

6264 Nessbitt Road, Madison WI



for sale

Price: \$1,495,000



Property Overview

Modern 8,300 square foot office building, built in 2012, located on 1.86 acres in rapidly growing commercial corridor. Enjoy the beautiful landscape and walking trails provided by the nature preserve next door. Next to Yahara Bay and across from Quivey's Grove. Only 6 minutes to Madison's Beltline, 8 minutes to Verona, 15 minutes to Epic.

CONTACT



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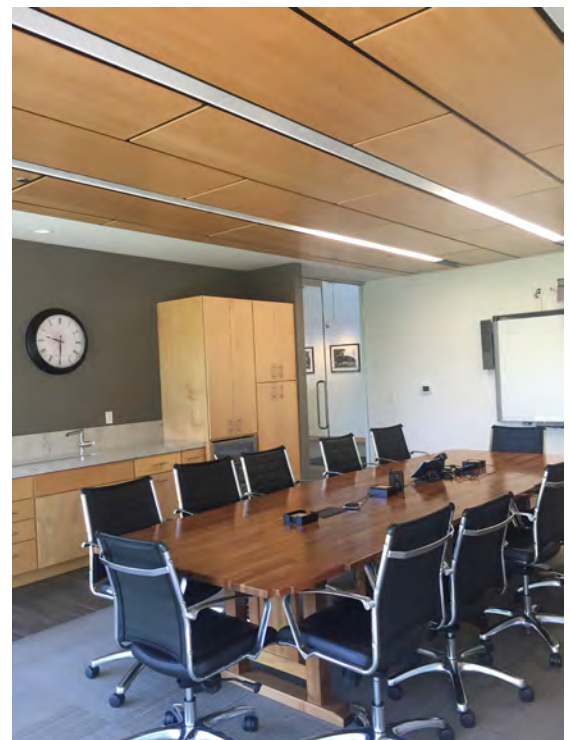
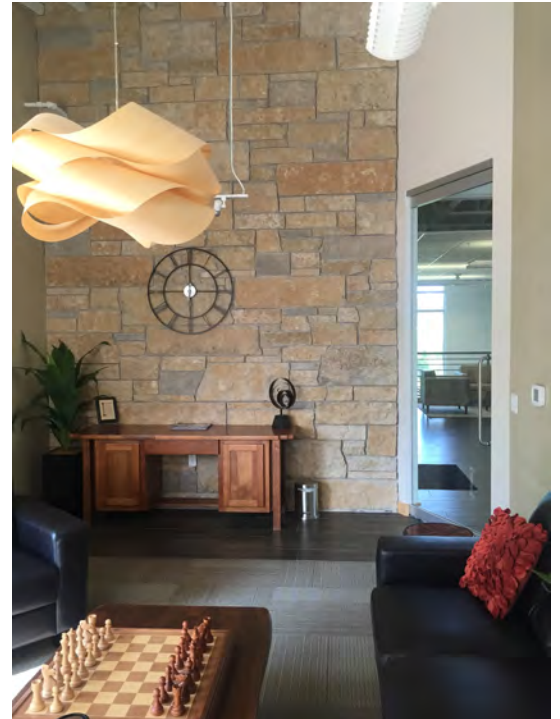
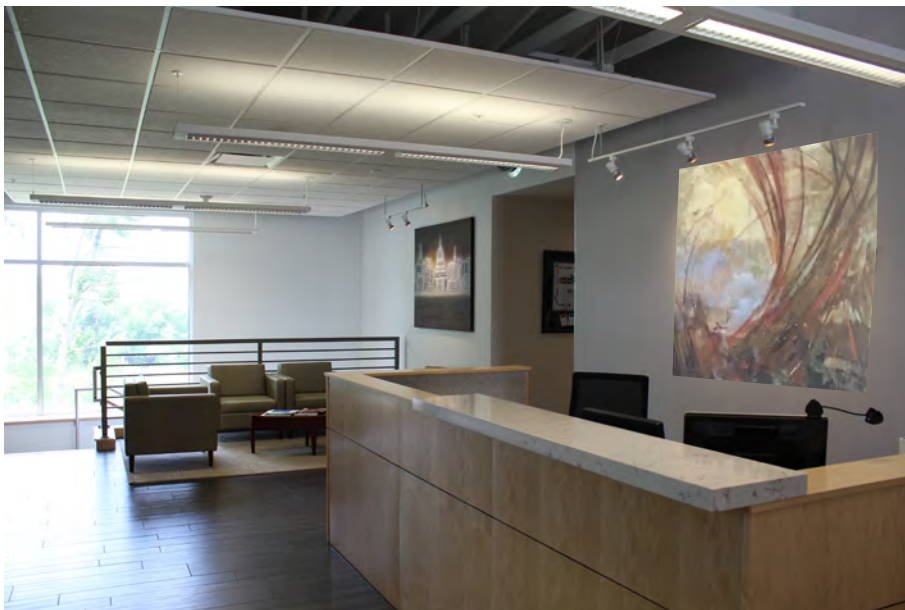
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Property Features

- Move-in ready office space with high ceilings creating an abundance of natural light.
- 13+ private offices, open work spaces, multiple conference rooms, well appointed reception, waiting area & break room.
- Ample free parking with 68 spaces on site, plus easement for adjacent lot creating access to a total of 166 spaces.



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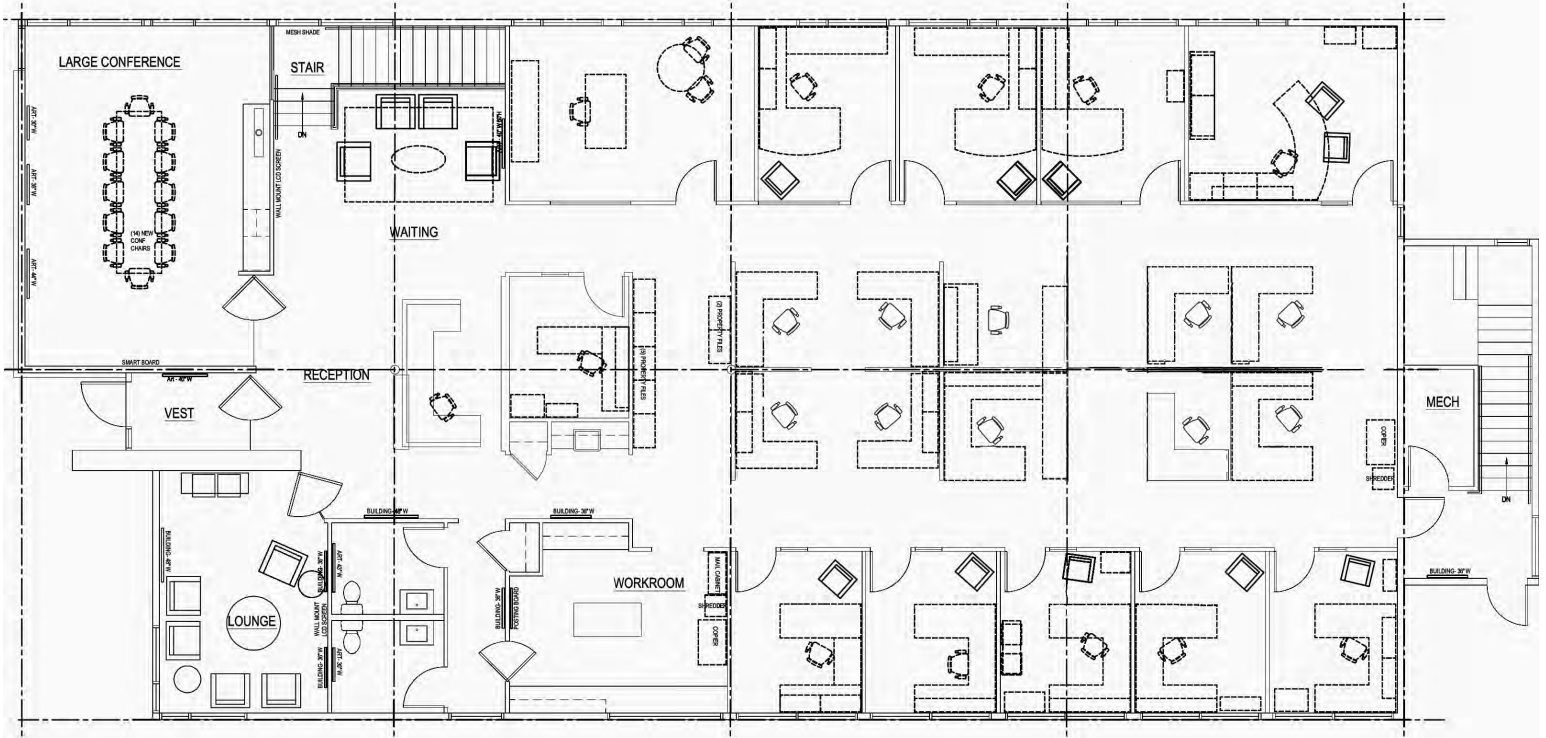
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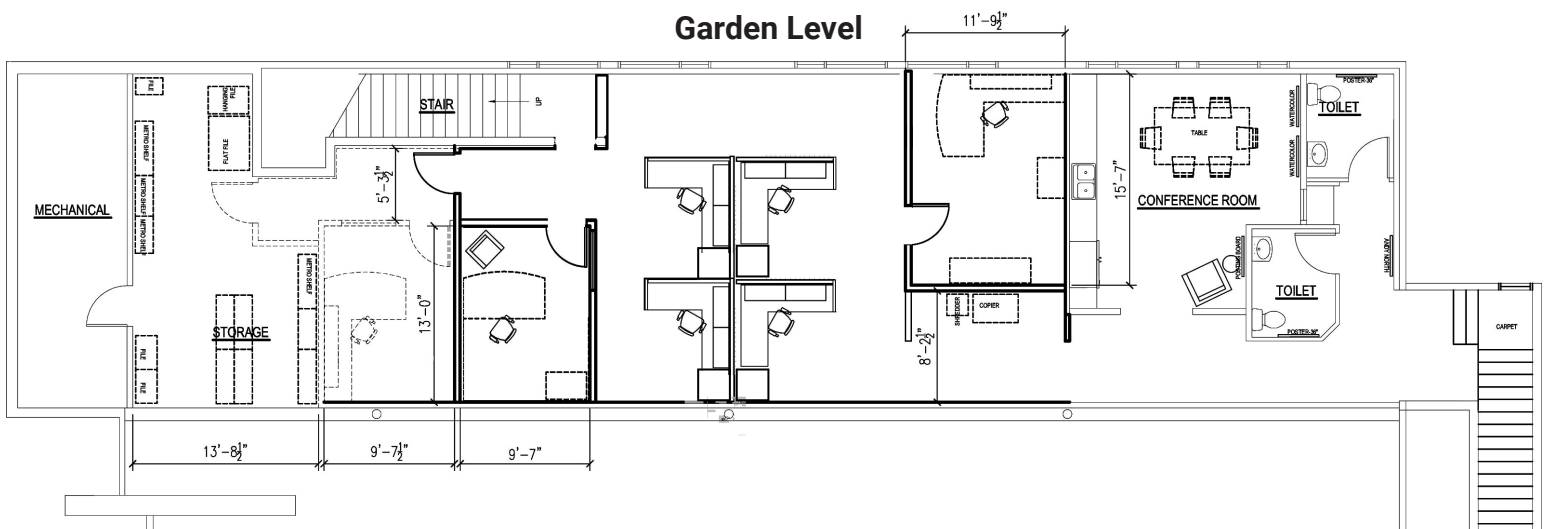
Flexible Building!

8,300 SF on 2 levels with potential to add 8,000 additional SF of space to building.

Main Floor Plan



Garden Level



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Nature Trails Nearby

- Quarry Ridge Recreation Area
- Military Ridge Trail

Estimated Taxes:
\$32,544/year (2019)

City of Fitchburg Zoning:
Business - General

Traffic Counts



Location	2018 Est. daily traffic counts	2007 Est. daily traffic counts	2018 Est. daily traffic counts	2009 Est. daily traffic counts	2018 Est. daily traffic counts
Street: Verona Rd Cross: McKee Rd Cross Dir: N Dist: 0.08 miles	37,907		5,551	2,400	37,008
Street: Fitchrona Rd Cross: McKee Rd Cross Dir: NW Dist: 0.1 miles		6,900			
Street: Nesbitt Rd Cross: Fitchrona Rd Cross Dir: SW Dist: 0.28 miles					
Street: King James Way Cross: Kapec Rd Cross Dir: SE Dist: 0.06 miles					
Street: Verona Rd Cross: Carriage St Cross Dir: N Dist: 0.07 miles					

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)



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Trade Area Report

Madison, WI 53719

Criteria Used for Analysis

Income:
Median Household Income
\$80,032

Age:
Median Age
33.2

Population Stats:
Total Population
31,385

Segmentation:
1st Dominant Segment
Enterprising Professionals

Consumer Segmentation

Life Mode

What are the people like that live in this area?

Upscale Avenues

Prosperous, married couples in higher-density neighborhoods

Urbanization

Where do people like this usually live?

Suburban Periphery

Affluence in the suburbs, married couple-families, longer commutes

Top Tapestry Segments	Enterprising Professionals	Metro Renters	Young and Restless	Emerald City	Bright Young Professionals
% of Households	5,207 (37.3%)	2,863 (20.5%)	1,947 (13.9%)	1,614 (11.6%)	1,017 (7.3%)
% of Madison	9,037 (7.9%)	13,755 (12.0%)	5,004 (4.4%)	17,302 (15.1%)	7,371 (6.4%)
Lifestyle Group	Upscale Avenues	Uptown Individuals	Midtown Singles	Middle Ground	Middle Ground
Urbanization Group	Suburban Periphery	Principal Urban Centers	Metro Cities	Metro Cities	Urban Periphery
Residence Type	Multi-Units; Single Family	Multi-Unit Rentals	Multi-Unit Rentals	Multi-Units; Single Family	Multi-Units; Single Family
Household Type	Married Couples	Singles	Singles	Singles	Married Couples
Average Household Size	2.46	1.66	2.02	2.05	2.4
Median Age	34.8	31.8	29.4	36.6	32.2
Diversity Index	71.2	59.3	76	48.1	65.4
Median Household Income	\$77,000	\$52,000	\$36,000	\$52,000	\$50,000
Median Net Worth	\$78,000	\$14,000	\$11,000	\$37,000	\$28,000
Median Home Value	\$295,000	-	-	-	-
Homeownership	52.3 %	20.8 %	13.7 %	49.6 %	44.1 %
Average Monthly Rent	-	\$1,310	\$920	\$1,030	\$1,000
Employment	Professional or Management	Professional or Management	Services or Professional	Professional or Management	Professional or Services
Education	College Degree	College Degree	College Degree	College Degree	College Degree
Preferred Activities	Gamble; visit museums. Buy trendy clothes online.	Prefer environmentally safe products. Practice yoga, Pilates, ski.	Text, redeem coupons from cell phone. Go dancing; play pool; buy organic food.	Travel frequently. Buy, eat organic foods.	Go to bars/clubs; attend concerts. Eat at fast food, family restaurants.
Financial	Own 401(k) through work	Spend wages on rent	Bank online	Contribute to NPR, PBS	Own U.S. savings bonds; bank online
Media	Watch movies, TV on demand; use tablets	Active on Facebook, Twitter, YouTube, LinkedIn	Listen to blues, jazz, rap, hip-hop, dance music	Read books, magazines on tablets	Rent DVDs from Redbox or Netflix
Vehicle	Own or lease an imported sedan	Take public transportation, taxis; walk; bike	Take public transportation	Take public transportation	Own newer cars



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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.
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