

CLASS A OFFICE SPACE | BELTLINE VISIBILITY

34 SCHROEDER CT, MADISON, WI

// PROPERTY SUMMARY



PROPERTY DESCRIPTION

Spaces available in this Class A office building. 1,842 SF finished corner office space with lots of windows and 9,971 SF (can be divided) finished space with lots of windows, mix of private & open areas, and offers building signage on Beltline Highway with 103,000 avg daily traffic! Currently occupied by UW Online, they are relocating. Furniture available separately. Shared conference room on 2nd floor. Ample on-site parking. Quality steel & concrete building, brick & glass exterior. Great location near Whitney Way exit. Both spaces available now. Building is also for sale.

PROPERTY HIGHLIGHTS

- Beltline frontage, 103,000 cars per day!
- Class A office space in a newer building
- Great lighted Beltline signage available for qualifying tenant
- 1,842SF - 9,971 SF Office Space

OFFERING SUMMARY

Lease Rate:	\$21.00 - 21.66 SF/yr (Gross)
Number of Units:	9
Available SF:	1,842 - 9,971 SF
Lot Size:	55,584 SF
Building Size:	53,000 SF
NOI:	\$673,922.05
Cap Rate:	7.93%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,817	41,114	75,376
Total Population	8,671	93,387	177,476
Average HH Income	\$67,692	\$80,662	\$83,344

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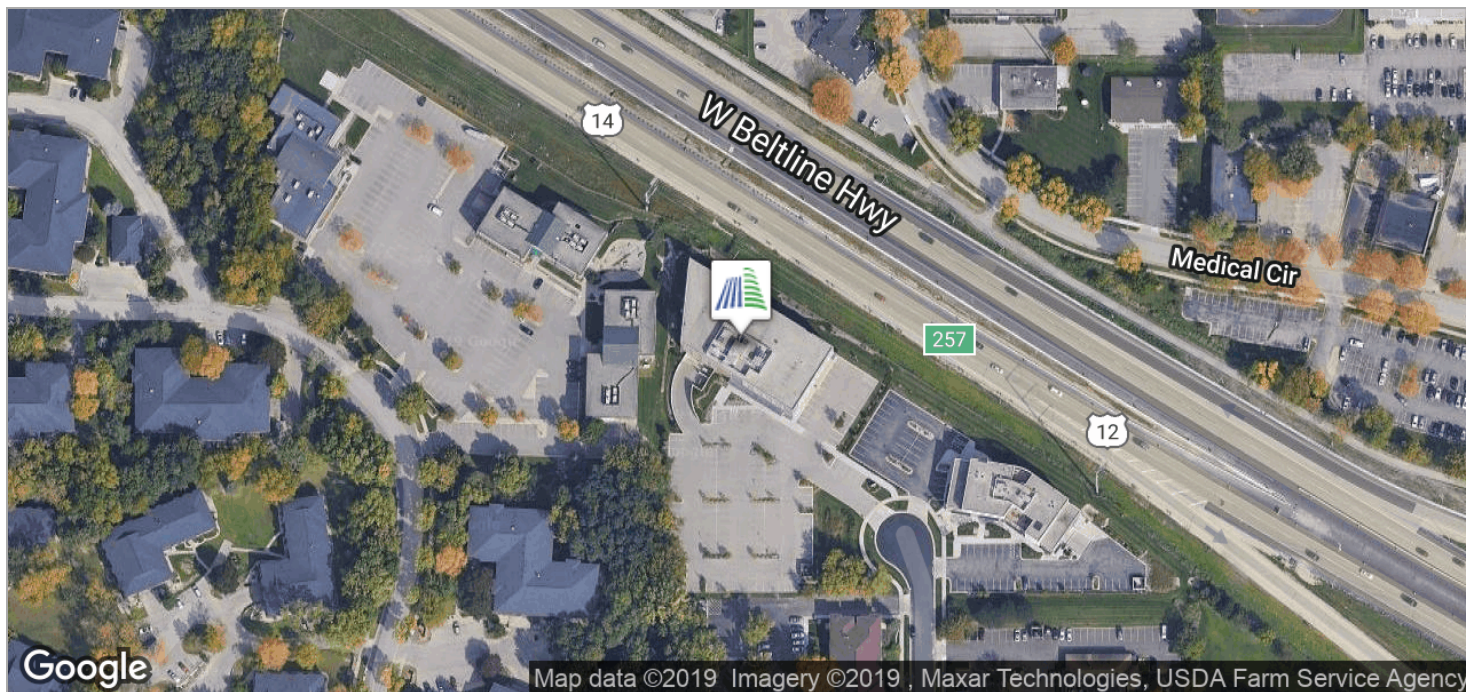
// SITE PLAN



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// LOCATION MAPS



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// [ADDITIONAL PHOTOS](#)



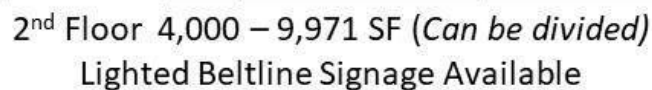
Shared Conference Room



3rd Floor Common Area



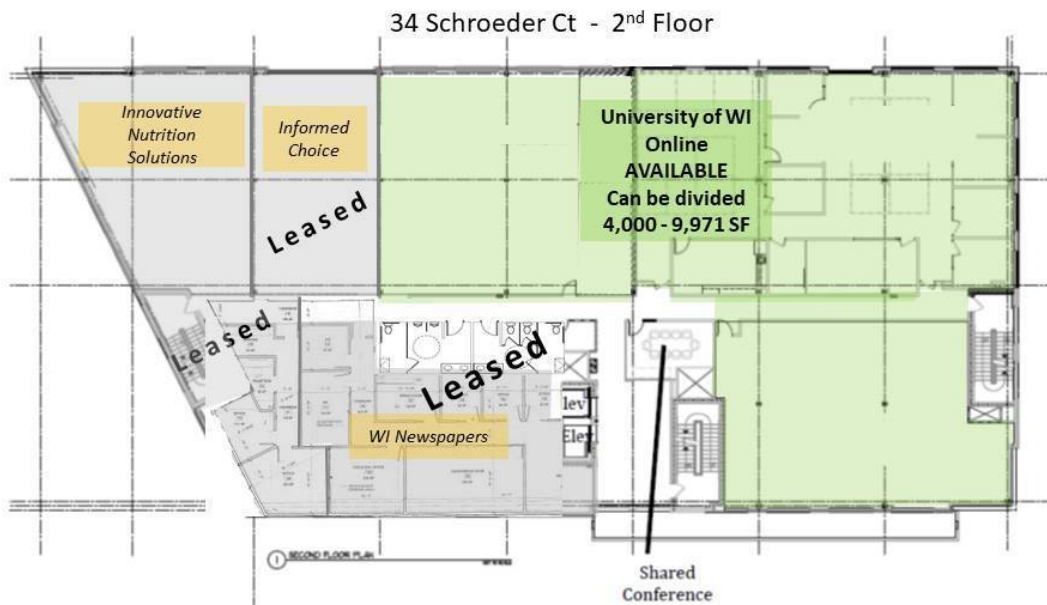
2nd Floor Common Area



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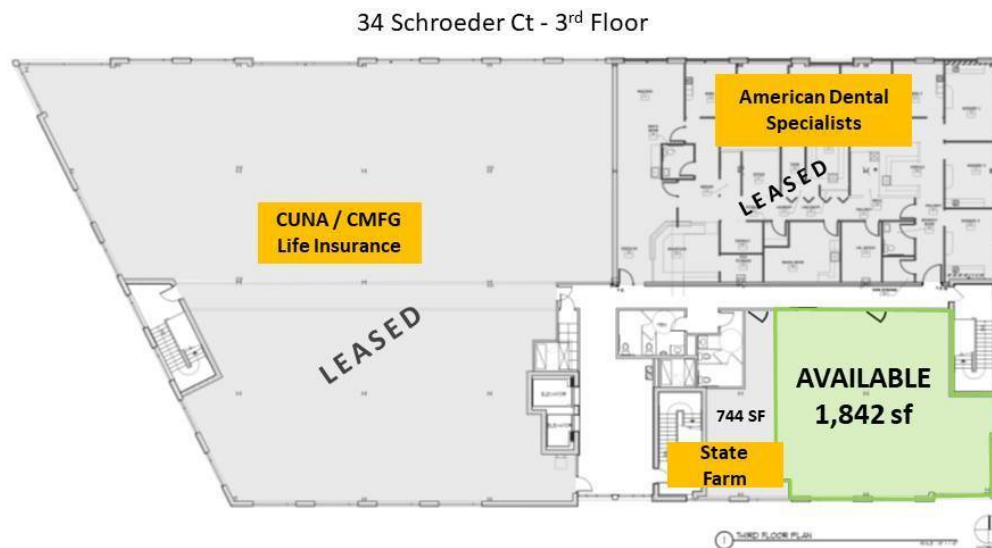
// 3RD FLOOR PLANS



1

4,000 - 9,971 SF AVAILABLE SECOND FLOOR

Not to Scale



2

1,842 SF AVAILABLE 3RD FLOOR

Not to Scale

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// NON-RESIDENTIAL BROKER DISCLOSURE

WISCONSIN REALTORS® ASSOCIATION

4801 Forest Run Road
Madison, Wisconsin 53704

Altus Comm R/E Inc dba Sperry Van N

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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