



OFFICE LEASE AVAILABLE

N4365 Hwy. 73, Columbus, WI 53925



Jeff Hoeye
Managing Partner | Broker
M: 920.728.1111 | P: 608.416.5664
jhoeye@artisangraham.com

106 E. Doty St.
Suite 320
Madison, WI 53703
www.artisangraham.com



PROPERTY DETAILS

Versatile office space conveniently located on highway 73, just a quarter mile from Highway 151. With a welcoming lobby/reception, multiple offices, breakroom and sizeable conference room, this space is ideal for a professional services or other management or service industry business.

LEASE INFO.

- Lease Rate: \$7 per s/f (+ utilities)
- Term: 1 year (3 year preferred)
- Escalators: 2.5%

PROPERTY HIGHLIGHTS

- Parcel Size: 248,292 s/f (5.7 acres)
- Available S/F: 1,900 to 6,000 s/f
- .25 miles from highway 151
- Signage available
- Visible from highway 73
- Tenant improvement allowance available
- Parking

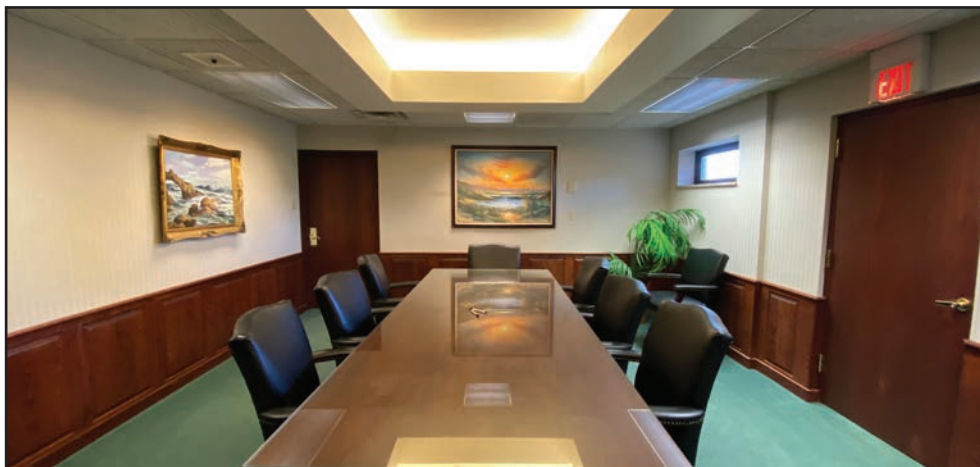




Artisan Graham Real Estate

MADISON - WISCONSIN

OFFICE SPACE AVAILABLE - Suite 1 | 4,200 s/f



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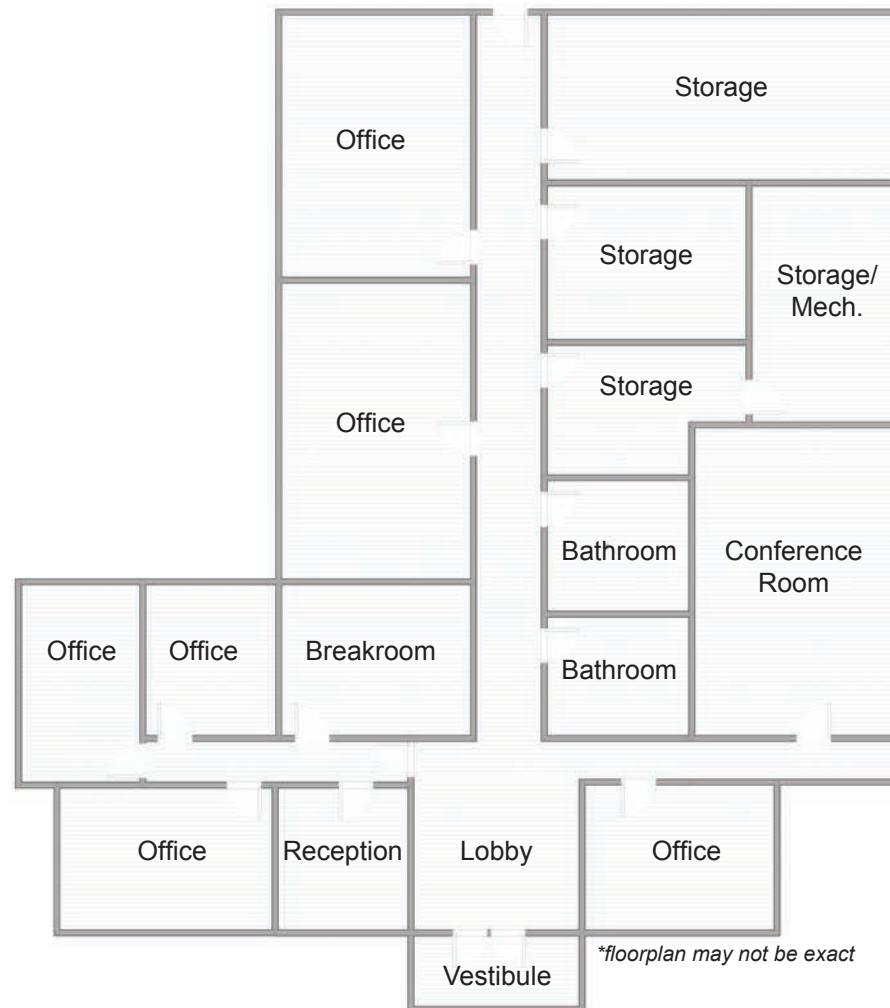
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Artisan Graham Real Estate

MADISON - WISCONSIN

FLOOR PLAN - Suite 1 | 4.200 s/f





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OFFICE SPACE AVAILABLE - Suite 2 | 1,900 s/f



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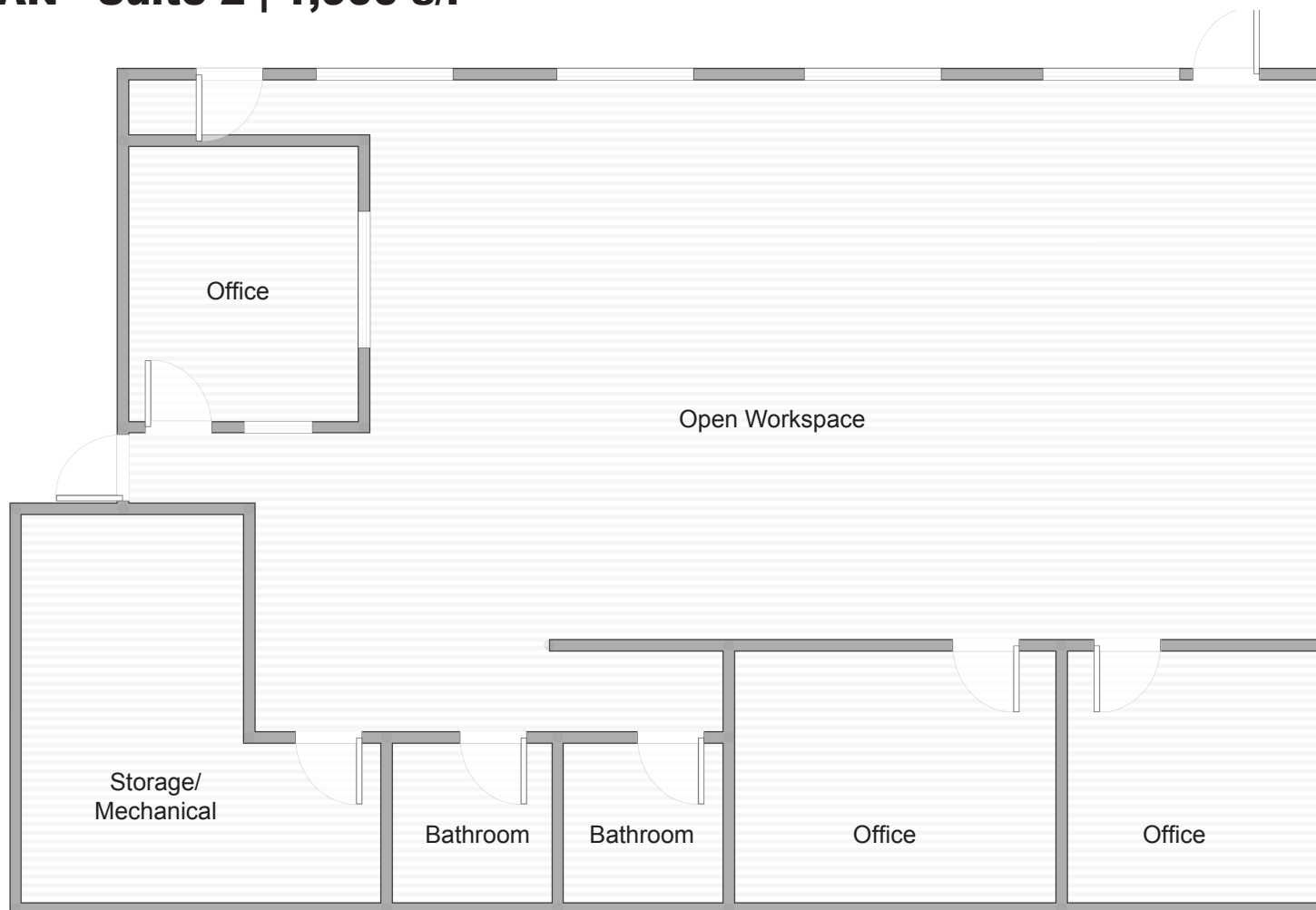
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MADISON - WISCONSIN

FLOOR PLAN - Suite 2 | 1,900 s/f



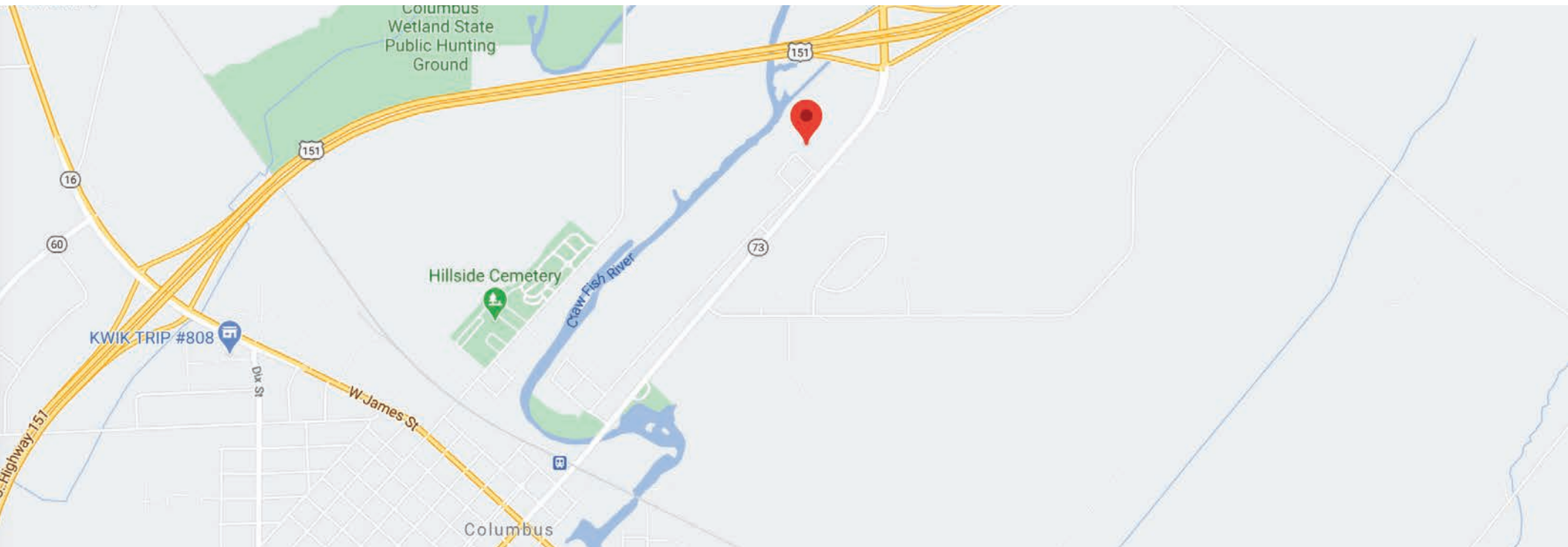
**floorplan may not be exact*



Artisan Graham Real Estate

MADISON - WISCONSIN

LOCATION & DEMOGRAPHICS | 53718



**Avg. House-
hold Size:**

2.49

**Median House-
hold Income:**

\$55,000

Median Age:

40.3

Industry:

**Professional,
Management,
Administrative**

Traffic Count:

4,000 VPD



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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 following disclosure statement:

3 DISCLOSURE TO CUSTOMERS

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 it, unless disclosure of the information is prohibited by law.

11 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the 12 information is prohibited by law (see lines 42-51).

13 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your 14 confidential information or the confidential information of other parties (see lines 23-41).

15 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

16 (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

24 The Firm and its Agents will keep confidential any information given to the 25 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person 26 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to 27 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the 28 Firm is no longer providing brokerage services to you.

29 The following information is required to be disclosed by law:

30 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

31 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection 32 report on the property or real estate that is the subject of the transaction.

33 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may 34 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a 35 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

36 CONFIDENTIAL INFORMATION:

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

43 DEFINITION OF MATERIAL ADVERSE FACTS

44 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such 45 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable 46 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction 47 or affects or would affect the party's decision about the terms of such a contract or agreement.

48 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee 49 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural 50 integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information 51 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a 52 contract or agreement made concerning the transaction.

53 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons 54 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at 55 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision in any specific transaction.
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Artisan Graham Real Estate 5900 Monona Dr., Suite 304 Monona WI 53716
Phone (608) 416-5664
Drafted by Attorney Debra Peterson Conrad