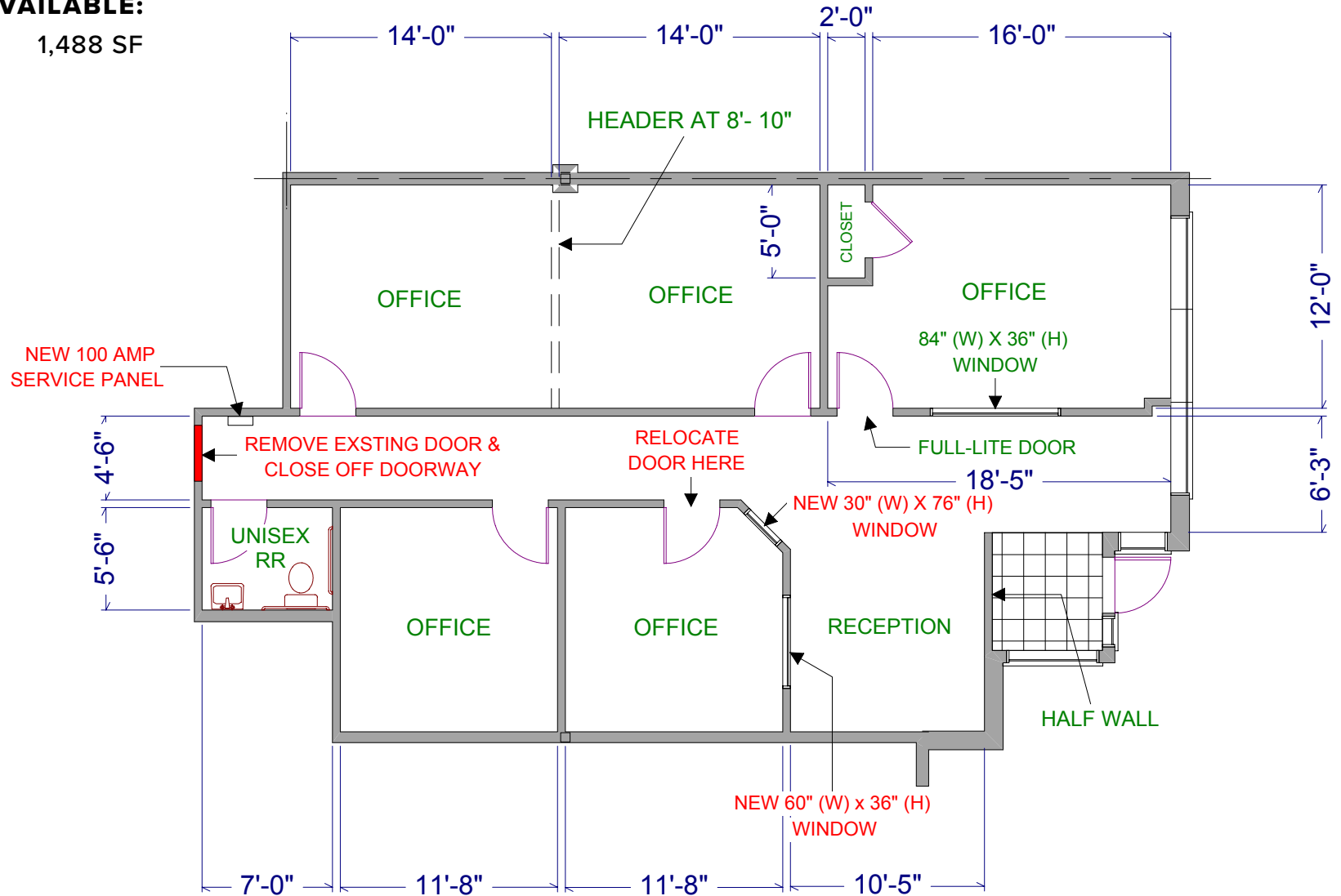


**TOTAL SF AVAILABLE:**  
1,488 SF



## About Waunakee Business Center

Waunakee Business Center consists of four office-warehouse buildings totaling more than 156,000 sq. ft., located 10 minutes north of the City of Madison, in Dane County, WI. The business center is located on Highway 19 one-mile west of the Highway 19 & Highway 113 Intersection, just 10 minutes from Dane County Airport and Middleton, WI. Fine dining and fast food restaurants, shopping and lodging are all within walking distance. The masonry building design and heavy landscaping project a high-end image while offering tenant prospects affordable and flexible floor plans to meet their office, warehouse, R&D, light manufacturing, or showroom requirements.

For more information on  
Waunakee Business Center, visit:  
[sjpi.com/waunakee](http://sjpi.com/waunakee)

## FLEX/R&D SPACE

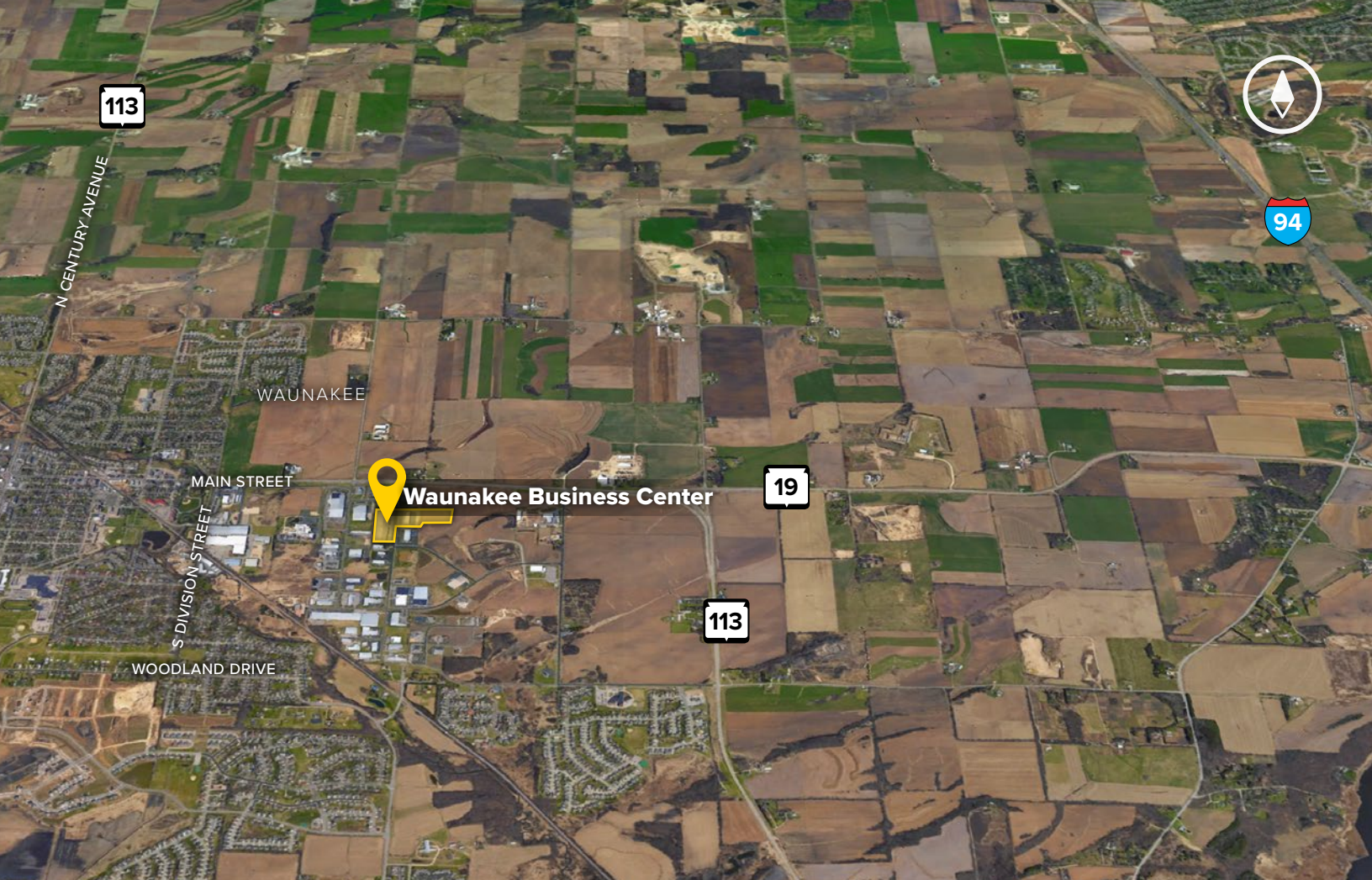
### FLEX/R&D/OFFICE BUILDINGS

201 Moravian Valley Road	37,730 SF
202 Moravian Valley Road	39,000 SF
204 Moravian Valley Road	39,000 SF
1100 Frank H. Street	40,733 SF

### FLEX/R&D/OFFICE SPECIFICATIONS

Suite Sizes	1,300 up to 40,733 SF
Ceiling Height	16 ft. clear minimum
Parking	
201 Moravian Valley Road	4 spaces per 1,000 SF
202-204 Moravian Valley Road	220 spaces
1100 Frank H. Street	89 Spaces
Heat	Natural gas
Roof	EPDM rubber
Exterior Walls	Masonry
Loading	Dock or drive-in
Zoning	Light Industrial Uses





**For additional leasing information  
or to schedule a tour, contact:**

**Gregory Fax**  
*Regional Partner, Wisconsin*  
262.524.0100  
gfax@sjpi.com

### **About St. John Properties**

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 19 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.



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