

FOR SALE

EFFICIENT OFFICE BUILDING

8317

ELDERBERRY ROAD

Madison, WI 53717



PROPERTY HIGHLIGHTS

This single-story office building is available to the market for the first time. The attractive brick and glass exterior, two-story entrance, abundant parking, and excellent location make this property a unique opportunity. This property is well-located near major retail and office developments on the Westside of Madison, Wisconsin. It is accessible off of Junction Road, a retail corridor including: Target, Pick 'n Save (Kroger), Land's End, Outback Steakhouse, UW Credit Union, Bed Bath & Beyond, Party City, and numerous other retail and office tenants, hotels and fitness facilities.

- + Asking Price: \$1,875,000
- + Parcel Size: 90,583 SF (2.08 Acres)
- + Building Size: Approximately 13,600 SF
- + Year Built: 2001/2002
- + Zoning: PD - Planned Development
- + Parking: 56 surface spaces (approx. 4.1 stalls/1,000), may be expandable
- + Fully sprinklered
- + Building and monument signage
- + Current buildout consists of many private offices, large training/conference room (10'x14', typical), workstations, meeting rooms, kitchen, and storage area with 8'x7' garage door
- + Shared driveway with UW Credit Union, and also has a second driveway in back of building
- + Site is less than one mile from the Beltline (Highway 12), and sits between two major roads that both intersect Highway 12 (Mineral Point and Old Sauk Roads)
- + Public transportation is available less than one block from the property, along Junction Road



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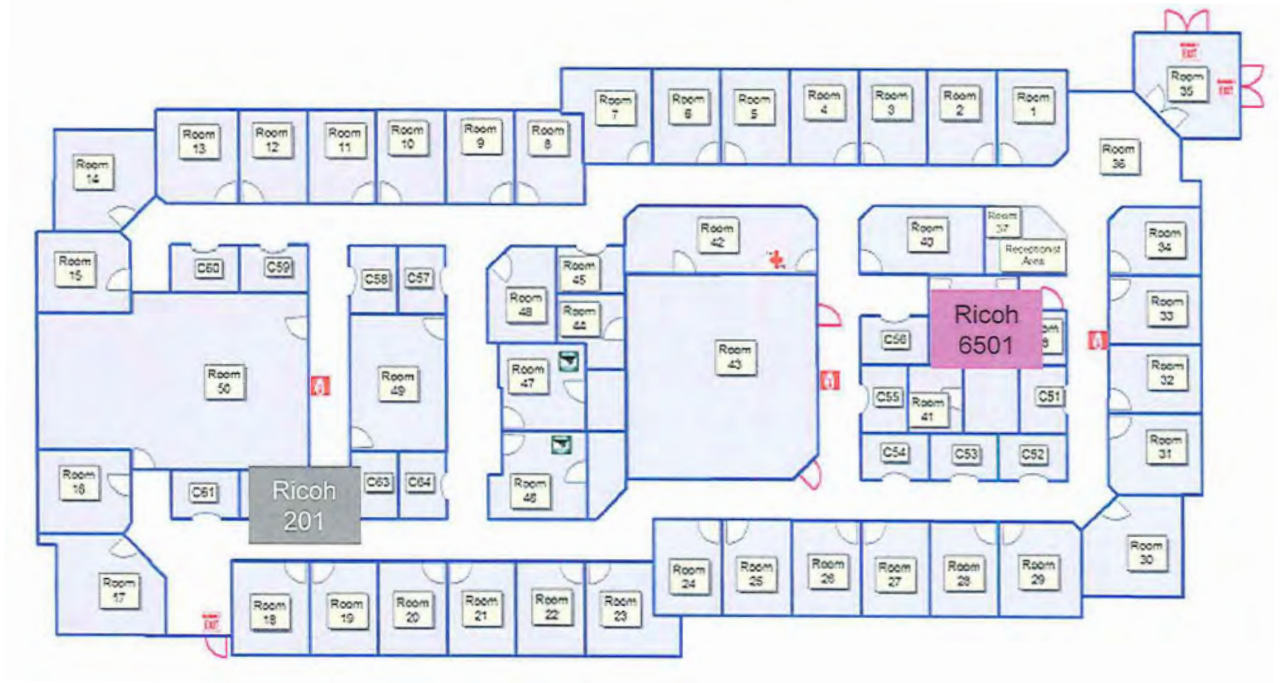
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FLOOR PLAN



ADDITIONAL BUILDING INFORMATION

- + Multiple technology providers available (T1, etc.)
- + IT room with supplemental cooling unit
- + Approximately 34 perimeter offices and 14 cubicles currently
- + Two multi-stall restrooms with showers, and one unisex restroom
- + HVAC: 7 Carrier forced air units
- + Lighting: Primarily 2'x4' fluorescent fixtures
- + Roof: Flat with ballasted rubber membrane



CONTACT US

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PARCEL MAP

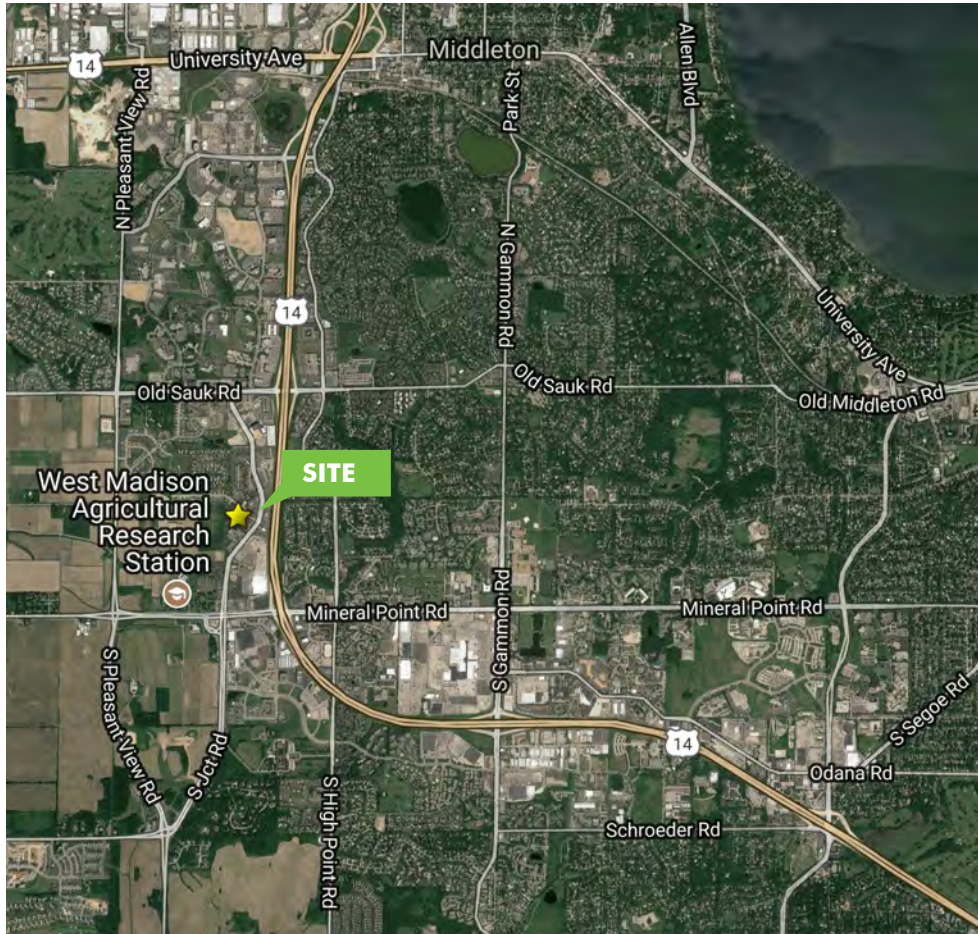


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LOCATION MAP



AREA DEMOGRAPHICS

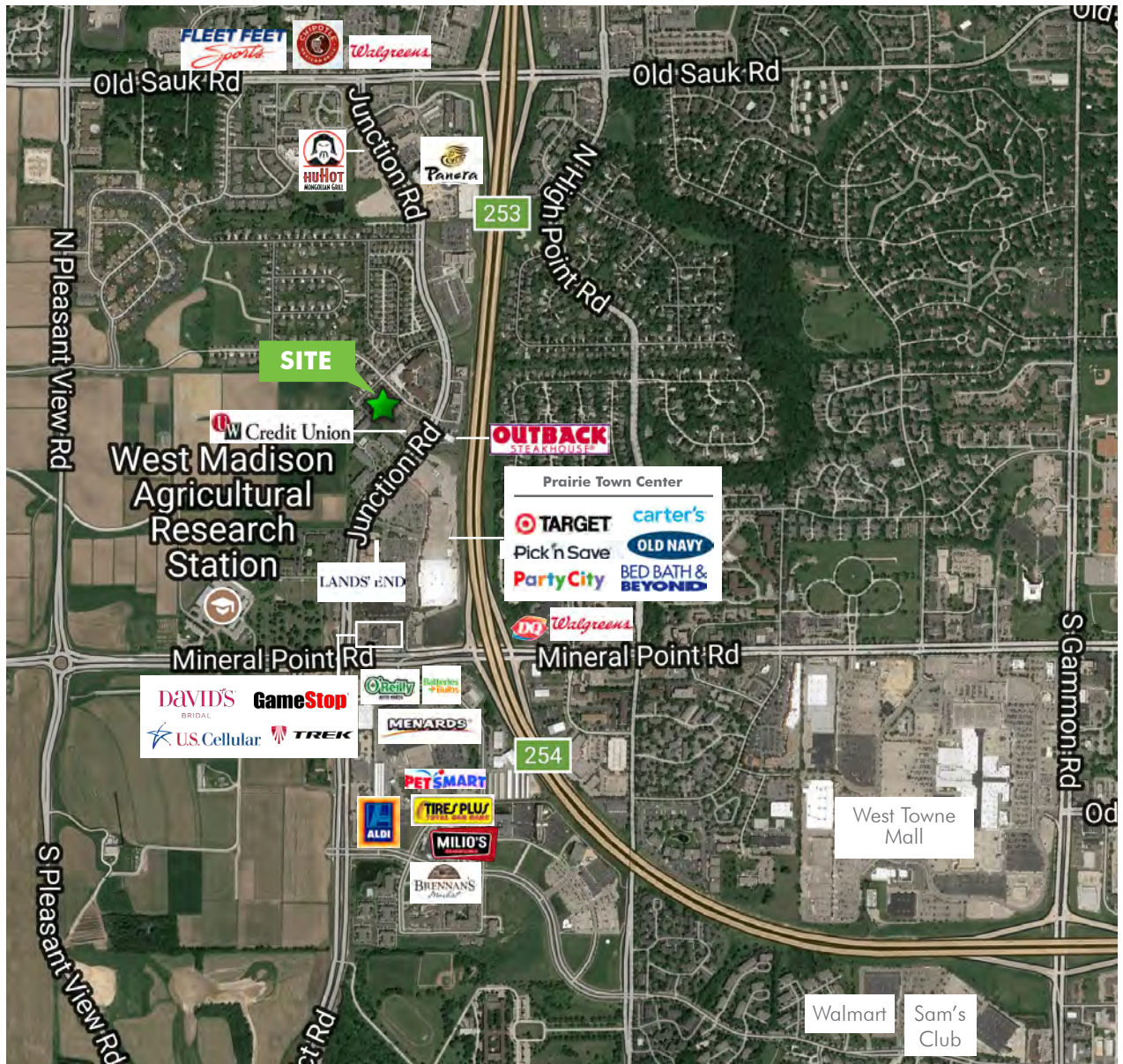
2017 DEMOGRAPHICS	1 mile	3 miles	5 miles
Population	8,425	26,825	136,080
Daytime Population	11,494	78,464	145,768
Median Age	36.2	38.6	37.3
Average Household Income	\$105,164	\$107,503	\$103,386

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RETAIL AERIAL MAP



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ADDITIONAL PHOTOS



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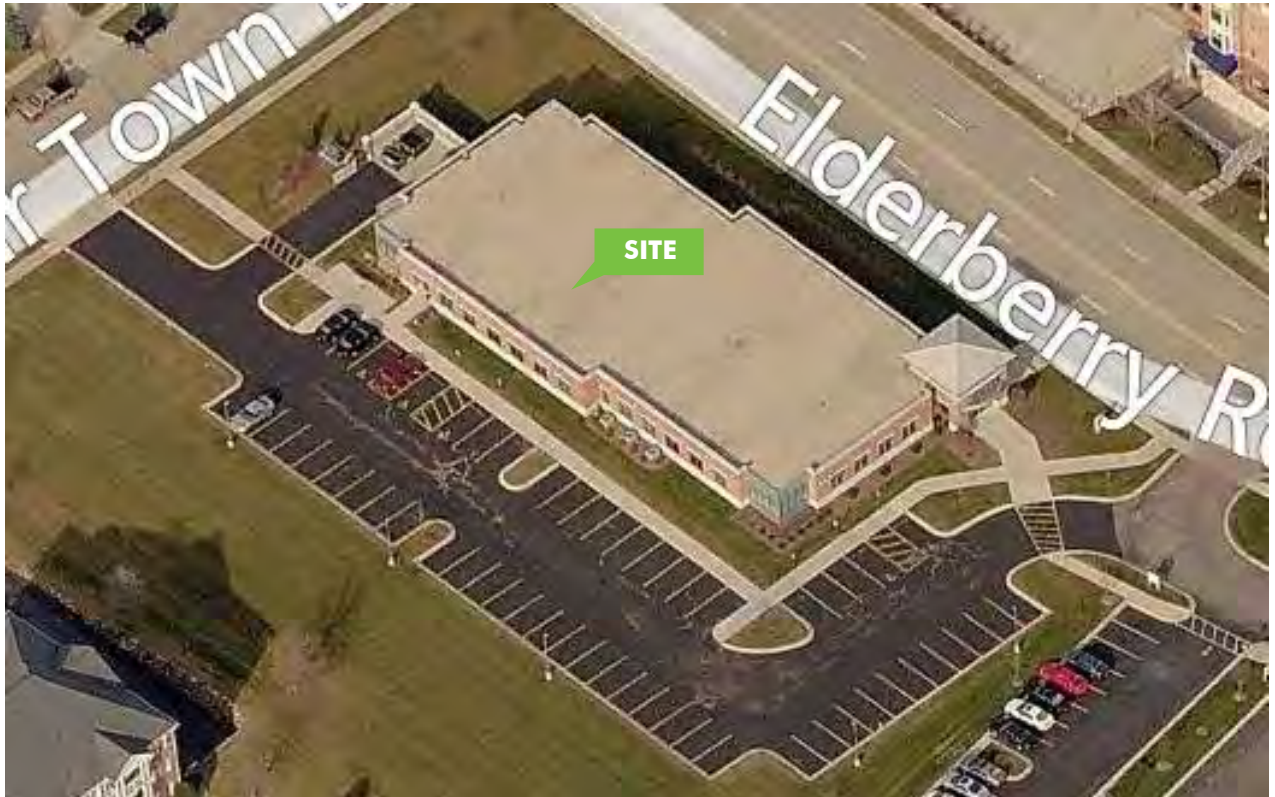
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AERIAL VIEW



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STATE OF WISCONSIN BROKER DISCLOSURE

To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- *The duty to prove brokerage services to you fairly and honestly.*
- *The duty to exercise reasonable skill and care in providing brokerage services to you.*
- *The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.*
- *The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).*
- *The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.*
- *The duty to safeguard trust funds and other property the broker holds.*
- *The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.*

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

(Insert information you authorize to broker to disclose such as financial qualification information)

CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing. List Home/Cell Numbers:

SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the internet at <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

A "material adverse fact" is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.