Rate Sq. Ft.: \$20.00  
Term: 5-10 Gas/RE Tax: inc  
Ins/CAM/Jani: inc Avail: Now  
Hwy Exp: Yes Parking: Yes

Perfectly located off of Fish Hatchery for access to downtown Madison or Hwy. 12/18 to Middleton or Milwaukee/Chicago. The property includes two office spaces. SUITE 202 - Available Now.

**ABSTRACT Commercial Real Estate LLC**  
Heather Ewing, CCIM  
Phone 608-239-4781  
heather@abstract-cre.com



#20153391

**NEW!**

**NEW!**

**505 S Gammon Rd**

Avail Sq. Ft.: 5,856 Rate Sq. Ft.: \$45.00  
Term: 5-20 Avail: 02/01/2022 Hwy Exp: Yes

An outstanding retail location directly across from West Towne Mall is available for the first time in 20 years. Jared will leave this location on January 31, 2022. The building is current 5,800 SF. It can be expanded to approximately 8,000 SF. Current parking ratio is 10/1,000 SF.

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

# New CIREX listings



**#20153562**  
**NEW!**  
**1760 Eagan Rd**  
**Asking: \$3,200,000.00**  
**Avail Sq. Ft.: 40,000**  
**Land Sq. Ft.: 144,183.60**  
**Parking: Yes**  
**Docks: 1**  
**Inside Parking: Yes**  
**Zone: CC**

Great opportunity to own part of the East Towne Mall area. Large 3.3 acres box site located directly across from the mall entrance and main entrance to Culvers. High traffic count near mall. Single tenancy or easily demise to former multi-tenant use of 20,000 sf, 12,000 sf and 8,000 sf users.

**Key Commercial Real Estate LLC**  
 Aimee Bauman, CCIM 608-729-1801  
 Mallory Rekoske 608-729-1803



**#20153434**  
**NEW!**  
**6220 Nesbitt Rd, Fitchburg**  
**Asking Sq. Ft.: Call**  
**Land Sq. Ft.: 55,757**  
**Avail: Now** **Zone: B-G (General Business)**  
**Prime development land suitable for many commercial and retail uses. This 1.28 acre site is cleared and ready for development. Property is located on the corner of Nesbitt Rd & Limestone Ln. High traffic location, visible from Verona Rd (Hwy 18). Prime location in close proximity to large retailers including Super Target, HyVee and Aldi.**

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



**#20153684**  
**NEW!**  
**5606 Schroeder Rd**  
**Asking Sq. Ft.: \$25.43**  
**Land Sq. Ft.: 68,825**  
**Asking Acre: \$1,750,000.00**  
**RE Tax: 18,568.00**  
**Avail: Now** **Zone: CC-T**  
**Hwy Exp: Yes** **Dimen: 328 ft. x 330 ft.**

1.58 acres available at Whitney Way and the Beltline Hwy. Site contains two small buildings. In Madison Opportunity Zone #3. Rare opportunity to redevelop site with west Beltline exposure and linkages.

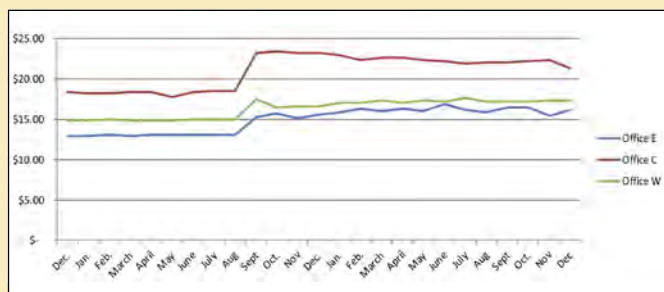
**Keller Real Estate Group**  
 David Keller 608-227-6543  
 david@kellerrealestategroup.com



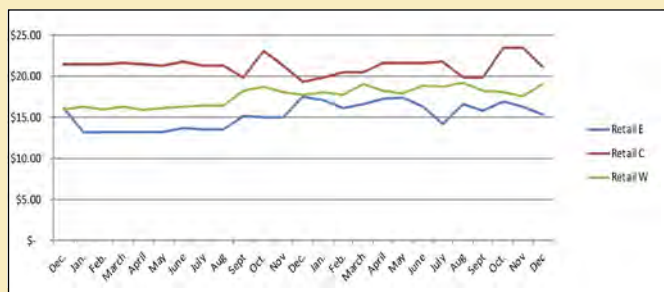
**#22524**  
**NEW!**  
**Innovation Springs Phase 1**  
 Innovation Dr, DeForest  
**Asking Sq. Ft.: \$ 4.95**  
**Land Sq. Ft.: 43,560-261,360**  
**Asking Acre: \$215,622.00** **Avail: Now**  
**Zone: PUD** **Hwy Exp: Yes**  
 Phase 1 has 10 fully improved lots from 1.5 ac to 2.8 ac in size. These lots are ready to go. Redundant electric power from 3 different substations that can supply virtually any power requirement. Fiber optics already installed. Lots 3,4,5,6 & 7 have been sold.

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

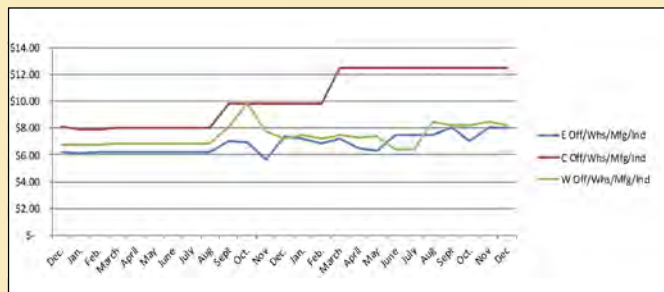
## Greater Madison Area December 2021 Asking Lease Rates From 12/01/2012 - 12/31/2021



Office Rates East: \$16.10 Central: \$21.25 West: \$17.38



Retail Rates East: \$15.33 Central: \$21.18 West: \$19.06



Office/Whse East: \$8.00 Central: \$12.50 West: \$8.23

Feature your property with a display ad in CIREX and you'll receive another ad placed in our weekly newsletter at no extra charge.

For more information, contact  
 Ralph Kamps 608-345-2880  
 cirexnews@gmail.com



### CirexNews - CRE and Investment News

**Online - Titles Only - Search - This Week - Share**



#### This Weeks Articles...

- Our offices will never be the same after COVID-19. Here's what they could look like  
 Expert Insight: Retailers should plan for the new normal now
- Walmart hires 100,000 to meet surging demand, as toilet paper and sewing machines fly off the shelves
- Chicago's spec industrial market strong in the first quarter; second quarter brings unknown
- Property Taxes Are Probably Still Due Despite Coronavirus
- What Will Tomorrow's Workplace Bring? More Elbow Room, for Starters
- Steps For CRE Tenants, Landlords, Owners During Pandemic

#### The WRA wants to help.



Beginning Thursday, April 16, the WRA will launch a new "Legal Update Live" series of online, open and interactive meetings that cut through the noise and distill key business and practice-related information that you need to know