

**PRICE REDUCED!**



## 5301 Buttonwood Drive Madison, WI

### Building Features:

- 30,598 SF Building
- Three (3) Acre Site
- Striking Contemporary Design
- Beautifully Landscaped
- One Dock Door & One Drive-in
- Building has 5,000 +/- SF R & D/warehouse component
- 18 ft Ceiling Height in Warehouse
- Space Includes Mezzanine Level of 2,850 SF
- Single Story Building Built in 2000
- SEC (Suburban Employment Center) Zoning
- Available for Occupancy by 3rd Quarter of 2017
- Parking—96 Stalls
- 400 Amp 3 Phase Power

<b>Available Space</b>	5,200 sq. ft. to 30,598 sq. ft. (will subdivide)
<b>Lease Rate</b>	\$14.00/SF NNN
<b>Lease Term</b>	3-10 Years
<b>Sale Price</b>	<del>\$4,500,000</del> <b>NOW \$4,200,000.</b>

### Comments

- Located in The American Center, a 447 acre Business Park, at the junction of Interstate 39/90/94 & US Highway 151. The American Center is one of Wisconsin's most prestigious Business Parks.
- Immediate proximity to restaurants, banks, hotels and shopping.
- Minutes from Dane County Regional Airport, East Towne Mall, Downtown Madison, and the University of Wisconsin Campus.



**The American Center**

For more information

**Chuck Redjinski**

608 663 6006

ckr@mlgcommercial.com

4602 S. Biltmore Lane, Suite 117

Madison, WI 53718

608 663 6000

[mlgcommercial.com](http://mlgcommercial.com)

Offices also in Milwaukee and Appleton, WI

For Lease

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**NAI MLG Commercial**  
COMMERCIAL REAL ESTATE SERVICES WORLDWIDE

Information shown herein was provided by the Seller/Lessor and/or other third parties and has not been verified by the broker unless otherwise indicated.

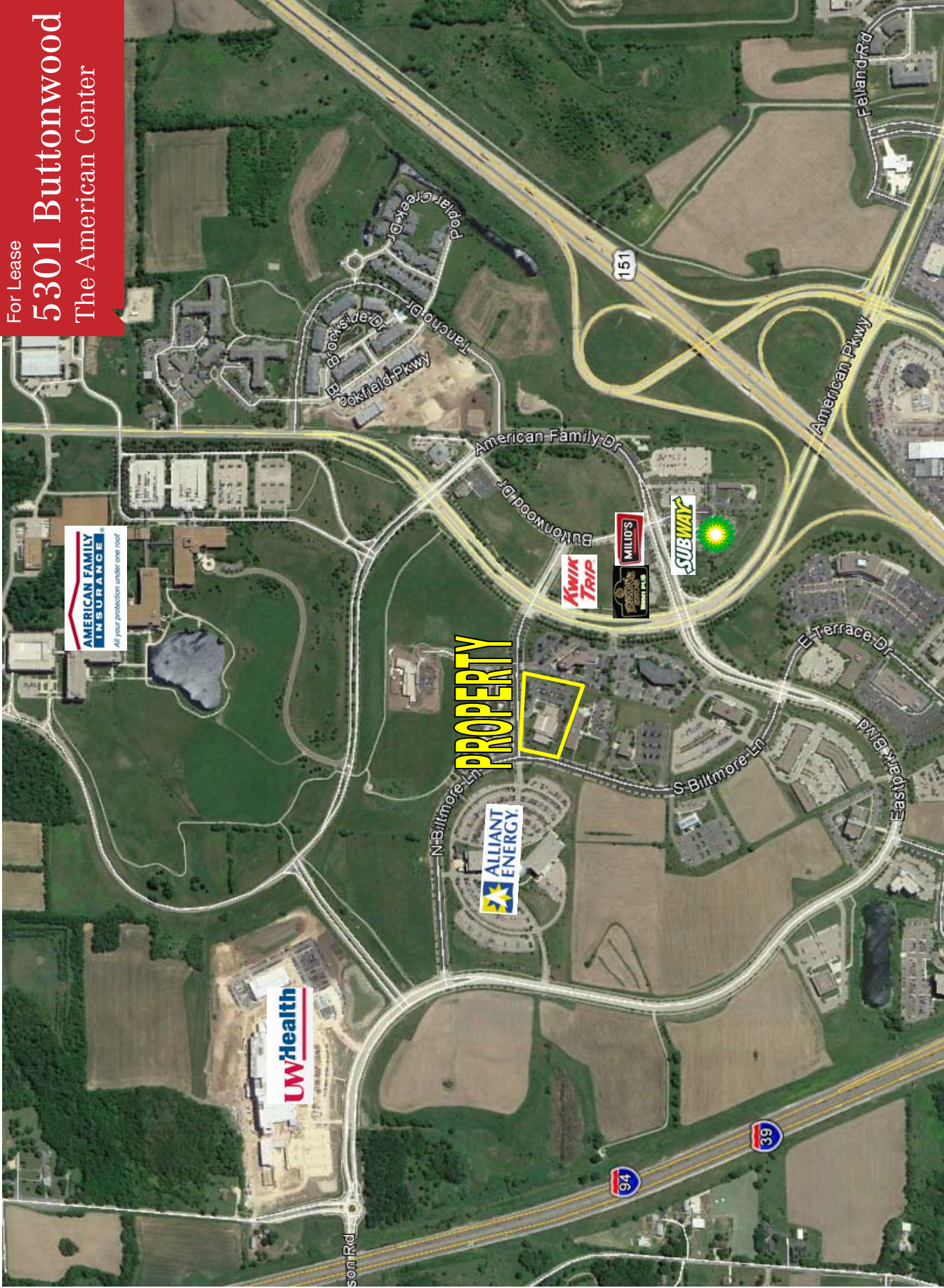
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# State of Wisconsin Broker Disclosure to Non-Residential Customers

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

## BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm, may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide 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 Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see "Confidentiality Notice To Customers" below).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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. An agent of the Firm 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 (1) of the Wisconsin statutes.

## CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its

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

Agents shall continue to keep the information confidential after the Firm 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 Firm or its Agents 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 Firm and its Agents is aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents): \_\_

\_\_\_\_\_  
\_\_\_\_\_

(INSERT INFORMATION YOU AUTHORIZE TO BE DISCLOSED SUCH AS FINANCIAL QUALIFICATION INFORMATION)

## 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://www.doc.wi.gov/> 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 and 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.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.