

Planned Laboratory & Office Building

1110 Deming Way, Madison WI

Scheduled for completion the summer of 2023, **1110 Deming Way** will offer four stories and 110,000 SF of Class-A laboratory and office space. Located in The Old Sauk Trails Business Park on the southwest corner of Deming Way and Blackhawk Road, the project is a mile away from Greenway Station – Middleton’s largest retail development. Additional amenities within the park include day care centers, medical facilities, financial and investment firms, fitness centers, bike paths, and wide and well-lit roadways. The site is on a Madison Metro bus route and within walking distance of numerous quality shopping, dining, and hotel accommodations.



1110 Deming Way Venture
Madison, WI 53703
(608) 669-4153 / trickers57@gmail.com

Property Information

Land Size:	6 acres
Building Description:	Class A Laboratory and Office
Space Available:	110,000 SF
Lease Rate:	TBD
Occupancy:	15 months following lease execution
Lease Term:	Minimum 10-year term
Tenant Improvements:	Negotiable
Parking:	4 stalls per 1,000 SF
Signage:	Building and monument signage available.
Structure:	Steel frame with concrete floor. High efficiency glass 10' perimeter curtain wall, with bird-friendly frit on lower floors. Typical wall construction of precast concrete.
Lobby:	Ground floor lobby to be public during normal business hours. (Note: floors can be access controlled via card readers in elevators.)
Elevators:	2 passenger and 1 freight elevator. All elevators serve all levels.
Docks:	At main level elevation. Enclosed and tempered delivery dock with leveler. Exterior loading area large enough to accommodate WB-50 truck. Exterior trash, recycling, back-up generator and tenant gas storage. Easy, at-grade access to freight elevator serving all floors. Trucks will access the site via Deming Way.
Ceiling Height:	Ceiling height is 11 ft. Floor-to-floor height is 16 ft.

Electrical:

Power distribution to each floor will be 208/120V. Building will be capable of 480/277v power. Each floor expected to have separate utility meter with the ability to submeter as required. Lighting control system will be automated.

Redundant power provided by 500kVA diesel generator and associated electrical gear.

Structured cabling and optical fiber will be provided to each floor and terminated at MDF closets. Camera system will be provided for base building with ability for tenant to extend into space. Access control provided at all exterior building openings, elevator, and common spaces. System will have ability to extend for suite entry and within buildout space.

Plumbing:

Central domestic water heater and softener systems. Shared building compressed air distributed to each floor (extension to suite by tenant). Independent drain systems for domestic and lab waste. Lab waste will be tied to exterior manhole for sampling. Building core and shell set up to accommodate any specialty gas system with tanks and distribution to be by tenant. Adaptable for specialty gas with tanks and distribution by tenant. Entire building suitable for hard piping to all floors. Does not include central system for acid dilution.

HVAC:

Proposed (4) pipe system serving chilled beam and fan coil distribution. 100% outdoor air, designed to target a minimum of (6) filtered air changes per hour. There will not be any air recirculation between any of the floors. All primary systems will be tied to emergency power. Glycol heat recovery loop to preserve air hygiene and provide utility cost savings.

Roof mounted air-cooled chiller plant with economizer and redundant high velocity variable air flow lab exhaust fans. Chilled water for temperature and tenant processes. Central gas-fired condensing modular boiler plant. Exhaust fans will serve lab equipment, BSC's, all hoods and general exhaust requirements. Multiple indoor air handling units with filtering and germicidal UV light.

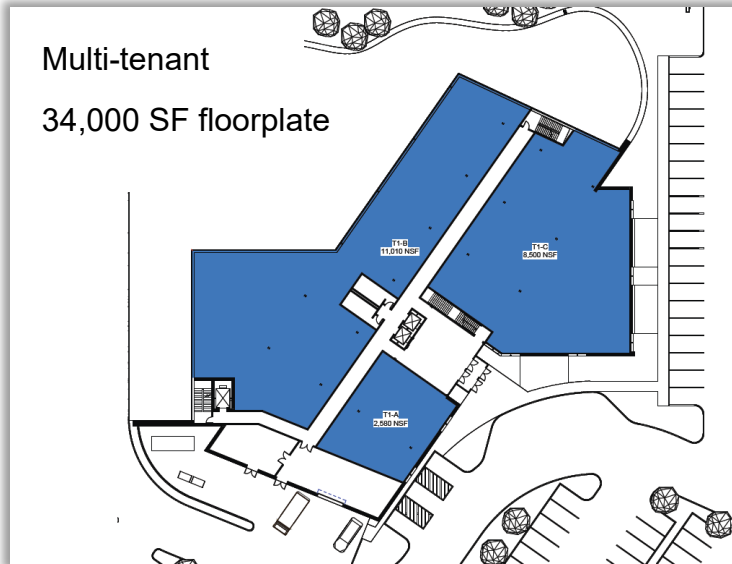
Renderings



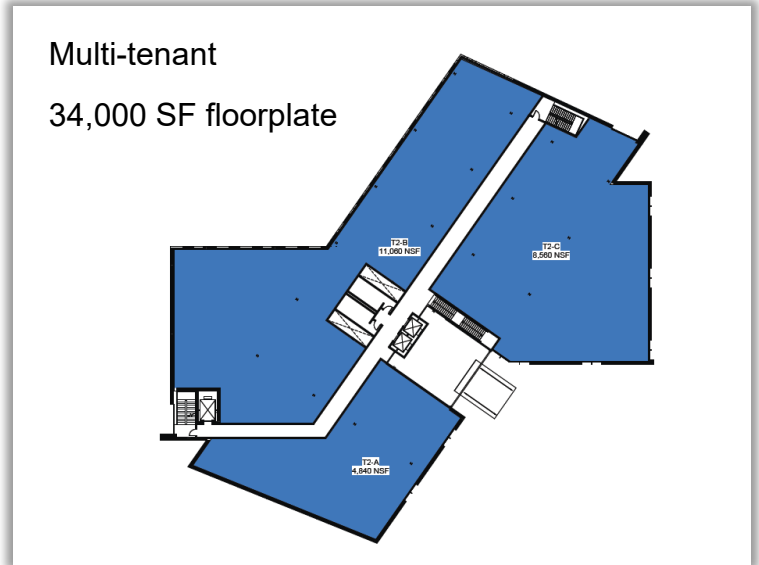
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Floor Plans – Proposed Configurations

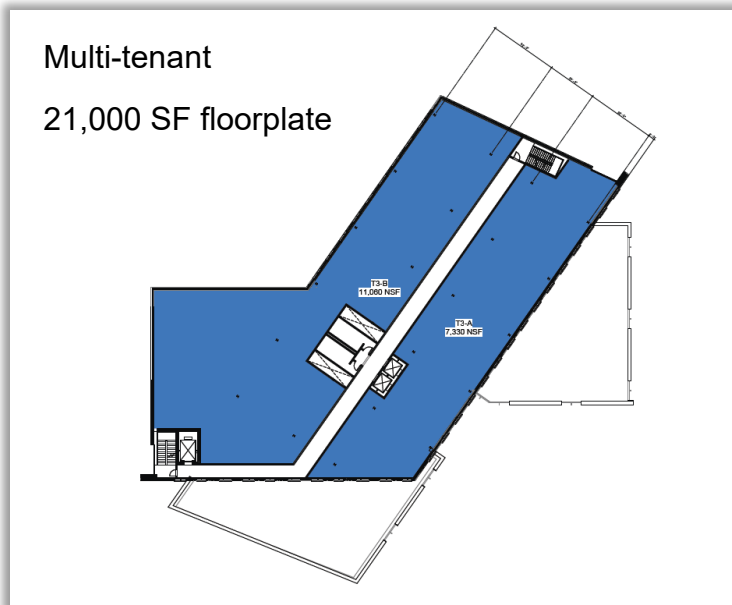
1st Floor



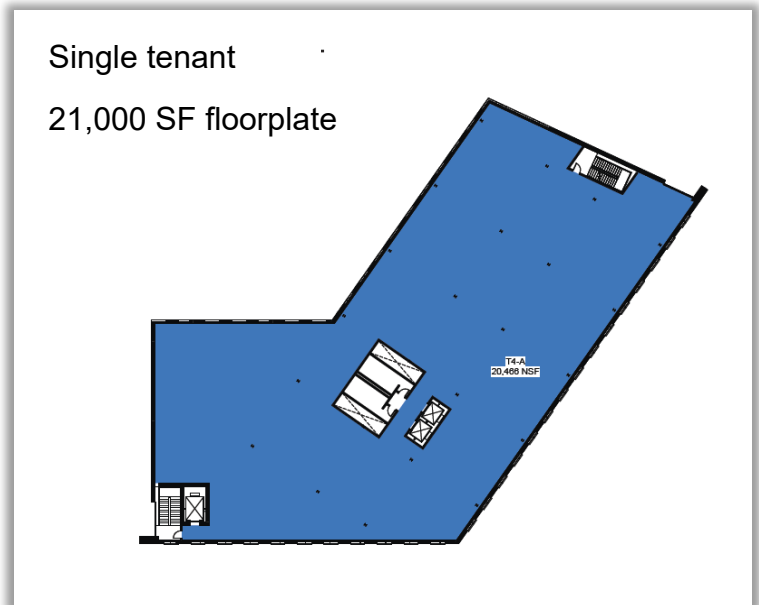
2nd Floor



3rd Floor



4th Floor

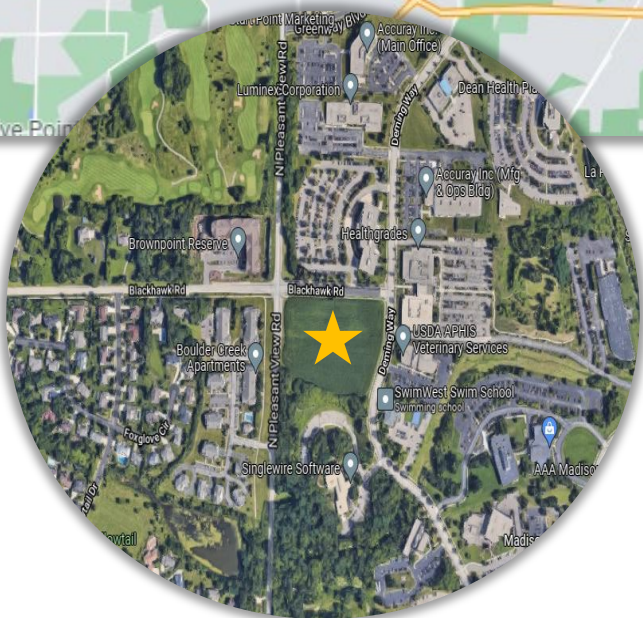
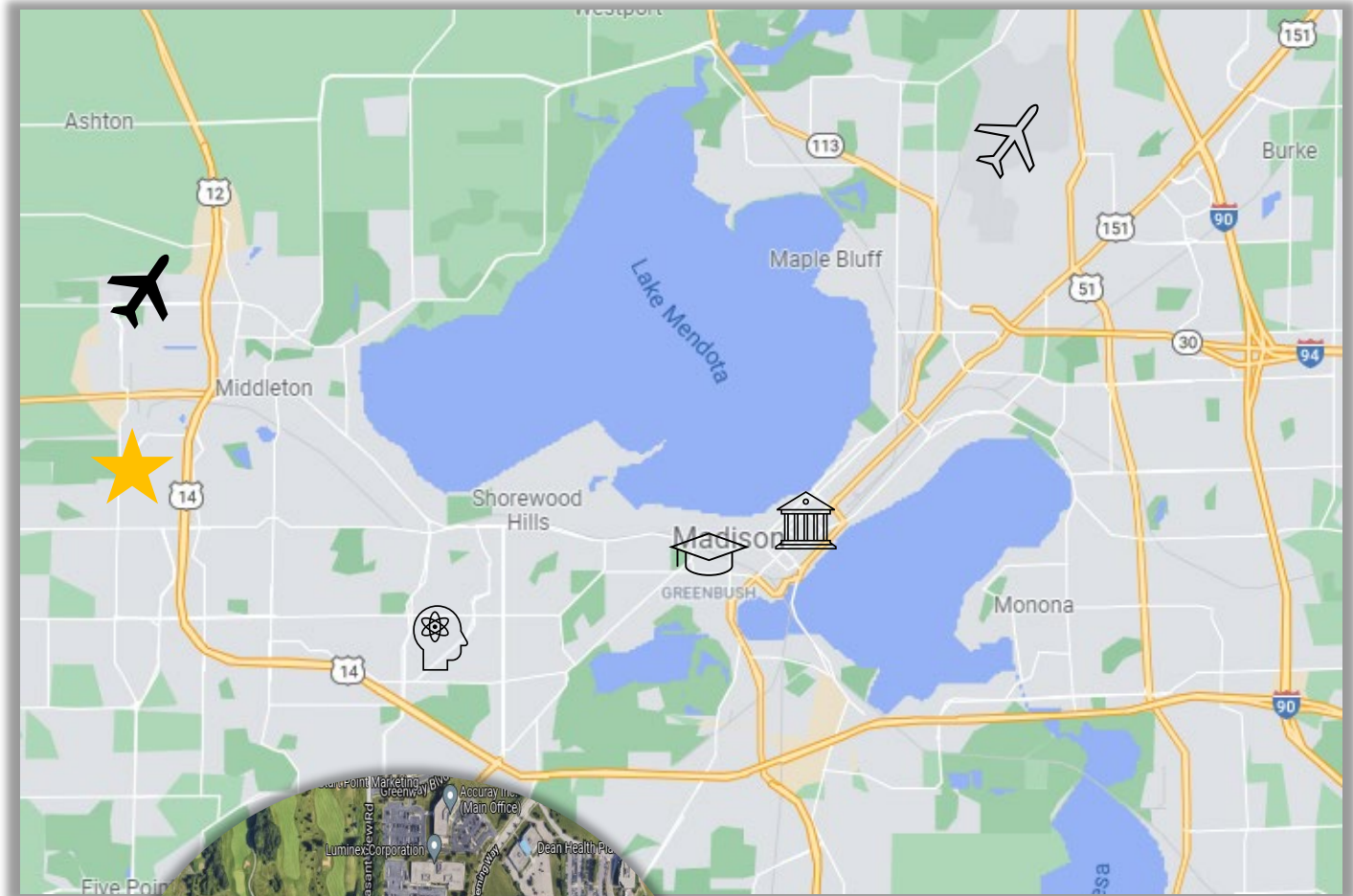







Site Plans



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Location Maps



-  Morey Airport – 6 minute drive
-  URP – 10 minute drive
-  UW-Madison – 18 minute drive
-  Capitol Square – 20 minute drive
-  MSN – 25 minute drive

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