
For Lease, Sale or Redevelopment
41 Acre Office Campus
302 N Walbridge Avenue
Madison, Wisconsin



The Offering

302 N Walbridge Avenue, Madison, Wisconsin is a ±277,898 SF, four story, general use office building which sits on 41.13 acres. The property is offered for lease, sale or could be redeveloped into a variety of uses.

Beginning 2016 and completing in 2019 the building underwent a \$27.4 million remodel. It is now LEED Gold certified and features a 250kW solar panel field, new heating, air-handling units, windows, light fixtures, a 1500 KW generator, upgraded fire protection & security systems and new patios/courtyards. Building amenities include dining and cooking facilities, several large conference rooms, an abundance of natural light, loading docks, a data center and ample surface parking spaces.

Located on the east side of the Madison Metro, the property sits at the intersection of Highways 30 & 51 and just off of Milwaukee Street with convenient access to I-39, I-90 and I-94.

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302 N WALBRIDGE AVE, MADISON, WI

Property Overview

±277,898 SF
Net Rental Building Area

Four
Stories

±41.13 AC
Land Area

\$375,764
Taxes - 2021

1980/2016
Year Built/Renovated

Planned Development
Zoning



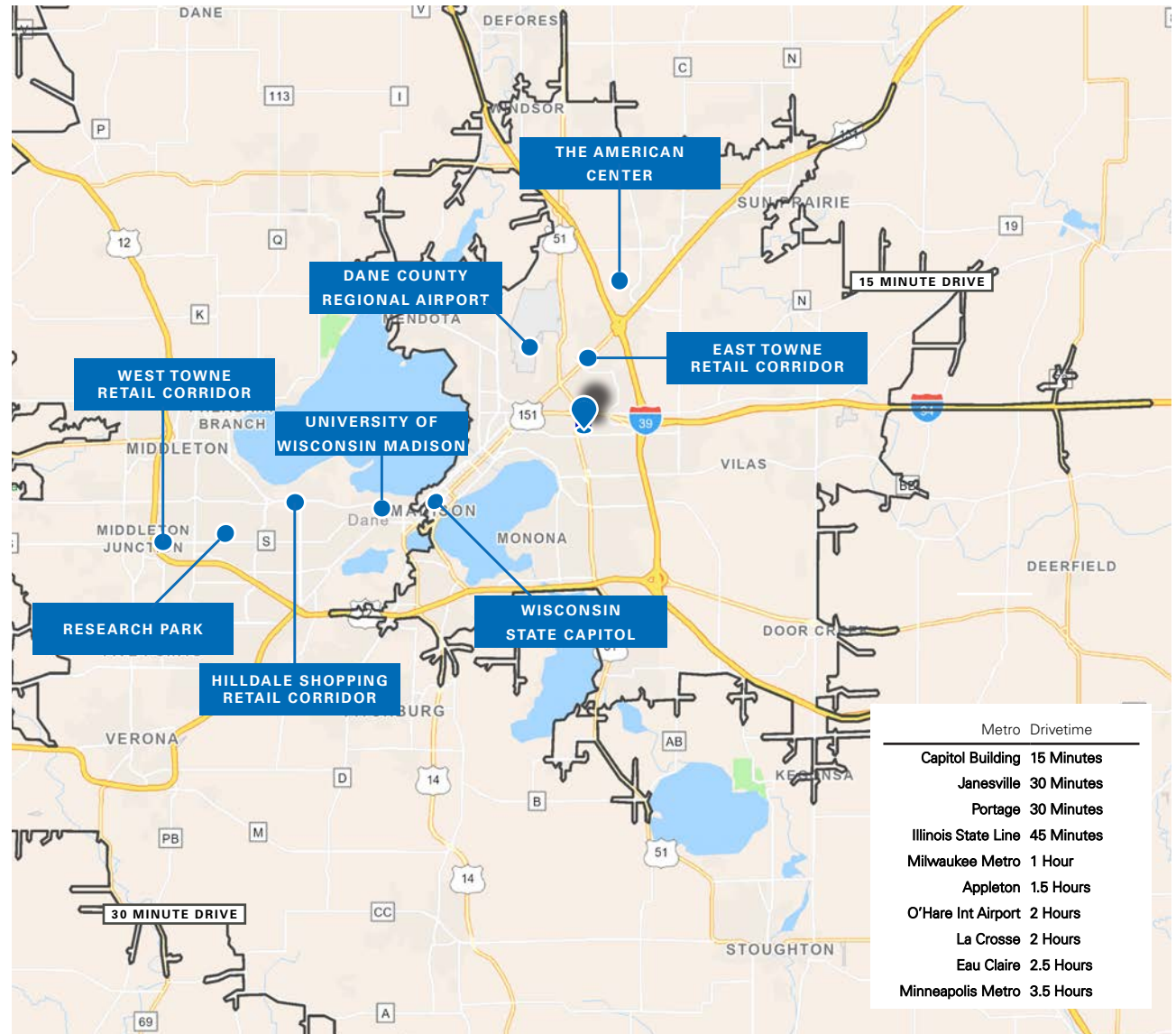
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Market Insight

Located on the far east side the site is within 5 miles of 154,345 people in 71,012 households with an average household income of \$89,396. The median age is 32.8.

Madison Metro Awards

- 2021 & 2022 Top Place to Live- Livability
- 2020 Best Place to Retire- Money.com
- 2020 Fastest Growing Wisconsin Metro - US Census
- 2020 Biggest Tech Migration - LinkedIn
- 2020 #4 Fittest City in the US - ACSM
- 2020 #1 Cities with the Best Work-Life Balance- smartasset.com
- 2019 First of 35 cities with potential to become innovation hub. - Brookings Institution
- 2019 #1 Cities Where Women Are Most Successful- smartasset.com
- 2018 #2 Most Walkable Cities - Expedia.com



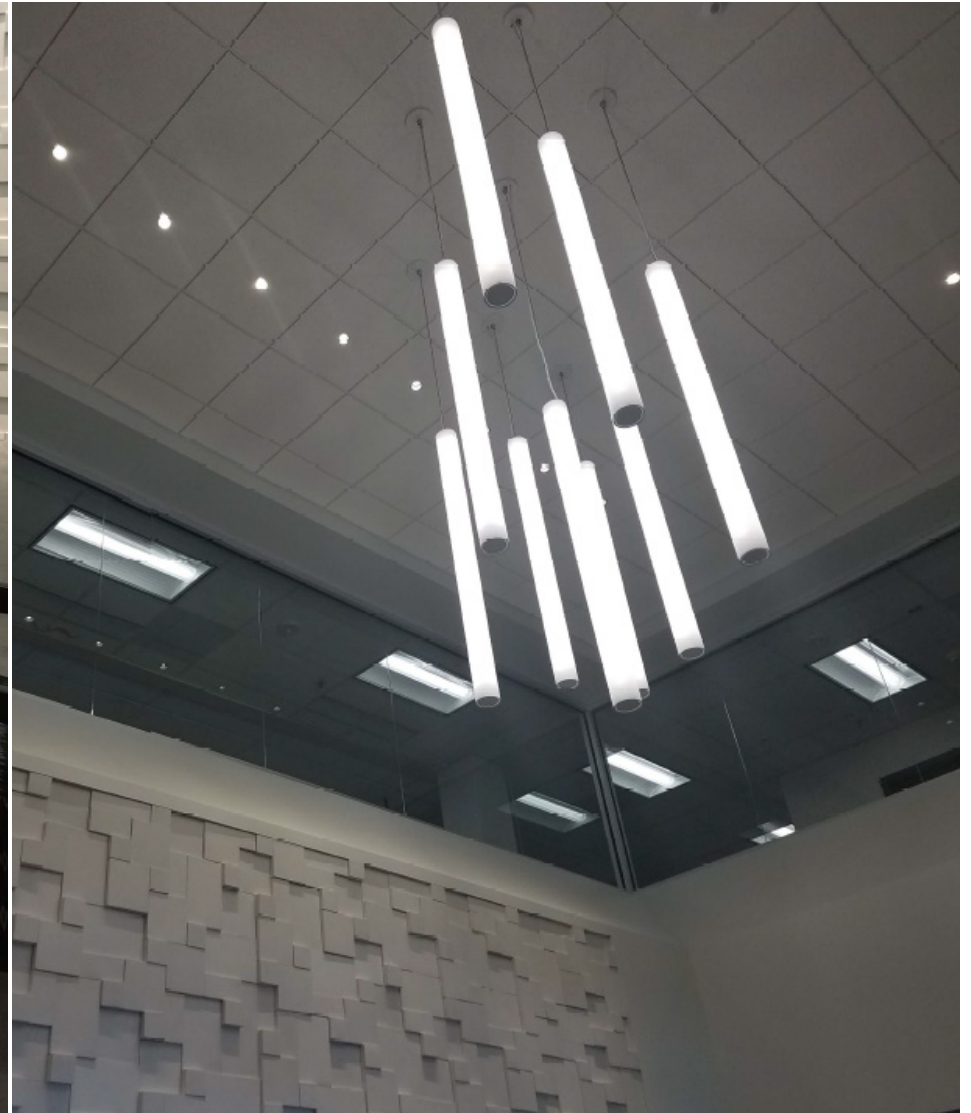
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The Neighborhood



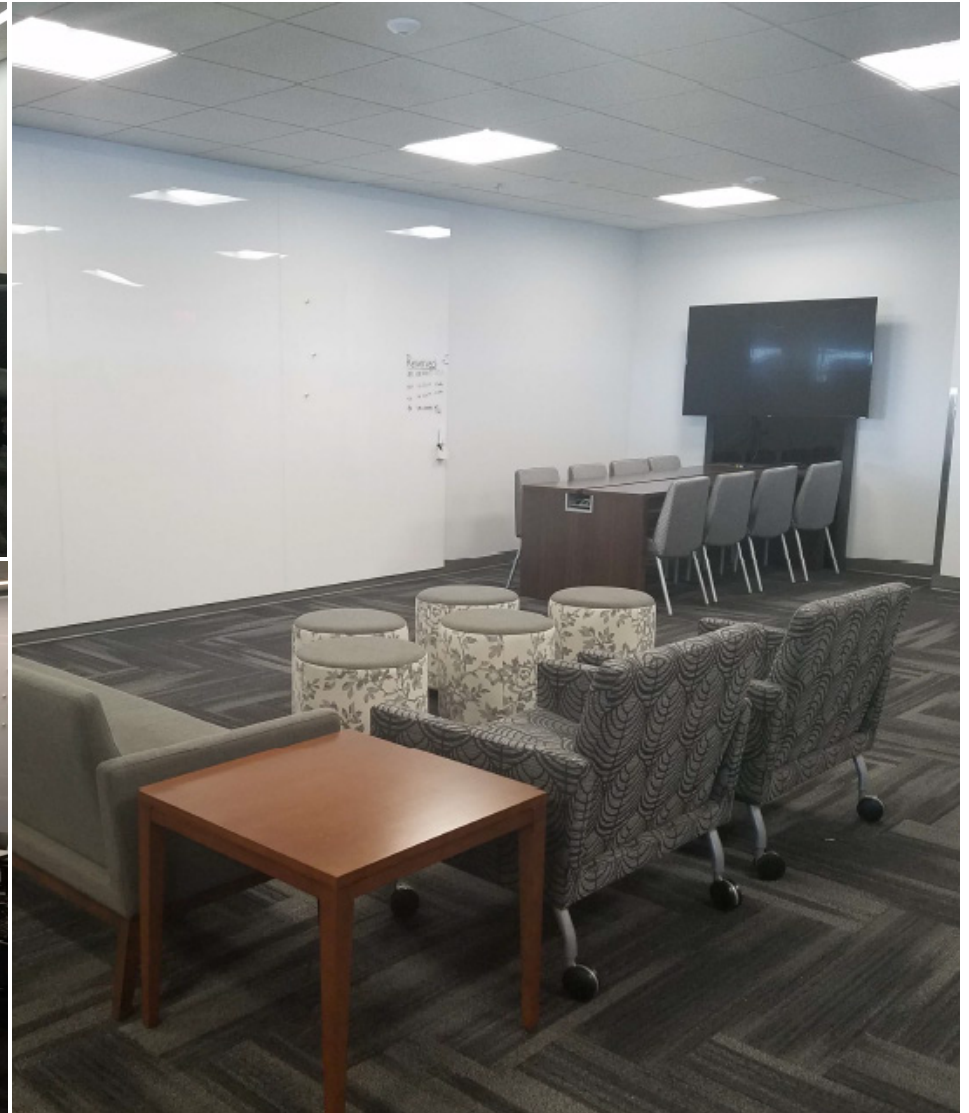
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Photos



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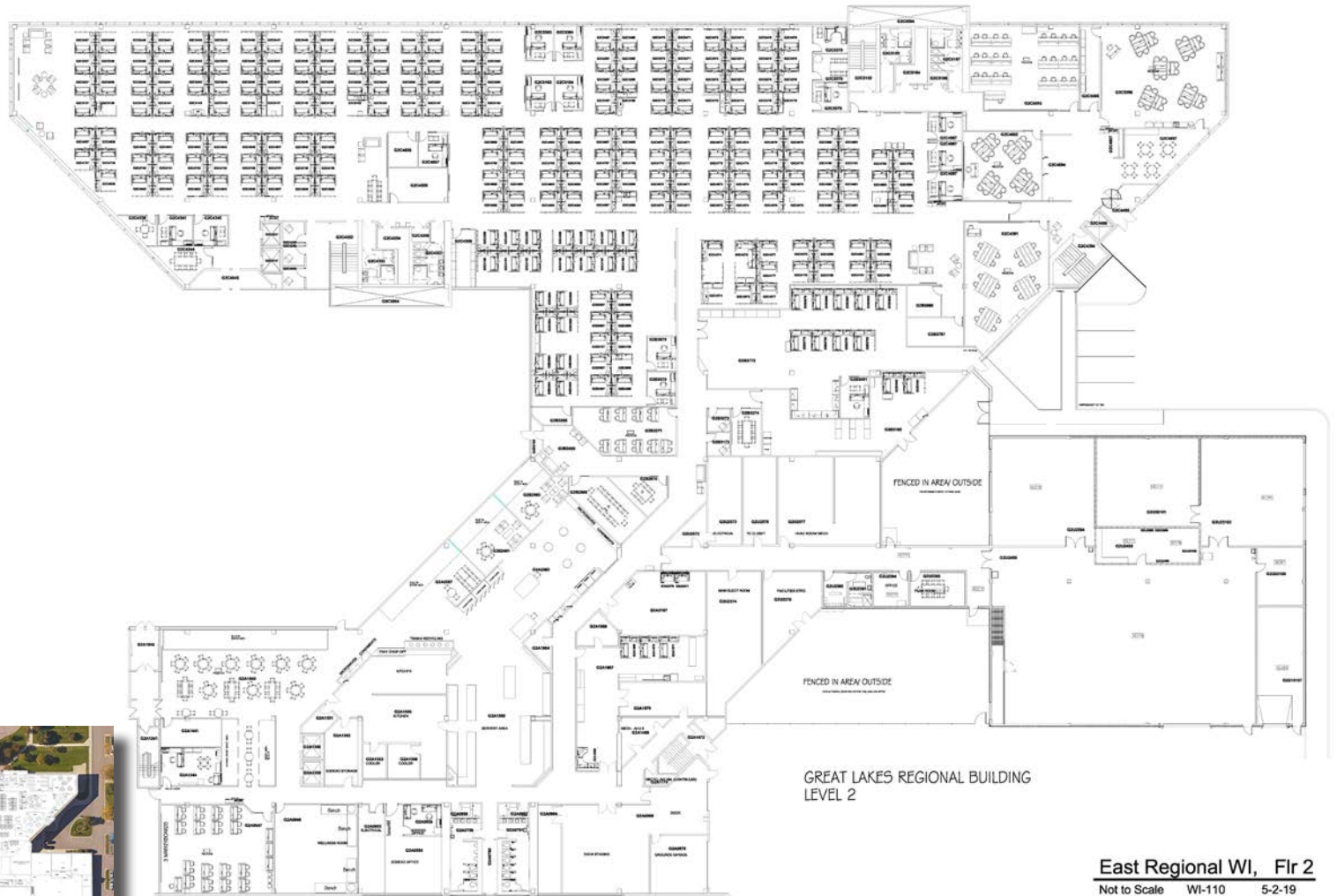
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First Floor Plan



East Regional WI, Flr 1
Not to Scale WI-110 2-7-19

Second Floor Plan

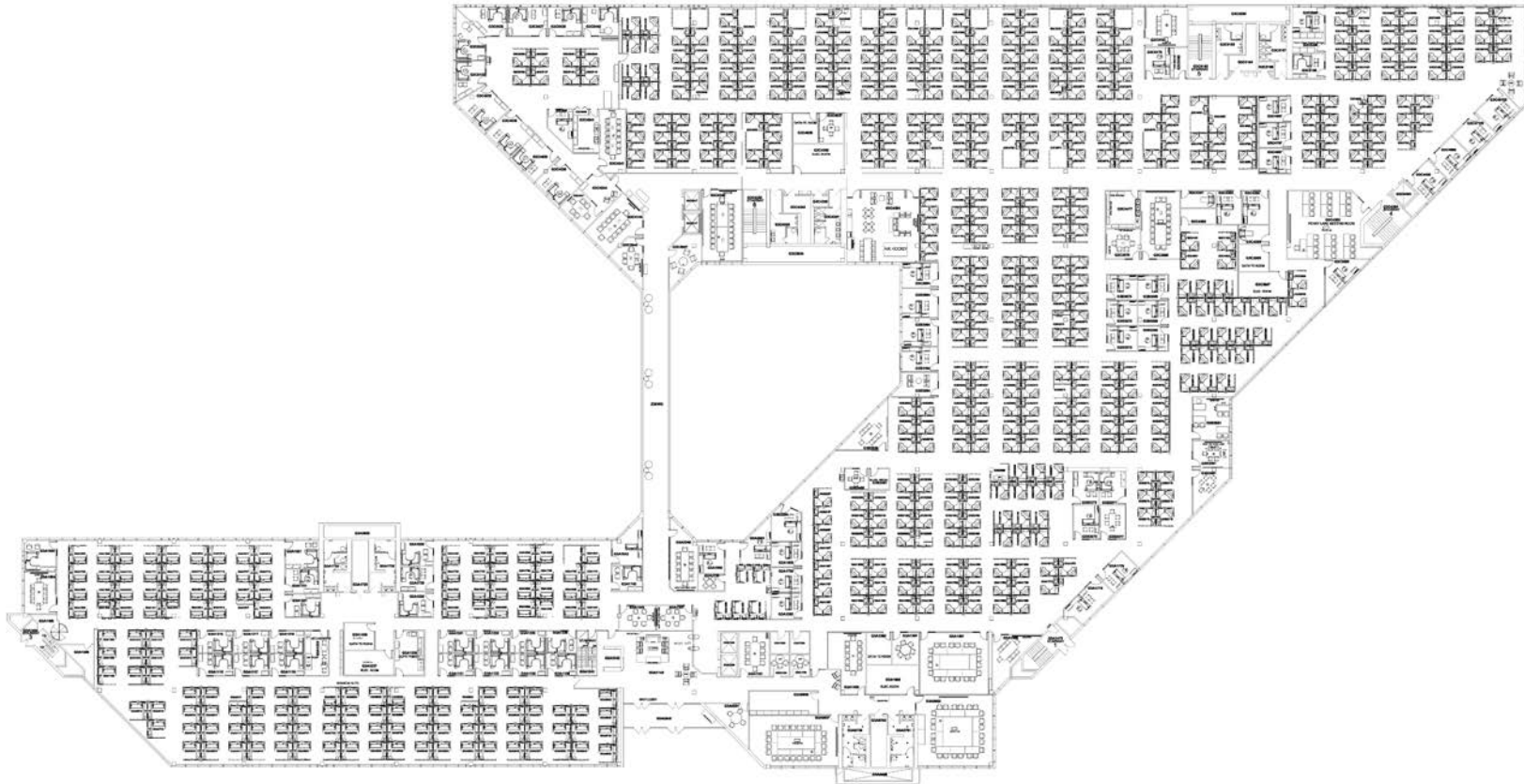


GREAT LAKES REGIONAL BUILDING
LEVEL 2



East Regional WI, Fir 2
Not to Scale WI-110 5-2-19

Third Floor Plan



East Regional WI, Flr 3
Not to Scale WI-110 7-22-19

Fourth Floor Plan



ERB LEVEL 4

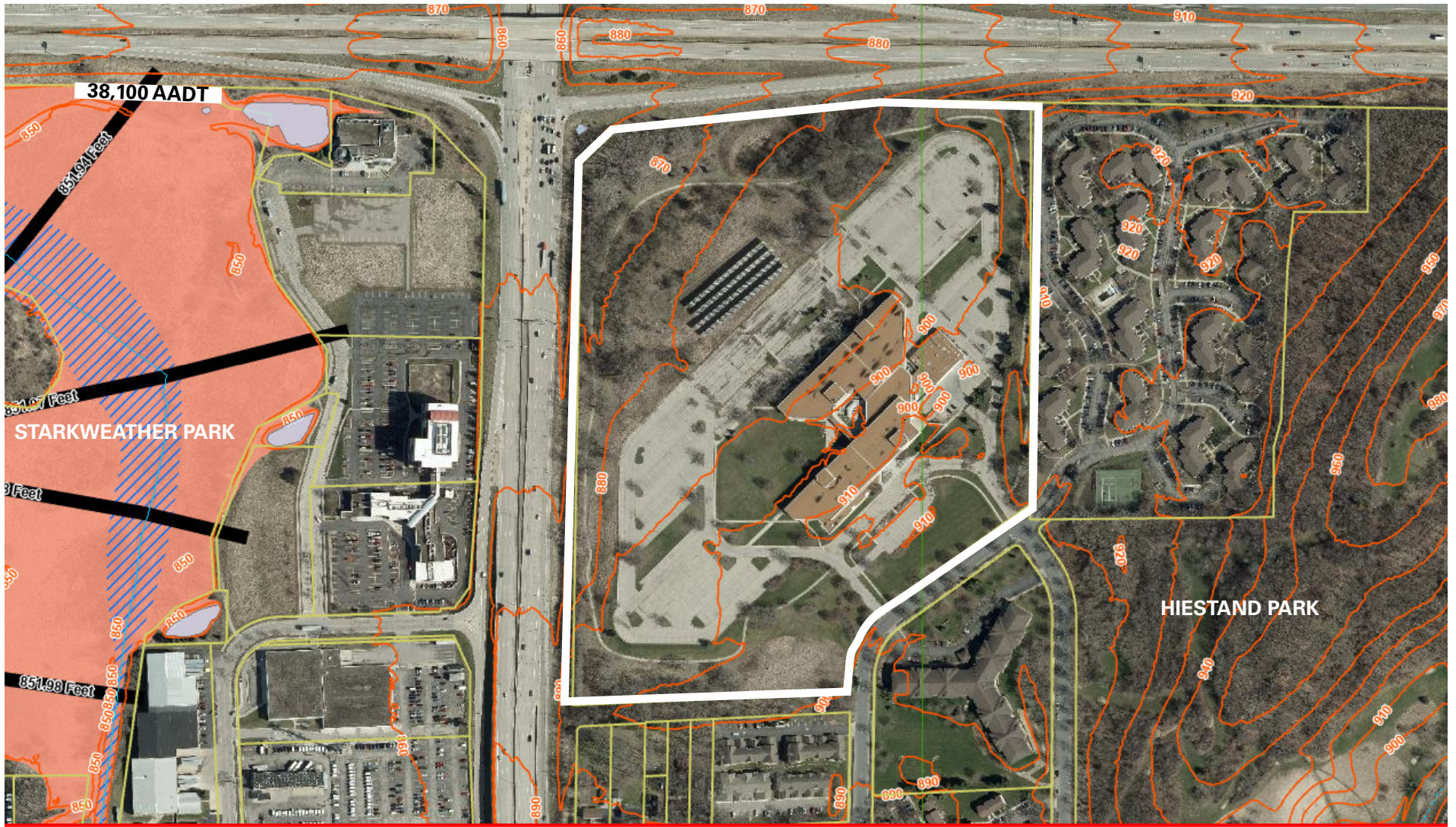


East Regional WI, Fir 4
Not to Scale WI-110 3-4-19

Site Aerial



Topography and Wetlands Aerial



STATE OF WISCONSIN BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective 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 property inspection, contact an attorney, tax advisor, or property 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 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.

302 N Walbridge Ave Madison, WI

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