

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background. Below the text are three horizontal stripes in yellow, red, and blue from top to bottom.The background of the advertisement is a photograph of a modern, two-story office building. The building features a mix of grey metal panels, large glass windows, and a brick chimney. The address "7600" is visible above the glass entrance doors. The building is surrounded by green grass and shrubs, with a paved parking area in the foreground.

7600 Discovery Drive  
Middleton, WI 53562

**For Sublease**  
*Prime 28,774 SF*  
*Office | Lab Building*

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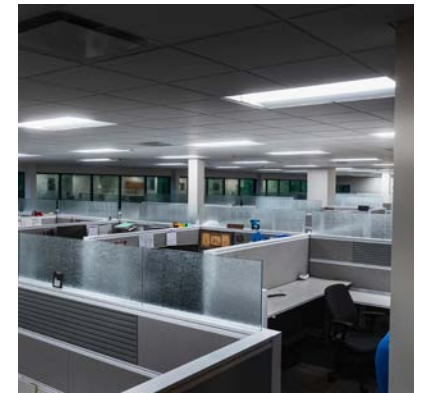
**Colliers | Wisconsin**  
316 W Washington Ave, Suite 925  
Madison WI 53703  
+1 608 826 9500



# Building Details

## Property Profile

Address:	7600 Discovery Drive, Middleton, WI 53562
Available Space:	28,774 SF
Lot Size:	7.59 AC
Stories:	2 (two)
Parking:	Ample
Zoning	PUD-S
Parcel Number	0708-112-8170-4
Dock Door	1 (one)
Sublease Expiration	12/17/2033
OpEx:	\$7.18 PSF Includes interior cleaning
Lease Rate	\$16.75 PSF NNN



## Power

- The building has 208 3 phase, 1600 AMP service.
- One step up transformer to support a single piece of 460/480V equipment.

## FF&E - Optional

- All offices and cubes are furnished with like new desks (electric sit/stand) and matching furnishings. Many cubes have had limited or no use.
- Cafeteria is furnished with basic appliances (Refrigerator, Dishwasher, Microwaves) and older tables and chairs. Upstairs break area has a Refrigerator. Employee outdoor patio is furnished with grill, tables, and chairs.
- Conference rooms include tables, chairs, and several large televisions.
- Pallet racking in manufacturing and shipping areas.

## HVAC

- The original building uses a heat pump loop with boiler, cooling tower and approx. 26 heat pumps. 3 heat pumps on second floor are out of service, require replacement.
- Newer MUA system with heating coils to reclaim loop heat in winter months.
- The addition uses a RTU with local electric reheat units.

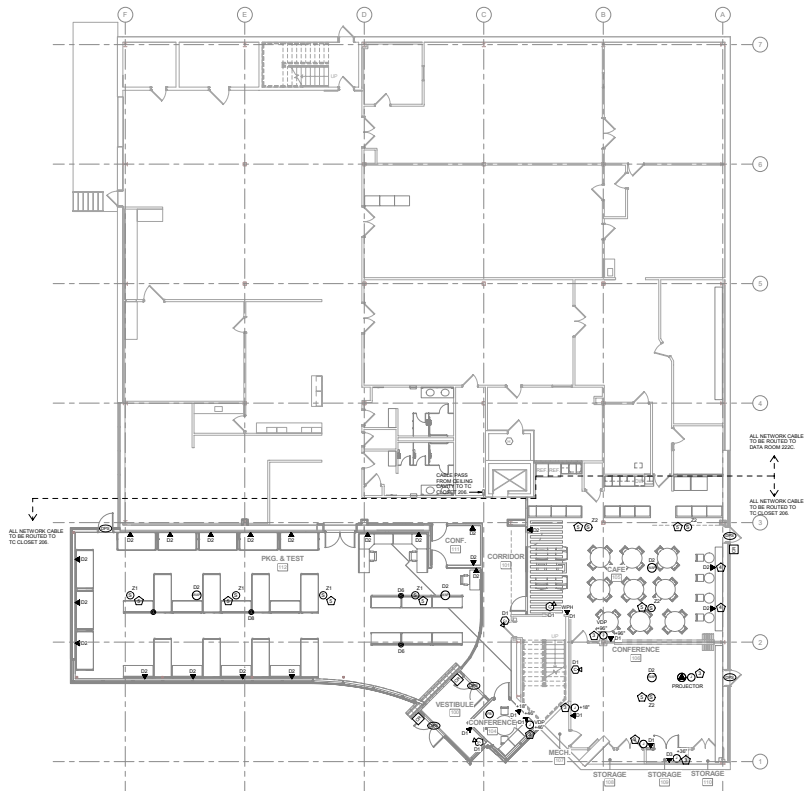
## Lab Specifications

- Several areas use hepa 13 filters to protect equipment or reduce contamination, but no true "clean room" spaces.
- Three curing rooms have computer controllers which allow 4 programmable (time and temperature) settings.
- Each room is approximately 8'x12'.
- Insulated garage doors w/openers.
- Practical temperature range from 40 degree F. to 105 degree F.

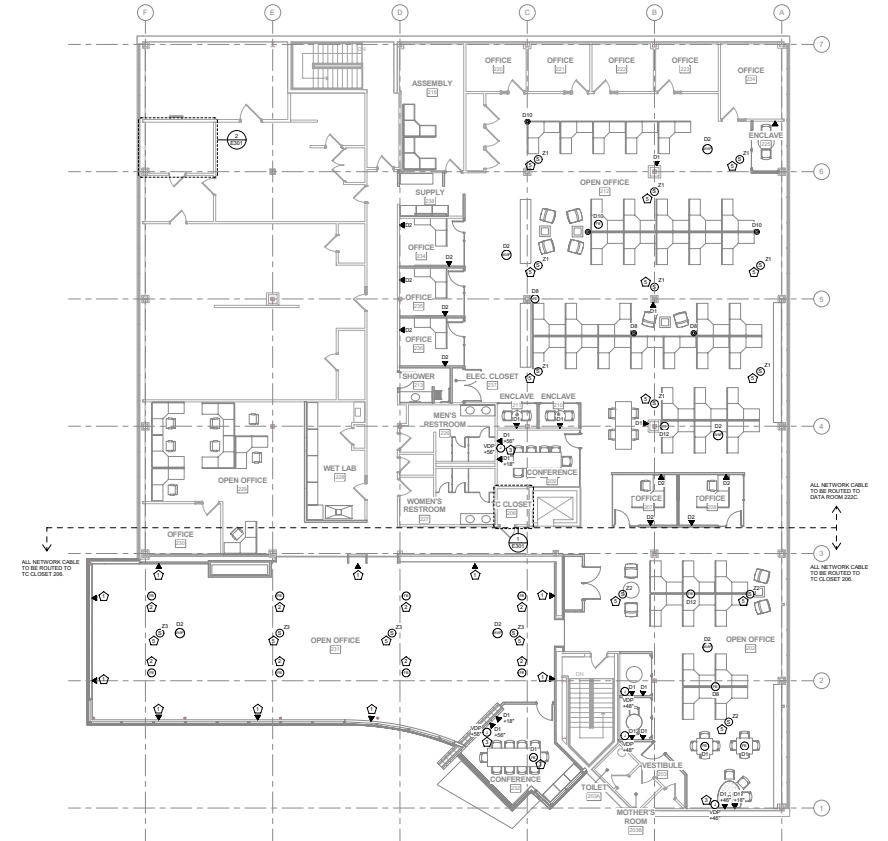
# Floor Plans

Existing Layout

## 1st Floor



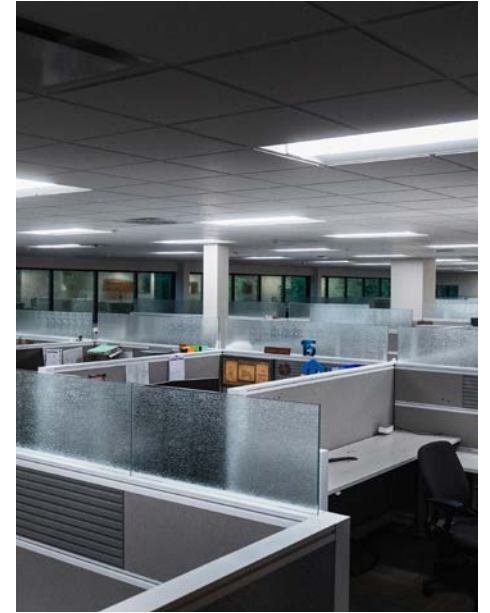
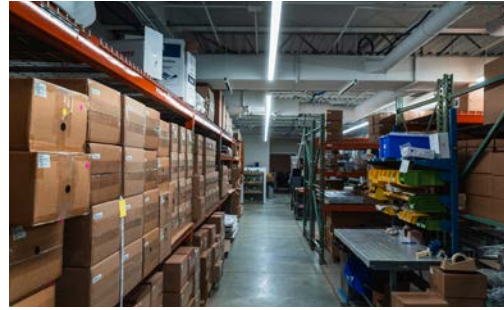
## 2nd Floor





# Building Photos

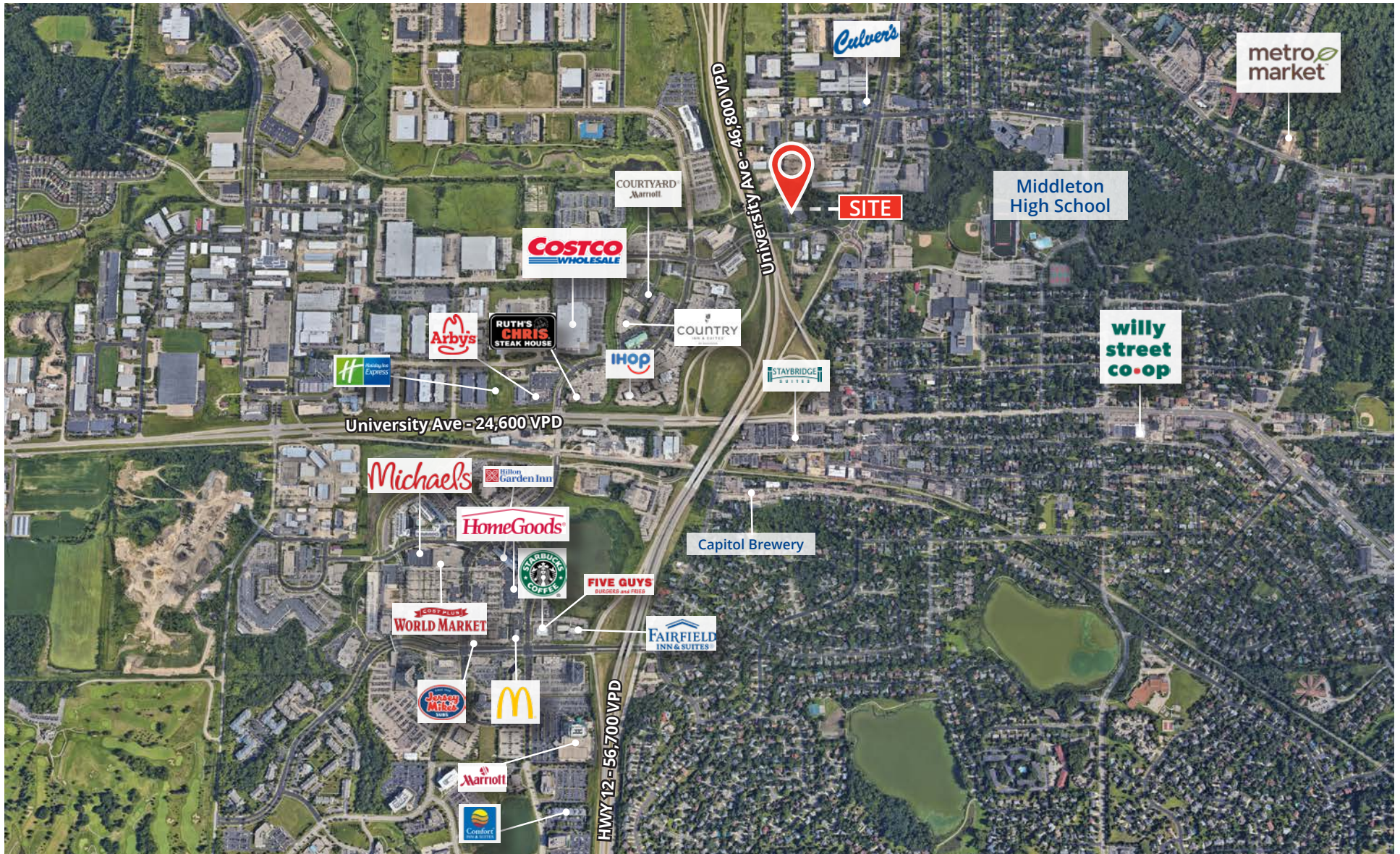
Building Interior & Exterior





# Location Overview

Middleton, WI





# 7600 Discovery Drive

Middleton, WI 53562

## CONTACT US

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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 a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you, the broker owes 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 with a reasonable time if you request it, unless prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property the broker holds.
- 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. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice or a professional home inspection contact an attorney, tax advisor, or home 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**

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential. Unless the information must be disclosed by law or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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.
  2. Any facts known by the broker 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 broker is aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information you consider to be confidential.

Confidential information: \_\_\_\_\_

Non-Confidential information: (The following information may be disclosed by Broker): \_\_\_\_\_

(Insert information you authorize the broker to disclose such as financial qualification information.)

## **Consent to Telephone Solicitation**

I/We agree that the broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.

List Home/Cell Numbers: \_\_\_\_\_

## **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://offender.doc.state.wi.us/public/>

## **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 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.