

4,200 sq. ft. (Divisible) For Lease

8225 GREENWAY
BOULEVARD

MIDDLETON, WISCONSIN



12,300 sq. ft.
Strip center

\$122,300
Avg. Household Income within 3 miles

52,315
Population within 3 miles



DEVELOPED BY



BROKERAGE BY





BIAGGI'S
RISTORANTE ITALIANO
tacos amigos tequila

Residence Inn
Marriott

Jersey Mike's
SUBS
noodles
company

Hilton Garden Inn

COSTCO
WHOLESALE

Starion
BANK

FAIRFIELD
INN & SUITES
Marriott

GREENWAY STATION
350,000 SQ. FT.
LIFESTYLE CENTER

McDonald's

WISCONSIN
TRADE CENTER

GREENWAY BLVD.

BELTLINE HWY.

SUBJECT SPACE

ROBERTSON
COSMETIC CENTER
ZUPP
T
Studio [262]
salon

verizon
ZUPAS
CAFÉ
SOUP SALAD & SANDWICH
KITCHEN

MATTRESS FIRM
STARBUCKS
COFFEE
FIVE GUYS
BURGERS and FRIES

Fidelity
INVESTMENTS

DICKEY'S
BARBECUE PIT
FROSTWOODE
FARMS

CHARTWELL
Midwest Wisconsin

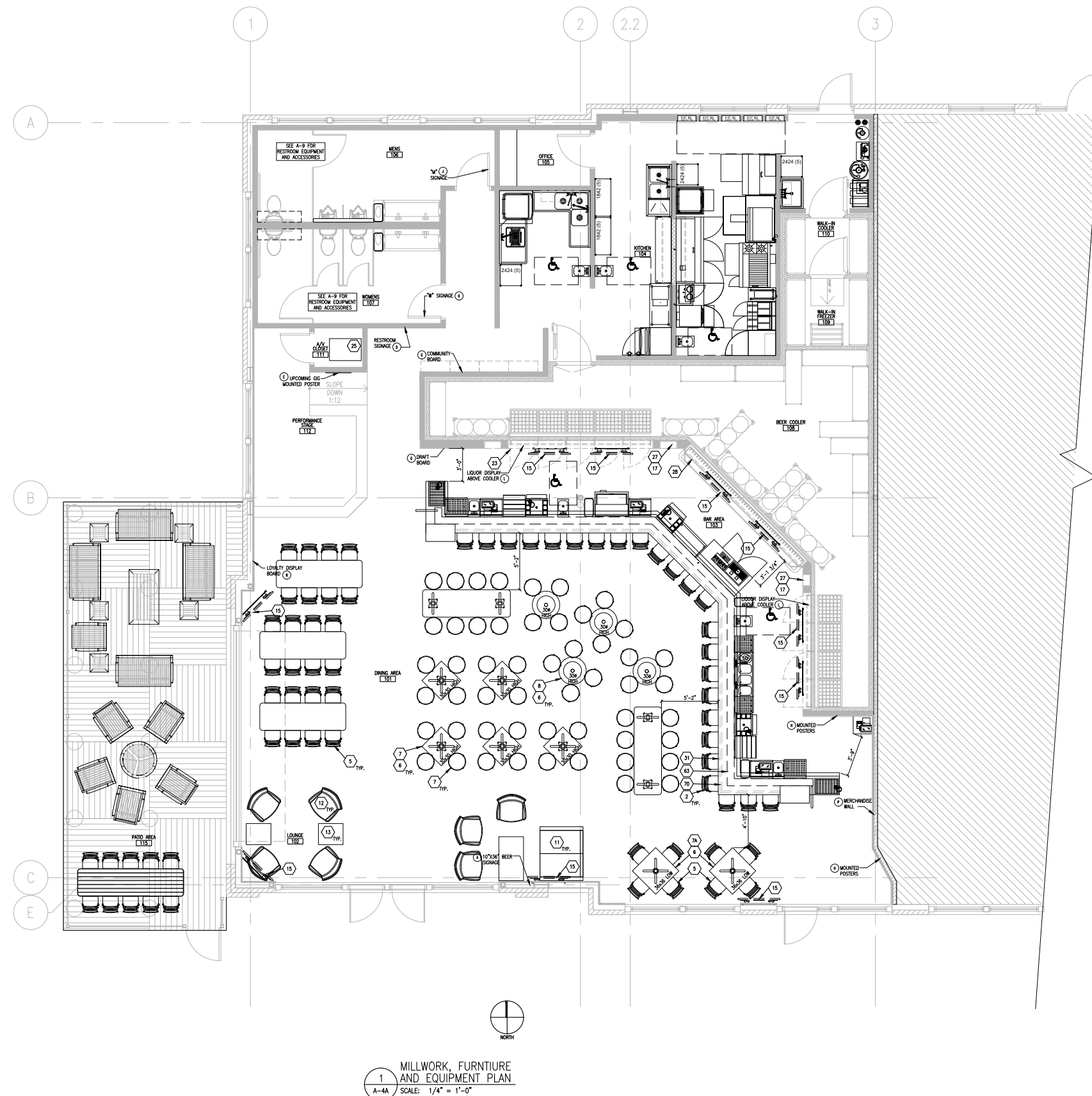
Marriott

JOHN Q. HAMMONS DR.

FUTURE 100,000 SQ. FT.
OFFICE BUILDING

OLD SAUK TRAILS
BUSINESS PARK
4,000,000 SQ. FT.
OF OFFICE SPACE

EXISTING SPACE PLAN



8225 GREENWAY BOULEVARD

SPACE SUMMARY

- 4,200 sq. ft. (divisible) For Lease
- 600 sq. ft. patio space with overhead door
- Cross-parked with the neighboring office building, which has over 350 parking stalls
- Across the street from Greenway Station, a 350,000 sq. ft. lifestyle center
- At the entrance to the Old Sauk Trails business park, which has over 4,000,000 sq. ft. of office space
- High barrier to entry market surround by mature residential, office and retail
- Over 2,400 hotel rooms with-in 3 miles
- Asking triple net rent: \$29.00 / sq. ft.
- Estimated triple net expenses: \$7.00 / sq.ft.

DEVELOPMENT BY

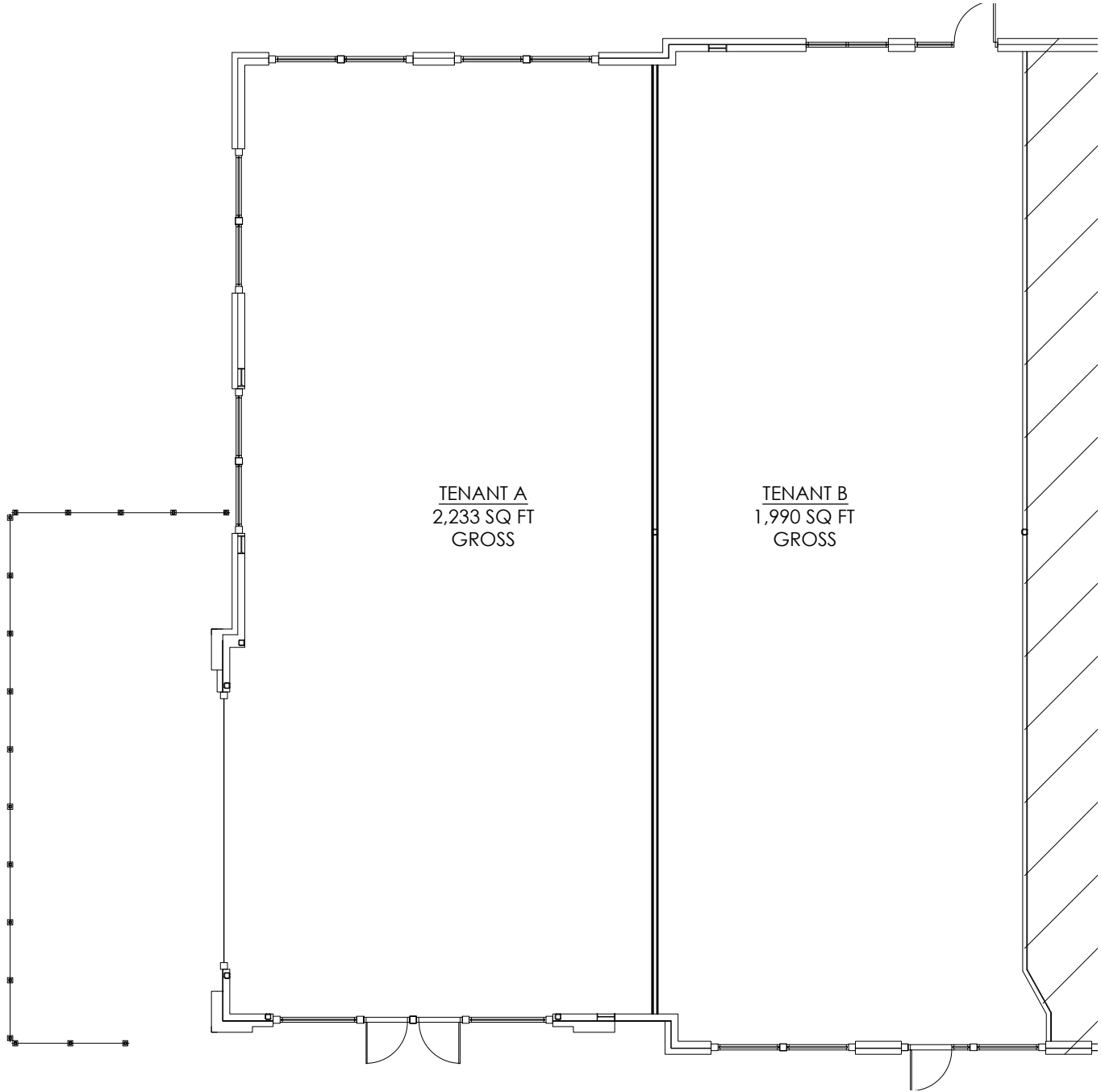


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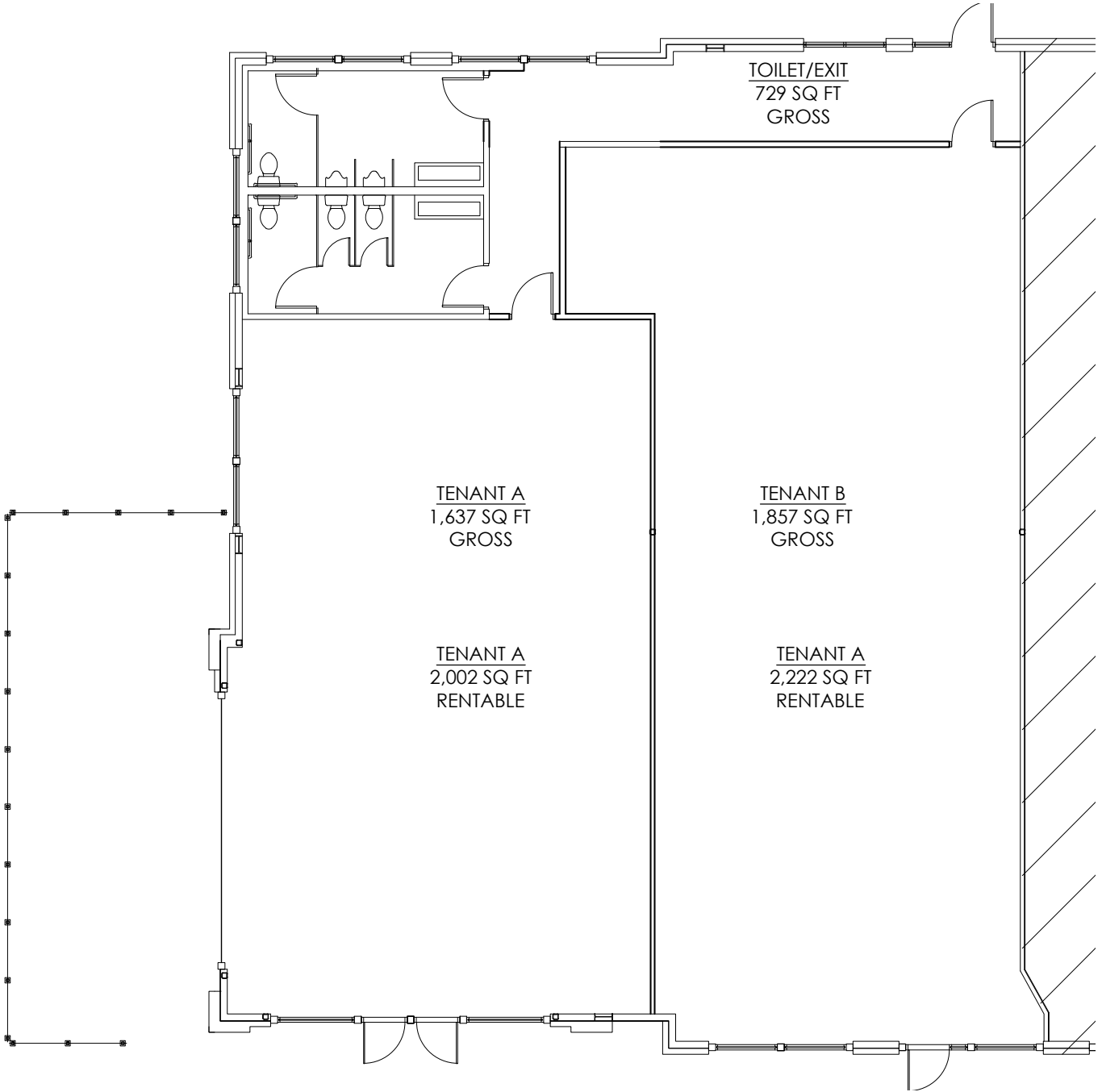


JESSE SCHLUTER | 608.669.2671 | JESSE@WICOMMERCIALRE.COM

SPACE PLAN OPTION 1



SPACE PLAN OPTION 2



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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