



FOR SALE

156,547 SF OFFICE BUILDING

1707 WEST BROADWAY
MONONA, WISCONSIN



BOERKE





PROPERTY OVERVIEW

BUILDING SIZE (SF):	156,547 SF
CONSTRUCTION:	Brick
ROOF:	Flat Rubber
YEAR BUILT:	1989
STORIES:	3 (plus finished lower level)
PARKING:	4.79/1,000 (716 structure, 34 surface lot)
ZONING:	CDD
LOT SIZE:	Approximately 13 AC
TAX KEY:	Part of TK# 0710-301-0150-2
TAXES (2019):	\$306,073.31
PRICE:	\$14,200,000



**CLICK FOR 360°
AERIAL TOUR**



PROPERTY FEATURES

- Institutional quality, energy star rated office building
- Located in an Opportunity Zone
- Phillips LED lighting throughout including auto-dimming lights in office area
- Backup generator for entire building
- Updated Building Systems including VFDs on most equipment
- 3-story parking garage on site with upgraded LED lighting and electric charging stations
- Underground corridor connecting parking structure to office building
- Great location with frontage on the Beltline Highway
- First floor has 2 loading docks with freight elevator to upper floors and basement
- 100% sprinklered with recently upgraded fire alarm system and flex-head sprinklers
- Partially exposed finished lower level includes raised floor data center with dual fiber and fitness center

RECENT UPDATES

- New security center
- Café renovations
- Copy center renovations
- Conference Room upgrades
- New common area carpet, paint, furnishings
- Elevator upgrades
- 3 newer boilers



WEST BROADWAY

WPS DR

ENGEL ST

WEST BROADWAY

BRIDGE RD

1707
BROADWAY

WPS HEALTH
SOLUTIONS

PARKING
GARAGE

BELTLINE HIGHWAY (125,000 VPD)



**INSTITUTIONAL
QUALITY
BUILDING**



**LOCATED IN
OPPORTUNITY
ZONE**



**ENERGY STAR
CERTIFIED**



**716 STALL
PARKING GARAGE
ON-SITE**



**CDD
ZONING**



**10 MINUTES TO
DOWNTOWN
MADISON**



**BELTLINE
FRONTAGE**

INTERIOR PHOTOS



Main Building Entrance



Main Building Entrance



Café Dining Area



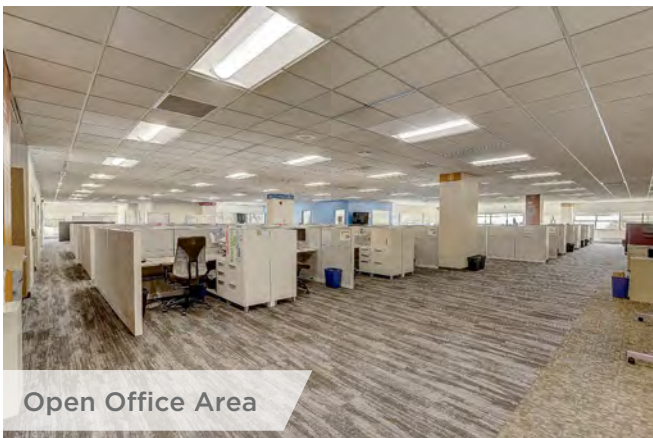
Common Area Entrance to Café



Café



Restroom



Open Office Area



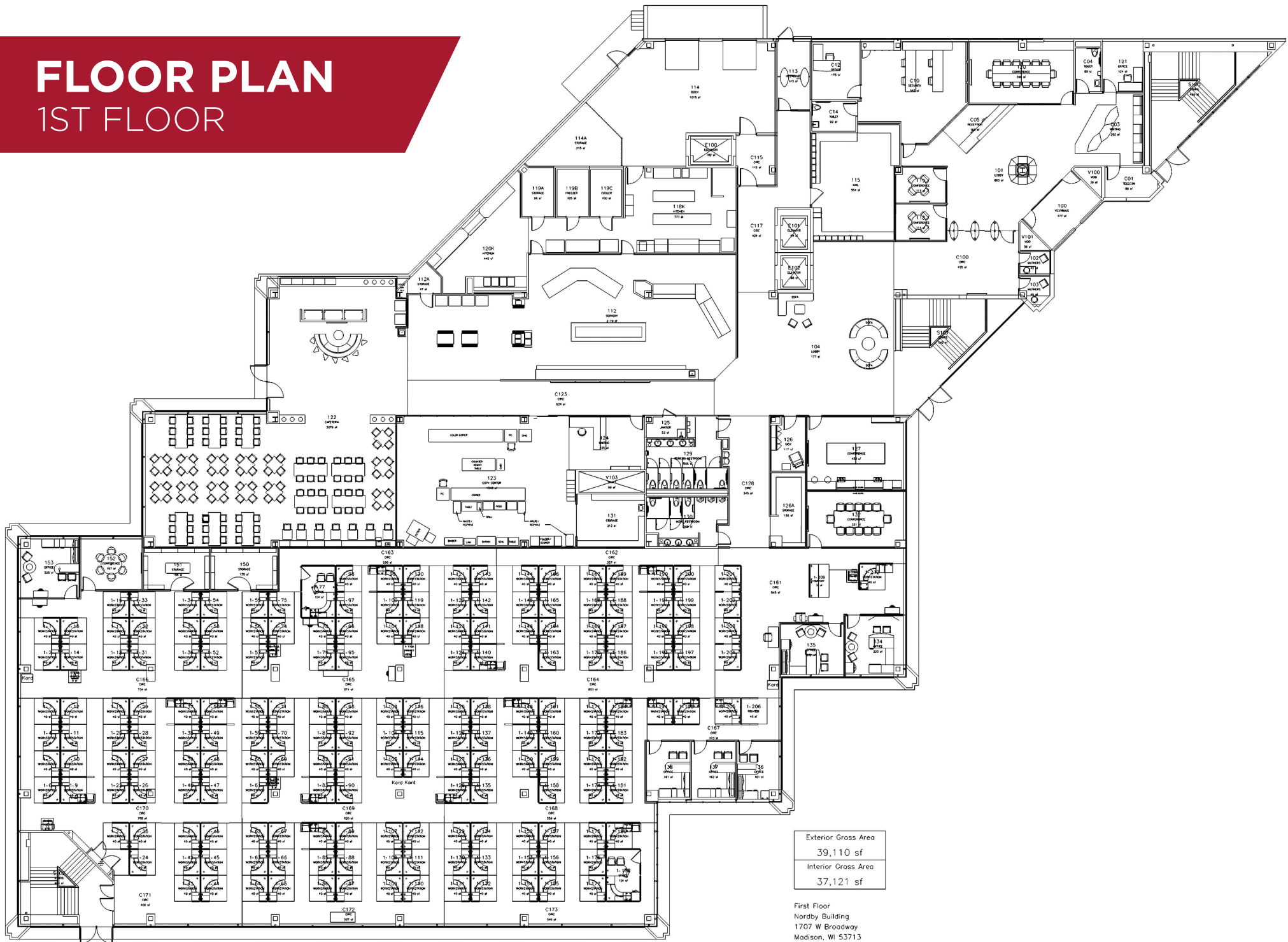
Conference Room



Private Office

FLOOR PLAN

1ST FLOOR

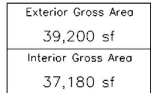


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FLOOR PLAN

2ND FLOOR



Second Floor
Nordby Building
1707 W Broadway
Madison, WI 53713

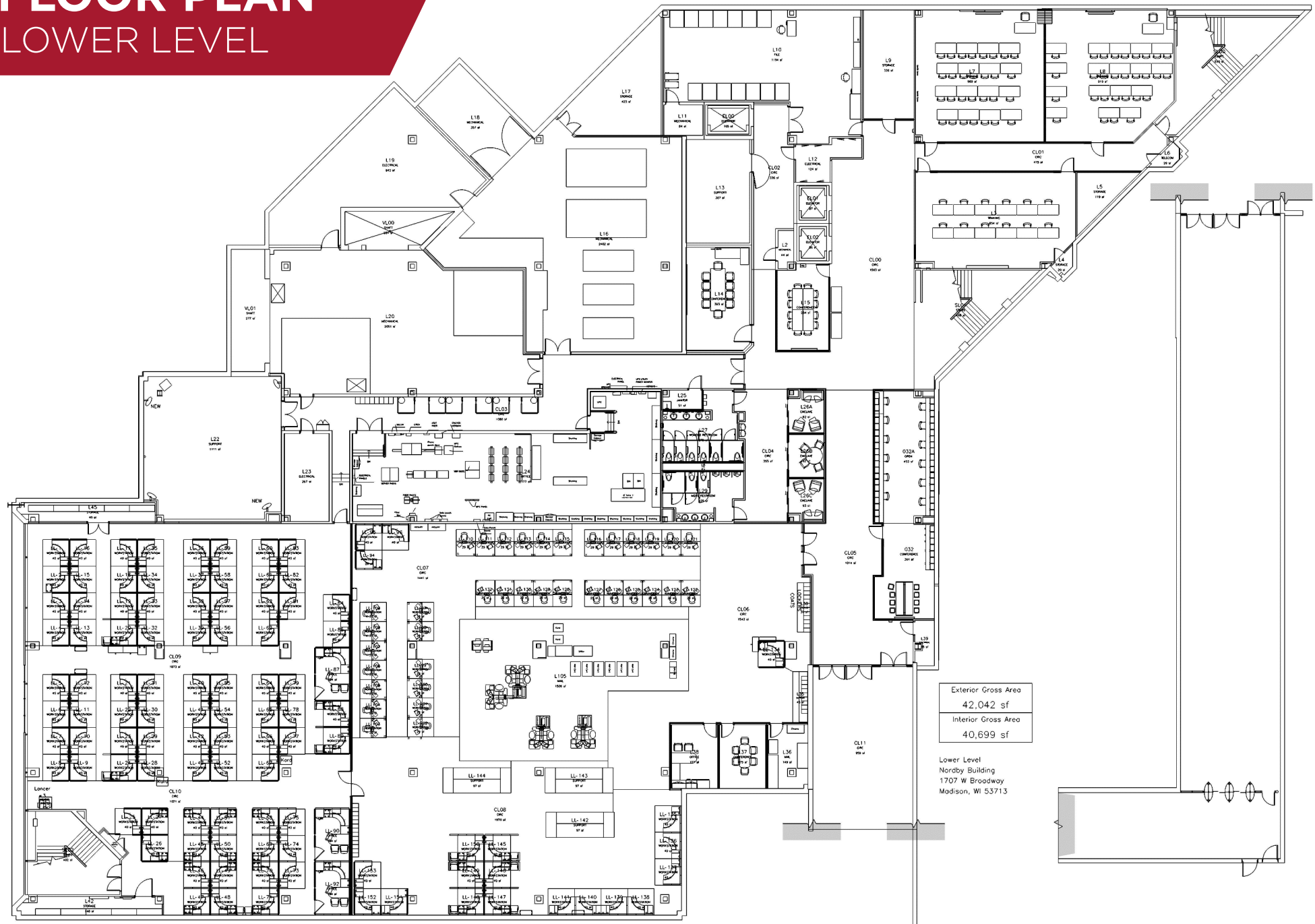
FLOOR PLAN

3RD FLOOR



FLOOR PLAN

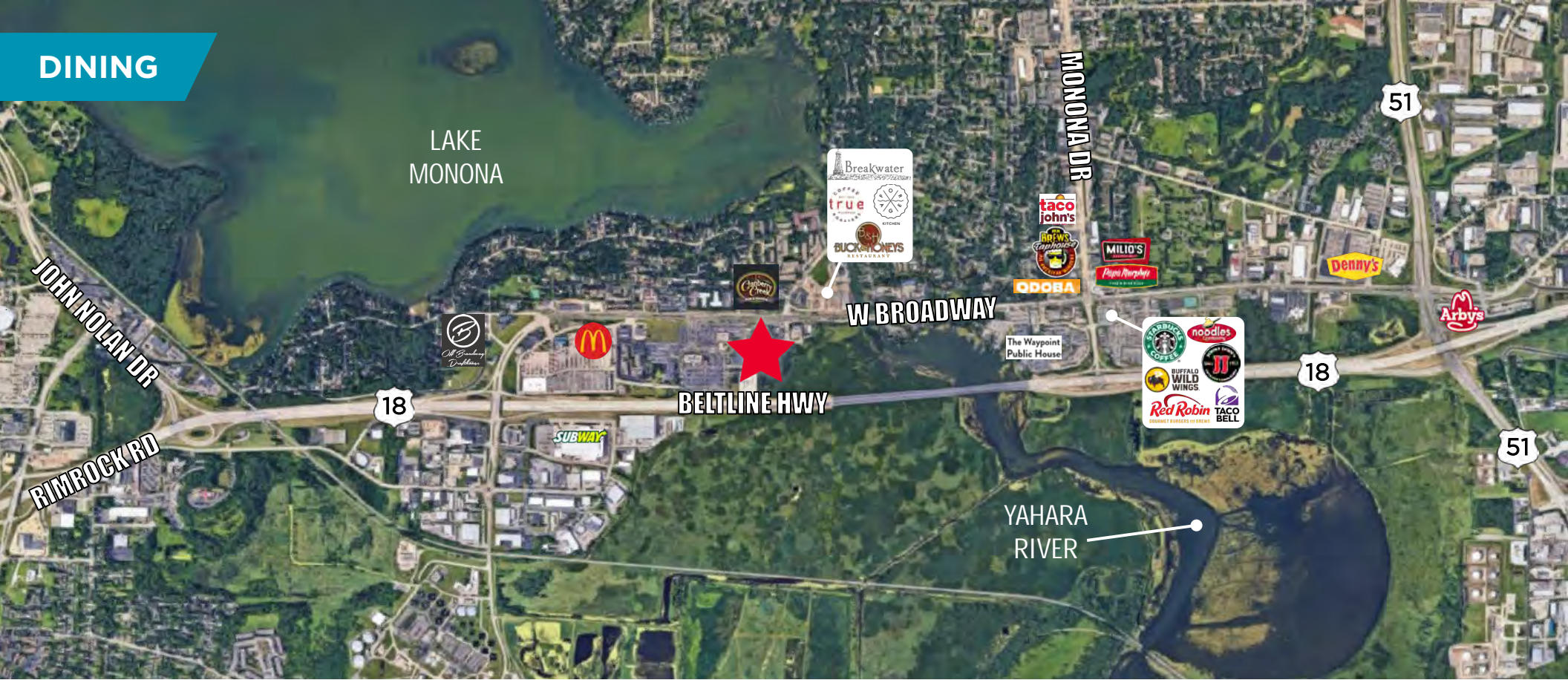
LOWER LEVEL



Exterior Gross Area
42,042 sf
Interior Gross Area
40,699 sf

Lower Level
Noraby Building
1707 W Broadway
Madison, WI 53713

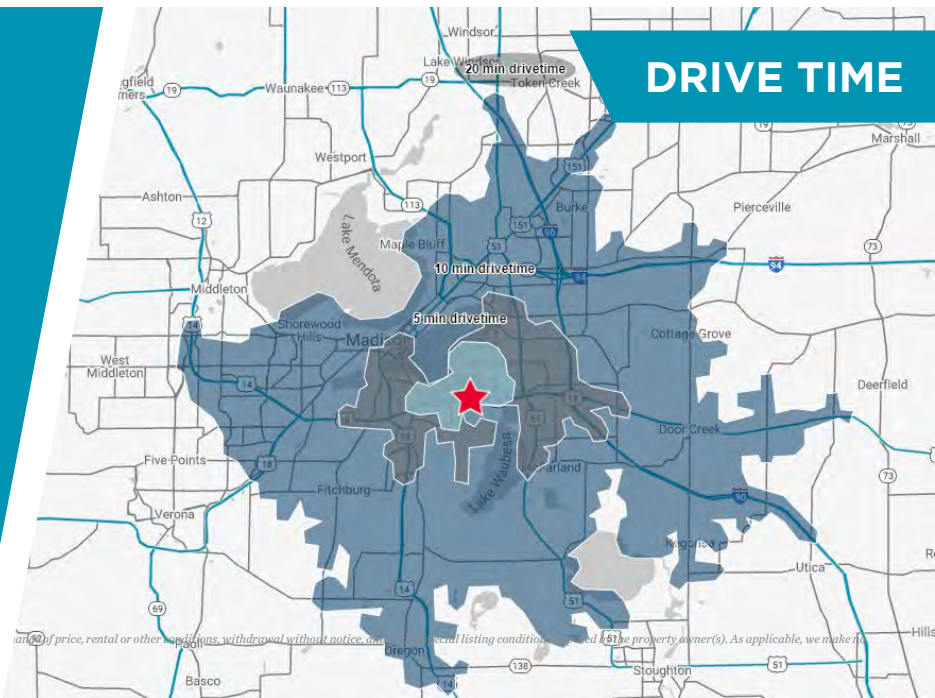
DINING



NEARBY AMENITIES

- 10 minutes to downtown Madison
- Full interchange to Beltline
- Adjacent to Daycare (La Petite Academy)
- Minutes from Alliant Energy Center
- Many hotels, shopping, and dining options nearby

DRIVE TIME





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STATE OF WISCONSIN

Disclosure To Non-Residential Customers

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS

You are a 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:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) 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).
- (e) 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.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) 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 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 the duties owed 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 and 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 Wis. Stat. § 452.01(5g) (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 are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information 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.)

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.

NOTICE ABOUT SEX OFFENDER REGISTRY

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 telephone at 608-240-5830.