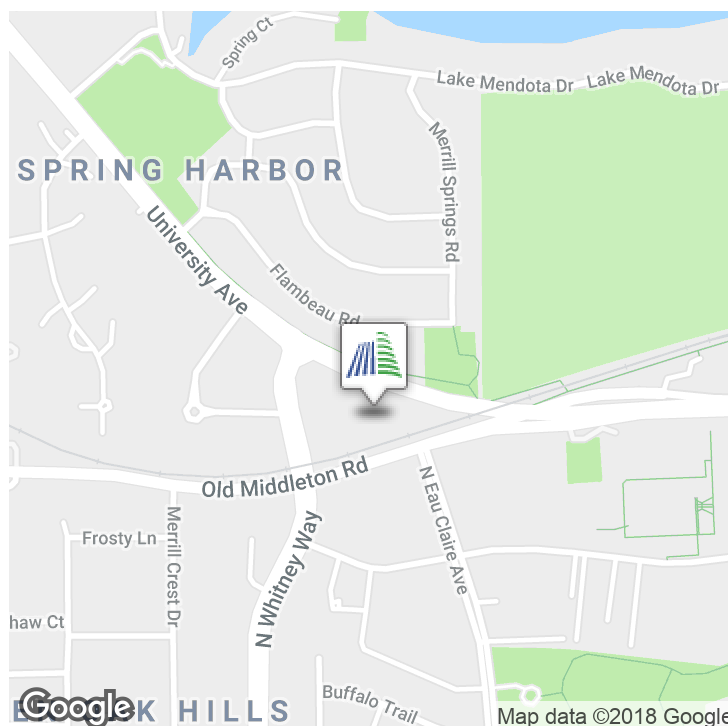


# UNIVERSITY PLACE OFFICE SPACE

5005 UNIVERSITY, MADISON, WI

// EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF: 5,008 - 12,600 SF

Lease Rate: \$18.00 SF/yr (Gross)

Building Size: 26,600 SF

Zoning: Comm

Traffic Count: 26,800

## PROPERTY OVERVIEW

Up to 12,600 SF of office space on near west side of Madison at University Ave & Whitney Way. Space can be divided. Currently mix of 26 private offices, open spaces, two conference rooms, in suite restrooms and break area with kitchenette. Landlord will provide carpet and paint, additional improvements negotiable. Current tenant vacates 1st Qtr of 2018. Lots of windows, space is elevator served and has ample parking. Building signage available with University Ave visibility. Near Hilldale and downtown Madison.

## PROPERTY HIGHLIGHTS

- Up to 12,600 SF of elevator served 2nd floor space
- Building signage available with University Ave Visibility
- Ample parking and on Madison Metro bus line
- Easy access to west side, Middleton, Hilldale & downtown Madison
- Tenant improvement allowance negotiable
- Landlord putting in new carpet and paint

# UNIVERSITY PLACE OFFICE SPACE

5005 UNIVERSITY, MADISON, WI

// ADDITIONAL PHOTOS



## UNIVERSITY PLACE OFFICE SPACE

5005 UNIVERSITY, MADISON, WI

// AVAILABLE SPACES

<b>LEASE RATE:</b>	\$18.00 PSF	<b>TOTAL SPACE:</b>	5,008 - 12,600 SF
<b>LEASE TYPE:</b>	Gross	<b>LEASE TERM:</b>	36 Months

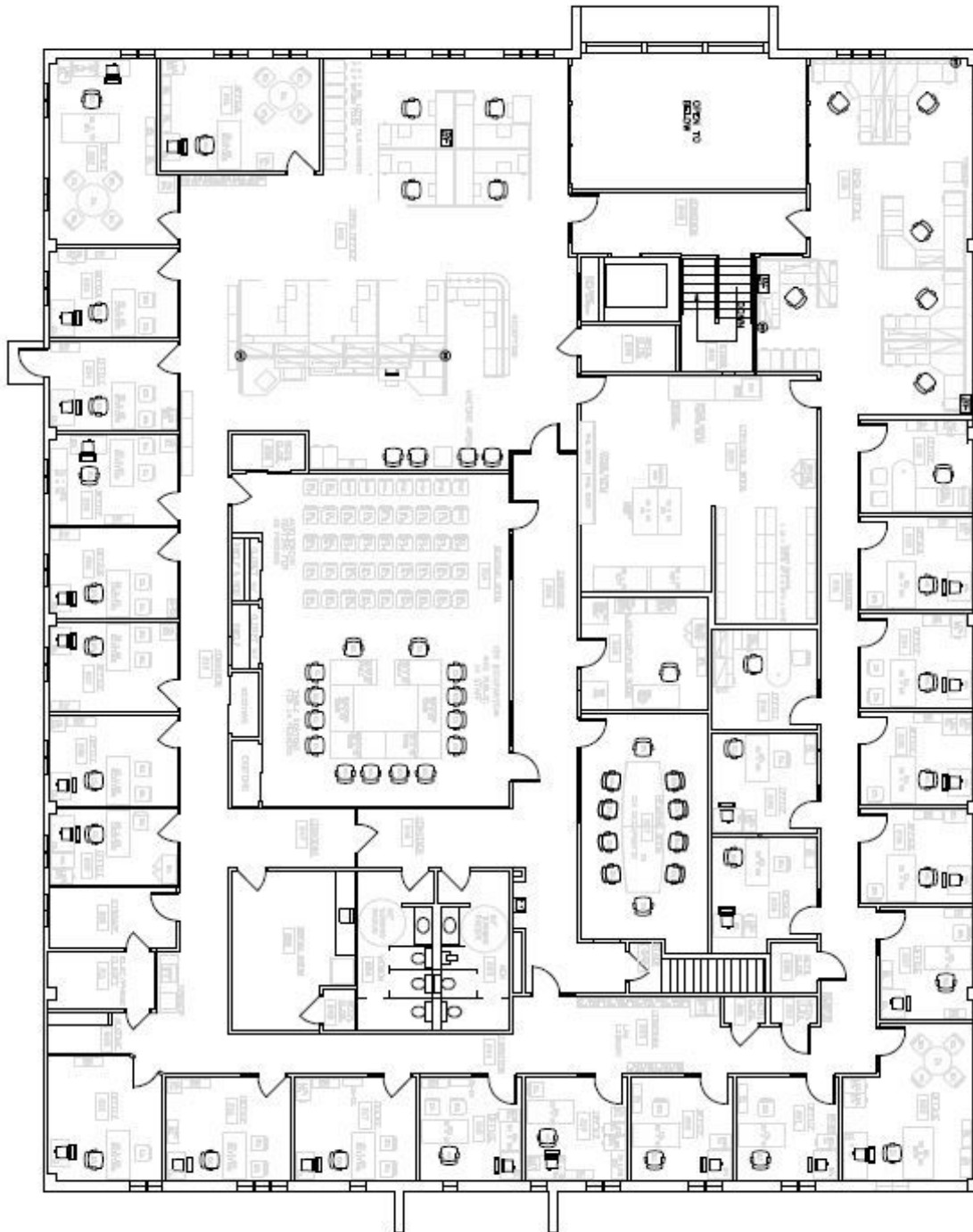
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
2nd Floor	Office Building	\$18.00 SF/yr	Gross	12,600 SF	36 months	Entire 2nd floor. Can be divided. New carpet & paint will be installed
Unit A	Office Building	\$18.00 SF/yr	Gross	6,812 - 12,600 SF	36 months	Mix of private offices (approx 13), open area, conf room, and break room. Restrooms in common area. Can combine with Unit B for larger space
Unit B	Office Building	\$18.00 SF/yr	Gross	5,008 - 12,600 SF	36 months	Mix of private offices (approx 13), open area, conf room, restrooms in common hall. Can combine with Unit A for larger space.



# UNIVERSITY PLACE OFFICE SPACE

5005 UNIVERSITY, MADISON, WI

// FLOOR PLANS





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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property



# UNIVERSITY PLACE OFFICE SPACE

5005 UNIVERSITY, MADISON, WI

// SITE PLAN

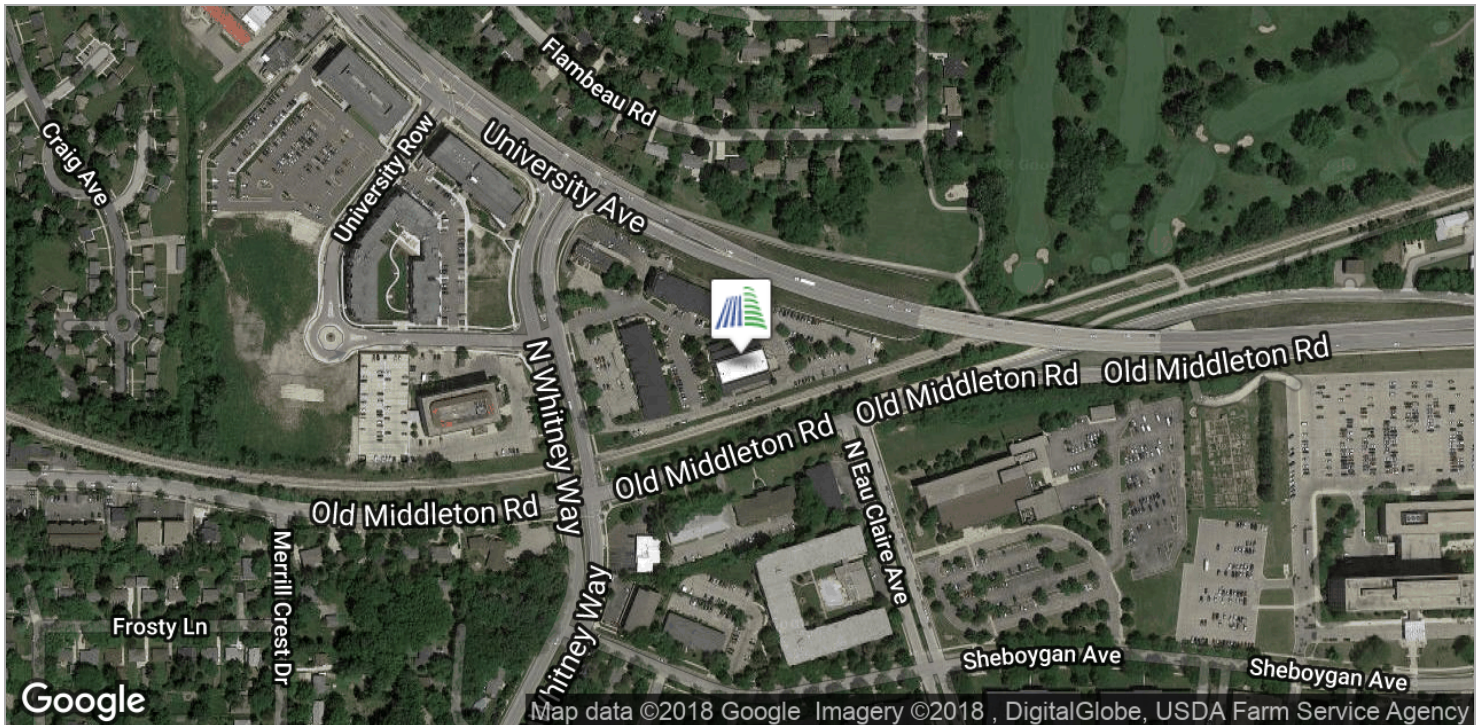




# UNIVERSITY PLACE OFFICE SPACE

5005 UNIVERSITY, MADISON, WI

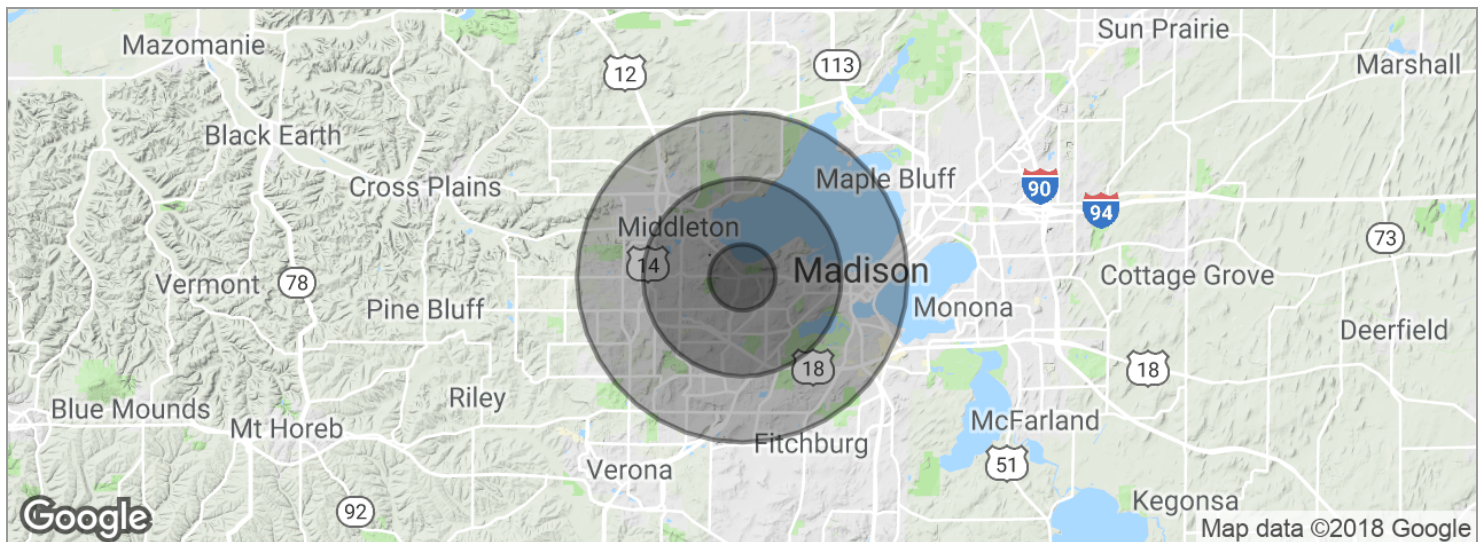
// LOCATION MAPS



# UNIVERSITY PLACE OFFICE SPACE

5005 UNIVERSITY, MADISON, WI

// DEMOGRAPHICS MAP



## POPULATION

### 1 MILE

### 3 MILES

### 5 MILES

Total population	10,742	76,900	187,210
Median age	39.5	38.5	33.9
Median age (Male)	35.6	36.8	33.2
Median age (Female)	42.8	39.9	34.5

## HOUSEHOLDS & INCOME

### 1 MILE

### 3 MILES

### 5 MILES

Total households	5,259	34,370	76,652
# of persons per HH	2.0	2.2	2.4
Average HH income	\$82,727	\$85,411	\$78,328
Average house value	\$398,522	\$320,723	\$303,569

\* Demographic data derived from 2010 US Census

FOR MORE INFORMATION CONTACT:

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## UNIVERSITY PLACE OFFICE SPACE

5005 UNIVERSITY, MADISON, WI

BROKER DISCLOSURE

## WISCONSIN REALTORS® ASSOCIATION

4801 Forest Run Road  
Madison, Wisconsin 53704

Altus Comm R/E Inc

## BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

2 **BROKER DISCLOSURE TO CUSTOMERS**3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker  
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide  
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the  
6 following duties:

7 ■ The duty to provide brokerage services to you fairly and honestly.

8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.

9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless  
10 disclosure of the information is prohibited by law.11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is  
12 prohibited by law (**See Lines 47-55**).13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the  
14 confidential information of other parties (**See Lines 22-39**).

15 ■ The duty to safeguard trust funds and other property the broker holds.

16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and  
17 disadvantages of the proposals.18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you  
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of  
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION  
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,  
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR  
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER  
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION  
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST  
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER  
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_36  
37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): \_\_\_\_\_38  
39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*40 **CONSENT TO TELEPHONE SOLICITATION**41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may  
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we  
43 withdraw this consent in writing. **List Home/Cell Numbers:** \_\_\_\_\_44 **SEX OFFENDER REGISTRY**45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*  
46 *Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*47 **DEFINITION OF MATERIAL ADVERSE FACTS**48 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  
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
51 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  
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
54 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  
55 agreement made concerning the transaction.

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

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Phone: 608-338-0055

Fax: 608-821-1402

Cancellation

Drafted by Attorney Debra Peterson Conrad

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