



Property Highlights

- High and Dry Middleton location
- Designed for high end flex/lab/office & warehouse users
- Skylights and clerestory windows bring in natural light
- All LED lighting and solar panel array for extremely low utility costs
- Easy access from the West Beltline Highway
- Concrete walls and steel beam construction
- Lots of glass in front and along the sides at end cap
- Extensive landscaping for high end corporate image

For Lease

Flex/Lab/Office/Warehouse

3620 Venture Ave
Middleton, Wisconsin

Offering Details

Year Built: 2017
Clear Height: 24' clear +
Sprinkler: ESFR
Loading: 6 docks & 1 drive-in door
Asking Rate: \$8.90 - \$9.50 Per SF/NNN
Op. Exp.: \$2.15 per SF (2020)
Total Size: 65,000 SF w/10,000 SF office
TI Allowance: Negotiable
Site Size: ~5 acres; addl. 6 acres avail.
Timing: 60-90 days

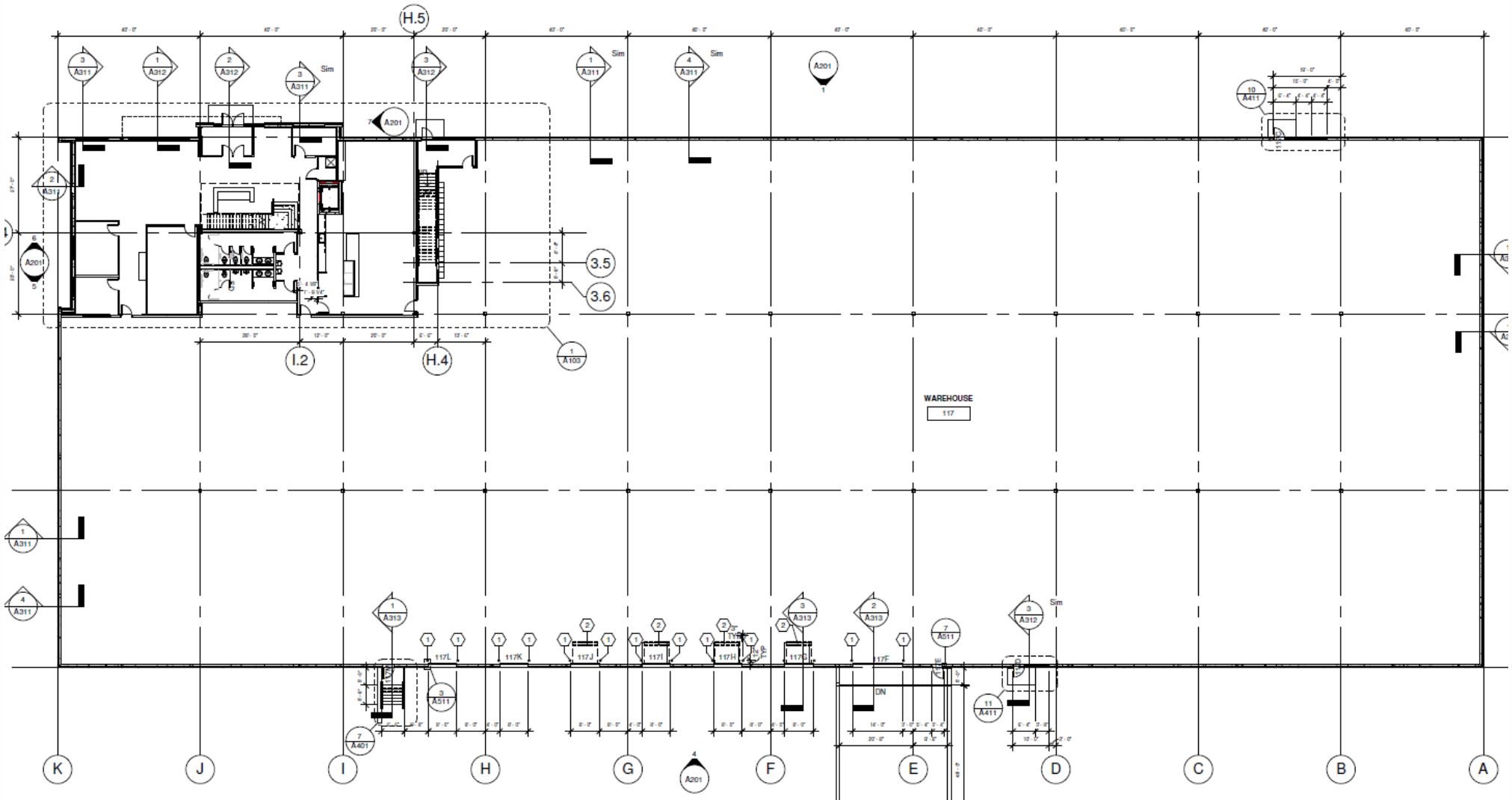
Please Contact

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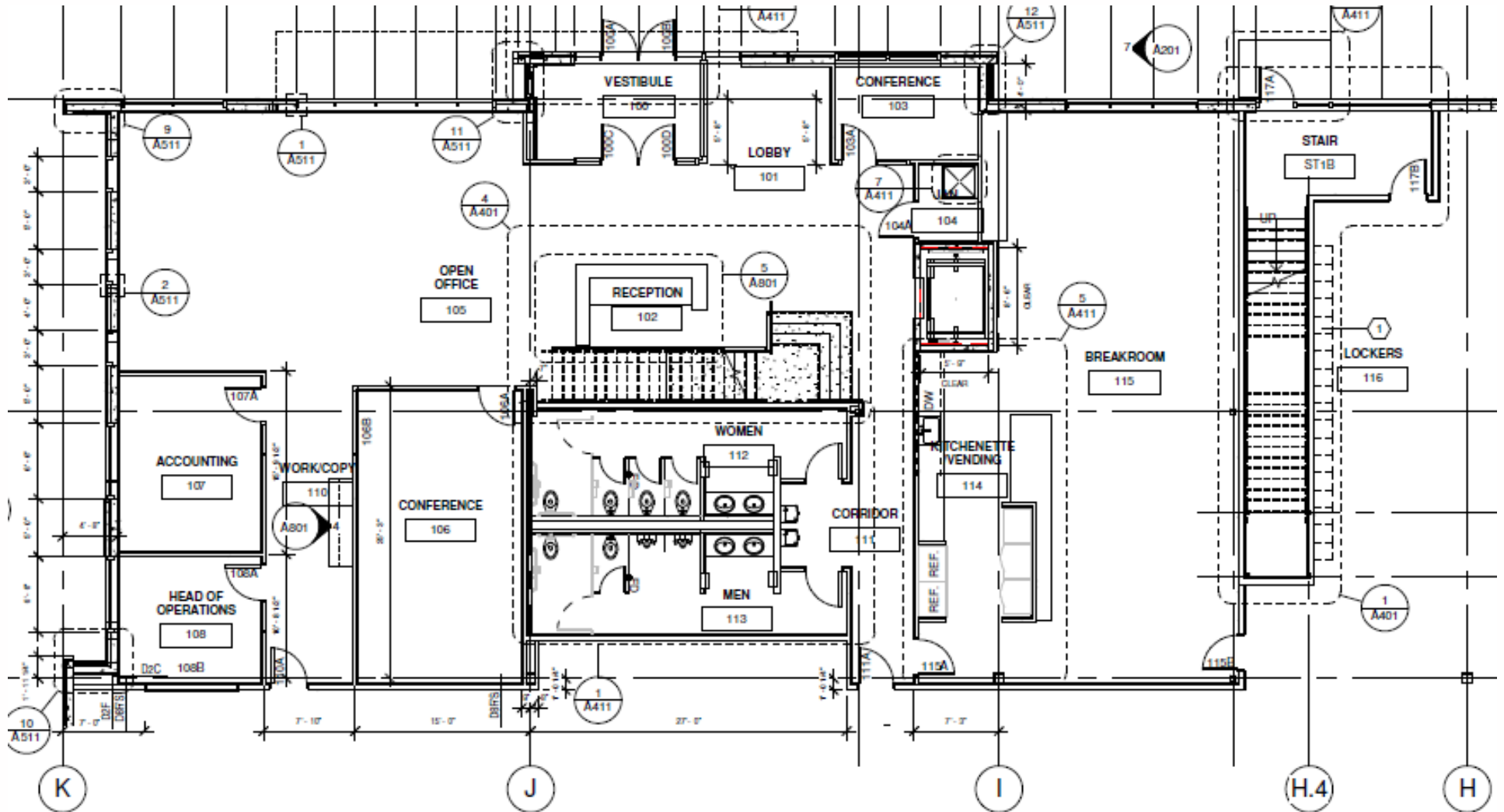




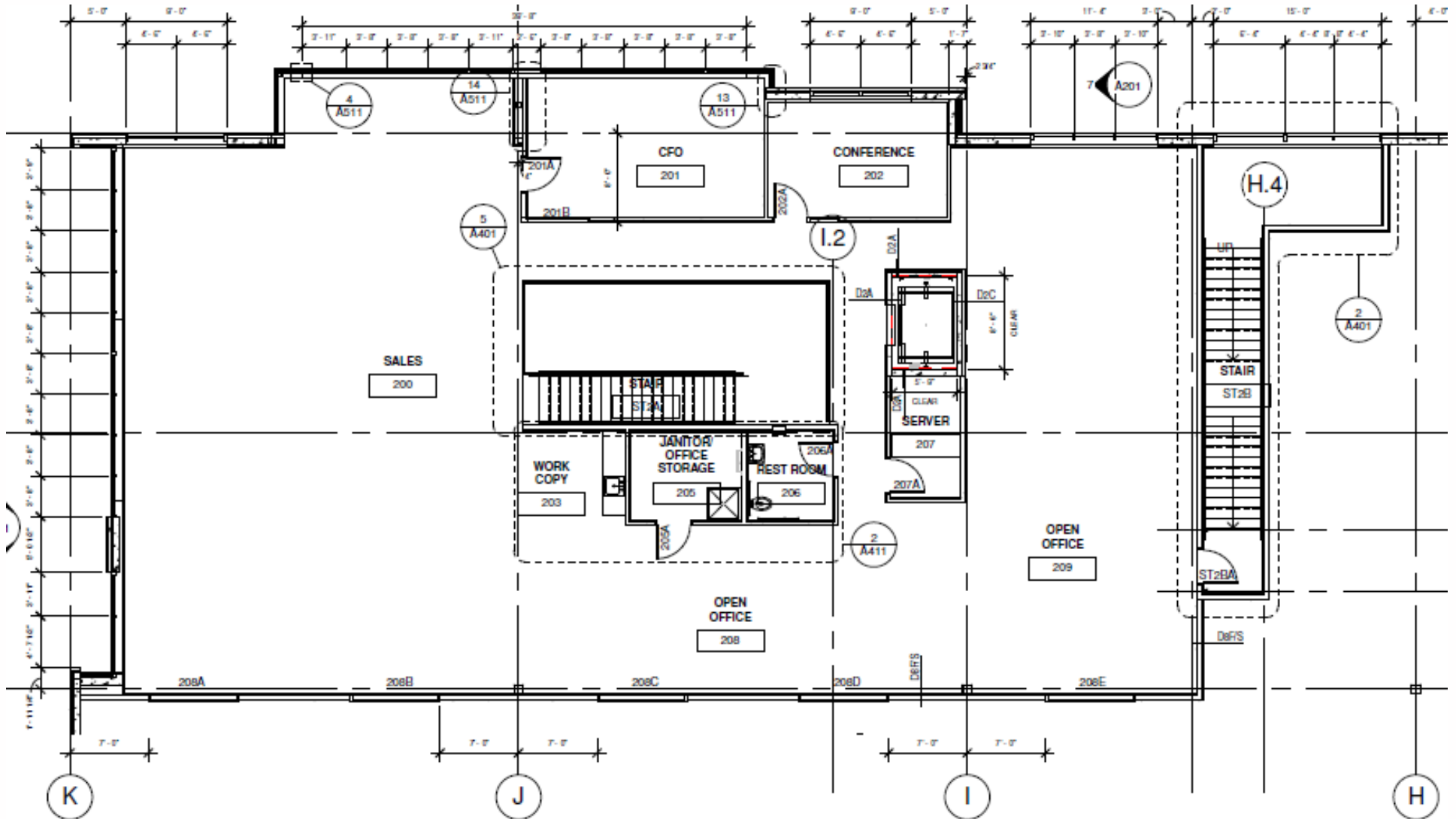
First Floor Plan



1st Floor Office



1 PARTIAL FIRST FLOOR PLAN
A103 1/8" = 1'-0"



2 PARTIAL SECOND FLOOR PLAN
A103 1/8" = 1'-0"





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.)*

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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