

THE OFFICES AT MARKET SQUARE

6527 NORMANDY LANE, MADISON, WI

// EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 2,462 - 3,350 SF

Lease Rate: \$12.00 SF/yr (MG)

Lot Size: 0.0 Acres

Building Size: 109,000 SF

Building Class: B

Market: Madison

Sub Market: West

Cross Streets: Grand Canyon

PROPERTY OVERVIEW

Be a part of a 109,000 sf center with retail, restaurants, a movie theater & services in The Offices at Market Square. Second Floor has 2,462 - 3,350 SF unfinished office space. Tenant pays utilities and in-suite janitorial on all leases. New common restrooms are being added to 2nd floor. Great value for ADA elevator served "Design Your Own" space! Over 15,400 cars per day! Tenants pay utilities and in-suite janitorial.

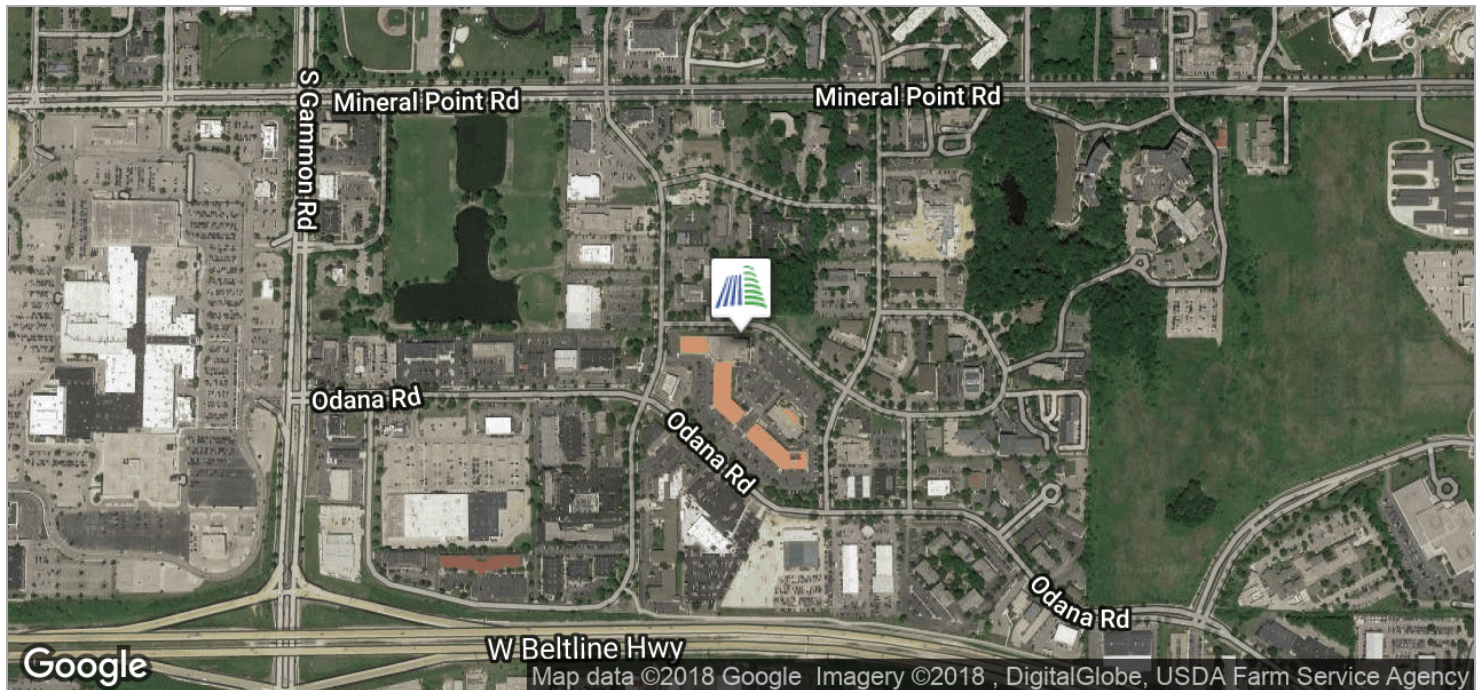
LOCATION OVERVIEW

Near West Towne Mall area, bordered by Grand Canyon, Normandy Lane, S Yellowstone & Odana .

THE OFFICES AT MARKET SQUARE

6527 NORMANDY LANE, MADISON, WI

// LOCATION MAPS



THE OFFICES AT MARKET SQUARE

6527 NORMANDY LANE, MADISON, WI

// AVAILABLE SPACES

Lease Rate:	\$12.00 SF/YR (MG)	Total Space	2,462 - 3,350 SF
Lease Type:	MG	Lease Term:	

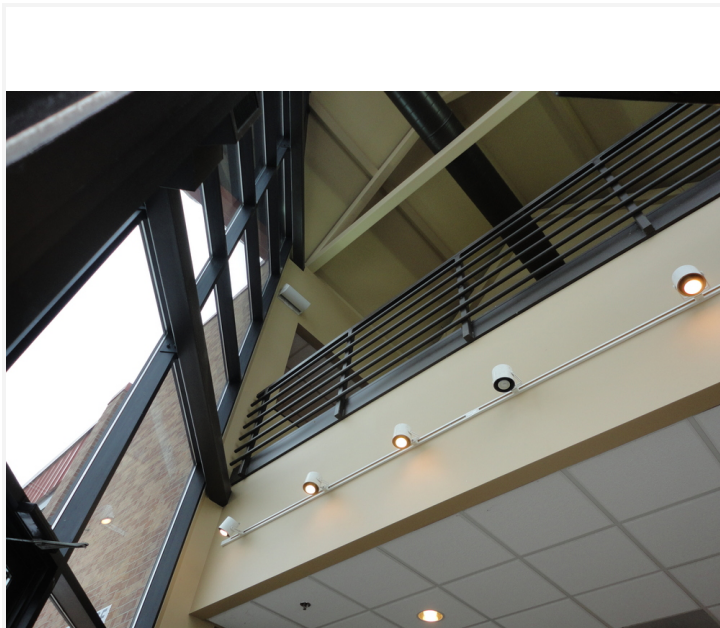
SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	DESCRIPTION
Suite A	\$12.00 SF/YR	Modified Gross	2,462 - 3,350 SF	Negotiable	Large new space ready for buildout on 2nd floor. Additional 888 SF of space can be added for a total of 3,350 contiguous. Tenant pays utilities and in-suite janitorial.
Suite B	\$12.00 SF/YR	Modified Gross	2,512 SF	12 months	New Space, Tenant pays utilities and in-suite janitorial.

OFFICE PROPERTY FOR LEASE

THE OFFICES AT MARKET SQUARE

6527 NORMANDY LANE, MADISON, WI

// ADDITIONAL PHOTOS



THE OFFICES AT MARKET SQUARE

6527 NORMANDY LANE, MADISON, WI

// FIRST FLOOR PLANS

6527 Normandy Lane 2nd Floor Availability

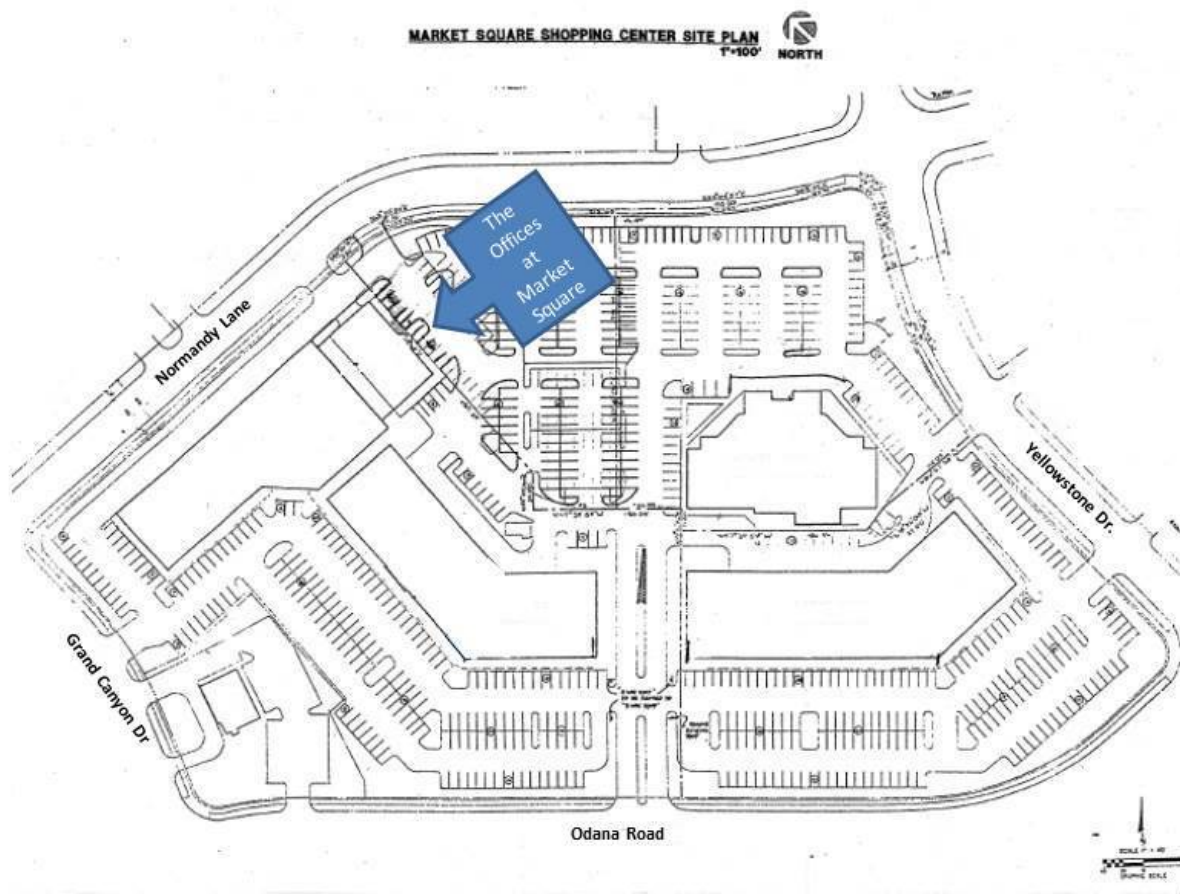


ALTUS
Commercial Real Estate

THE OFFICES AT MARKET SQUARE

6527 NORMANDY LANE, MADISON, WI

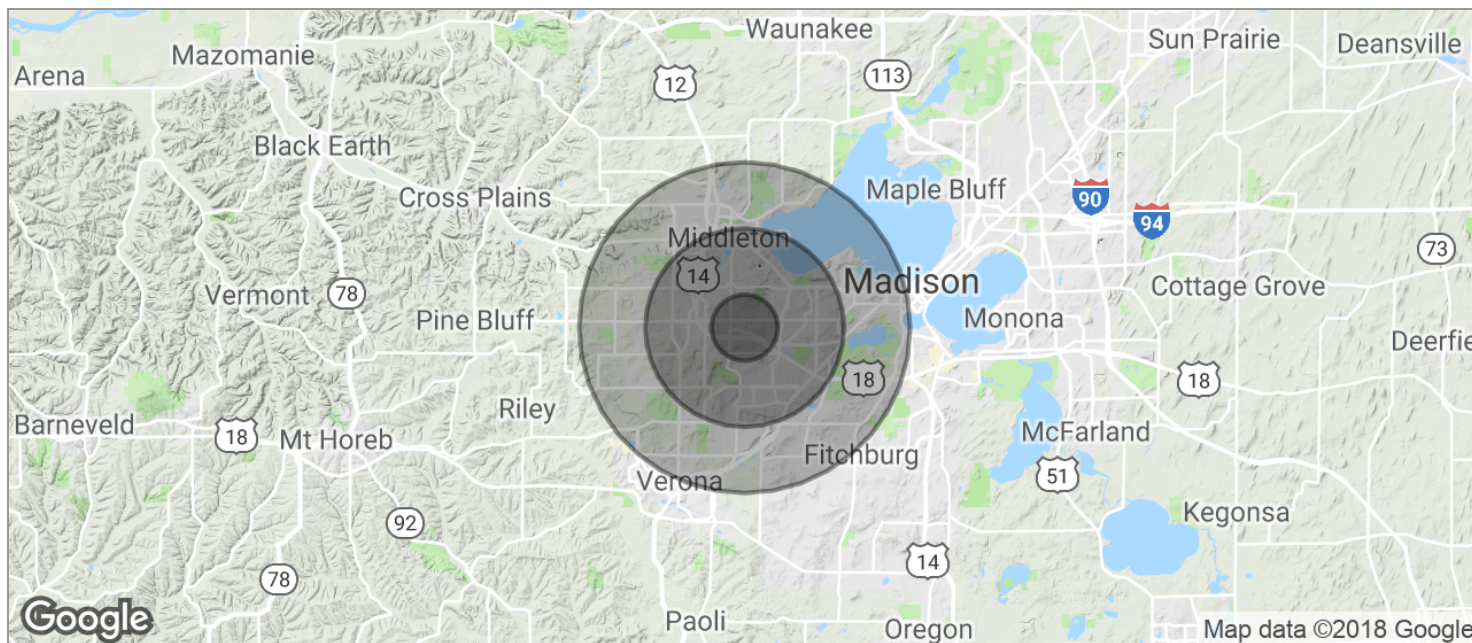
// SITE PLAN



THE OFFICES AT MARKET SQUARE

6527 NORMANDY LANE, MADISON, WI

// DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,056	90,078	158,297
MEDIAN AGE	42.3	37.4	36.3
MEDIAN AGE (MALE)	40.6	35.8	35.3
MEDIAN AGE (FEMALE)	42.4	38.7	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,933	40,499	69,077
# OF PERSONS PER HH	2.0	2.2	2.3
AVERAGE HH INCOME	\$77,442	\$81,561	\$85,612
AVERAGE HOUSE VALUE	\$296,364	\$277,141	\$302,114

* Demographic data derived from 2010 US Census

FOR MORE INFORMATION CONTACT:

JEFF JANSEN, CCIM Senior Advisor | Partner
jeff.jansen@altuscre.com (P) 608.338.0055 (C) 608.444.4111

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

WI DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

WISCONSIN REALTORS® ASSOCIATION

4801 Forest Run Road, Madison, WI 53704

Altus Comm R/E Inc

Effective July 1, 2016

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

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

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37
38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
Copyright © 2016 by Wisconsin REALTORS® Association Drafted by Attorney Debra Peterson Conrad

Altus Comm R/E Inc, 6527 Normandy Ln, Ste 201 Madison WI 53719
Jeff Jansen

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: 608-338-0055

Fax: 608-821-1402

Forms