FOR LEASE

OFFICE

FLEXIBLE OFFICE SPACE IN THE HEART OF OREGON
550 North Burr Oak Avenue, Oregon, WI 53575

- 625–6,438 SF Available
- Professional Office Space
- Minutes from Madison
- Triple Net (NNN) Lease

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RE/MAX PREFERRED
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PROPERTY SUMMARY

550 North Burr Oak Avenue
Oregon, WI 53575

Property Summary

Building SF:	6,438
Lease Rate:	$12-$16
Lot Size:	0.76 Acres
Zoning:	Comm

Building Highlights

Flexible suite sizes from 625 SF to 6,438 SF
Reception area, conference room, break room, and lounge
Central air conditioning
Municipal water and sewer
ADA compliant
High-speed broadband available
Attractive exterior and professional image
Free-standing signage opportunity
Ample on-site parking for employees and visitors

Location Overview

Located in Oregon's established business and industrial district, this property offers excellent access to Madison, Verona, Fitchburg, and surrounding Dane County communities. The area benefits from a strong workforce base, nearby amenities, and convenient connections to major transportation routes, making it an attractive location for professional office users seeking a balance of accessibility and affordability.

RE/MAX COMMERCIAL

PROPERTY DESCRIPTION

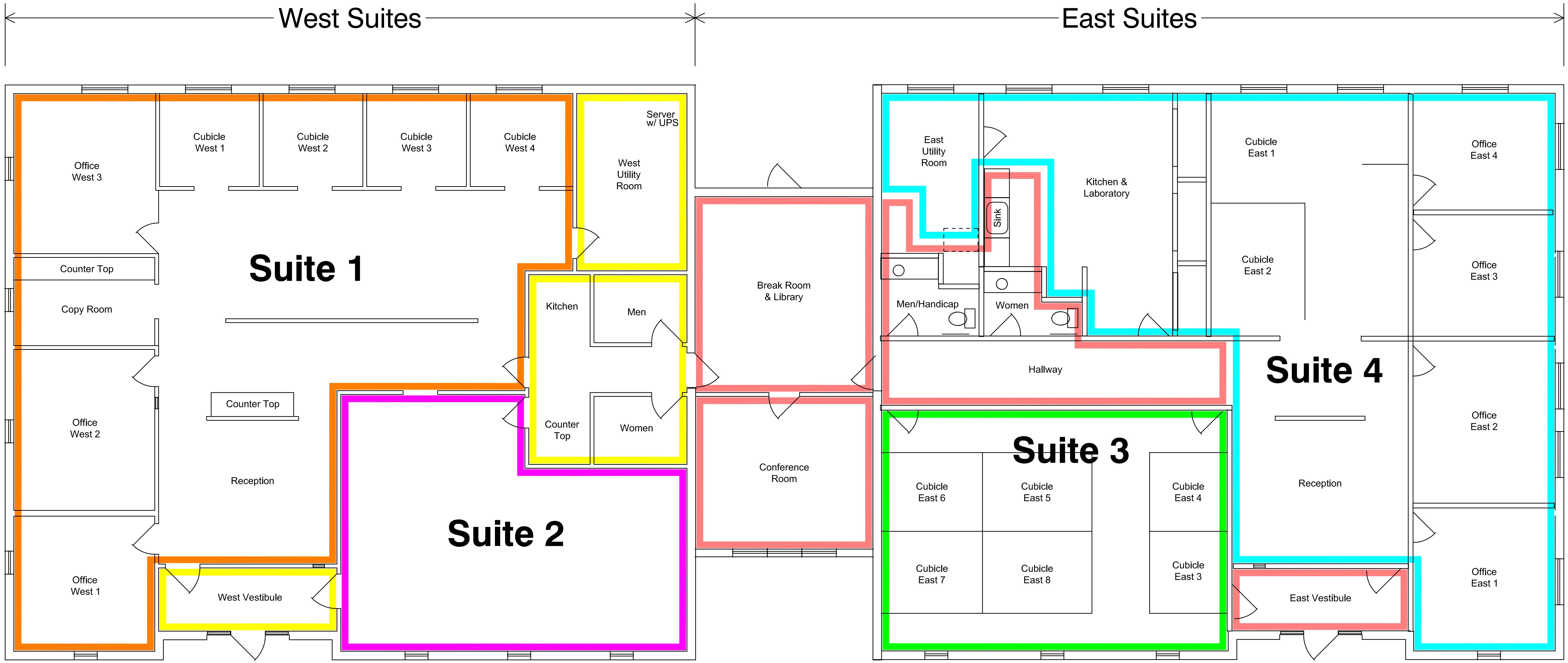
Property Description

Position your business in this well-maintained 6,438-square-foot office building located in Oregon's established business corridor. Offering suites from 625 SF up to the entire building, the property provides flexible leasing opportunities for professional services, engineering firms, technology companies, medical office users, administrative headquarters, and other office-intensive operations. The versatile floor plan accommodates private offices, conference rooms, collaborative workspaces, reception areas, and employee support spaces. Conveniently located just minutes from Madison, Verona, and Fitchburg, the property combines accessibility, professional image, and ample on-site parking in a highly desirable Dane County location.

PROPERTY PHOTOS

PROPERTY PHOTOS

Exhibit A



1827 sq.ft. Suite 1
625 sq.ft. Suite 2
507 sq.ft. Shared facilities for Suites 1 & 2

675 sq.ft. Suite 3
1821 sq.ft. Suite 4
983 sq.ft. Shared facilities for Suites 3 & 4

Burr Oak Office Suites
550 N. Burr Oak Avenue
Oregon, WI 53575

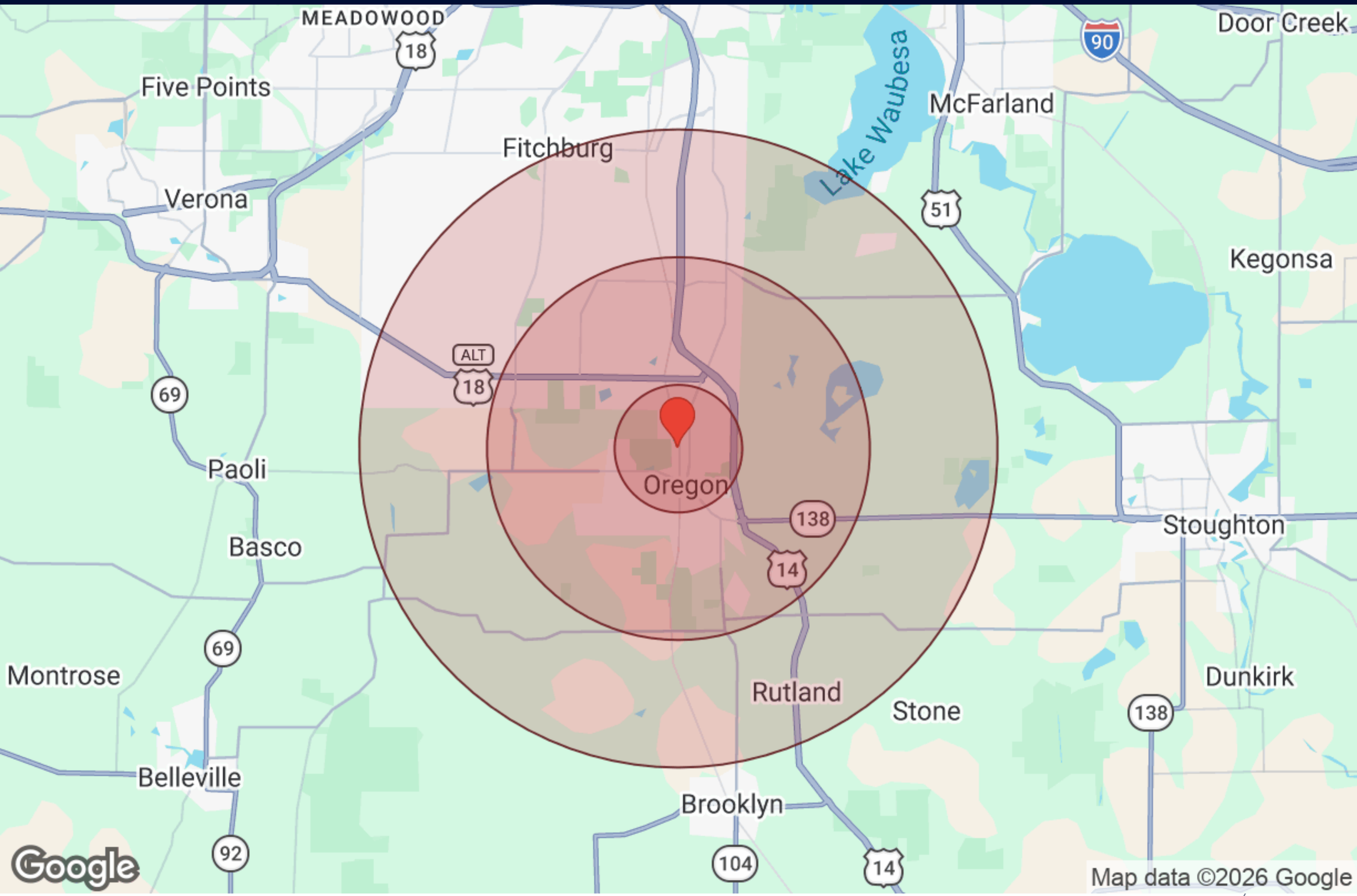
LOCATION MAPS

FLEXIBLE OFFICE SPACE IN THE HEART OF OREGON
550 North Burr Oak Avenue
Oregon, WI 53575

BUSINESS MAP

FLEXIBLE OFFICE SPACE IN THE HEART OF OREGON
550 North Burr Oak Avenue
Oregon, WI 53575

DEMOGRAPHICS



Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,885	8,040	12,726
Female	2,917	7,347	11,992
Total Population	5,801	15,387	24,718

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,566	6,318	11,199
Occupied	2,377	5,834	10,320
Owner Occupied	1,664	4,303	7,016
Renter Occupied	713	1,531	3,304
Vacant	189	485	879

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,060	2,701	3,952
Ages 15 - 24	674	1,755	2,943
Ages 25 - 54	2,340	6,409	10,438
Ages 55 - 64	724	1,977	3,155
Ages 65+	1,003	2,544	4,231

Income	1 Mile	3 Miles	5 Miles
Median	$97,626	$108,918	$112,179
Under $15k	68	238	275
$15k - $25k	68	129	225
$25k - $35k	139	261	350
$35k - $50k	245	521	919
$50k - $75k	373	846	1,413
$75k - $100k	327	684	1,424
$100k - $150k	465	1,049	2,050
$150k - $200k	292	972	1,587
Over $200k	401	1,134	2,077

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. RE/MAX Preferred makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RE/MAX Preferred does not serve as a financial advisor to any party regarding any proposed transaction.

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Each Office Independently Owned and Operated

PRESENTED BY:

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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(I) 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 significate 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 (le) 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.