



Building for Sale

**4800 American Parkway
Madison, WI**

Key Commercial Real Estate LLC
608-729-1800 | www.keycomre.com



TABLE OF CONTENTS

Property Overview..... Pg. 3
Property Details.....Pg. 4
Location & DemographicsPg. 5
Site Pg. 6
Floor Plans Pg. 7
Broker Disclosure Pg. 9



FOR DETAILED INFORMATION CONTACT:

Annette Gelbach
O: 608.242.5622
C: 608.516.9730
agelbach@keycomre.com

Jenny Lisak
O: 608.729.1808
C: 608.513.5447
jlisak@keycomre.com



Property Overview

4800 American Parkway is a class A office building available for sale in the American Center Business Park. Formerly the corporate headquarters of Summit Credit Union, this property is ideally suited for an owner occupant or investor.

Positioned at the stoplight controlled intersection of American Parkway and Buttonwood Drive, the site offers excellent access and prominence within the American Center. This prime location is just minutes away from I90/I94 with great connectivity to downtown Madison and Sun Prairie. Neighboring corporate office tenants include American Family Insurance, UW Health, Baker Tilly, and Alliant Energy. The site also enjoys close proximity to multiple hotels, daycares, restaurants and shopping.

The building underwent extensive renovations in 2008 and offers an ideal mix of individual offices and open work space. The property also provides an excellent IT infrastructure with a data center, ample parking, exceptional signage and an abundance of natural light.

Price: \$4,650,000





Sale Price: \$4,650,000

Building Size: 33,486 SF

First Floor: 12,495 SF

Second Floor: 11,095 SF

Third Floor: 9,896 SF

Parcel Size: 180,167 SF; 4.14 acres

Year Built: 1994 (major renovation in 2008/2009, including renovated retail bank branch and new finishes in majority of the building)

Assessed Value: \$4,550,000 (2020)

Taxes: \$108,116 (2020)

Parking: approx. 125 stalls (3.75 stalls/1,000SF)

Zoning: SEC—Suburban Employment Center

HVAC: Hot Water VAV system with one RTU for each floor (replaced 2008)

Roof: New roof in 2008 (ballasted rubber membrane roof)

Construction Type: 3-Story, slab-on-grade foundation, steel structure with poured concrete floors, brick, and glass exterior

Signage: Prominent building signage facing American Parkway, visible from Hwy 151. Monument signage at both driveways

Property Details

IT Infrastructure: Datacenter located on 2nd floor with two dedicated cooling units. Substantial bandwidth from multiple fiber providers.

Fiber and copper (Telcom grade and Cat 6)

Cable running through building is a mix of Cat 6 and Cat 5

Data Providers: Charter (10 Gig)

WINs (1 Gig)

Windstream (10 Gig)

TelcomOne (1Gig)

Voice Providers: AT&T

TelcomOne

TDS

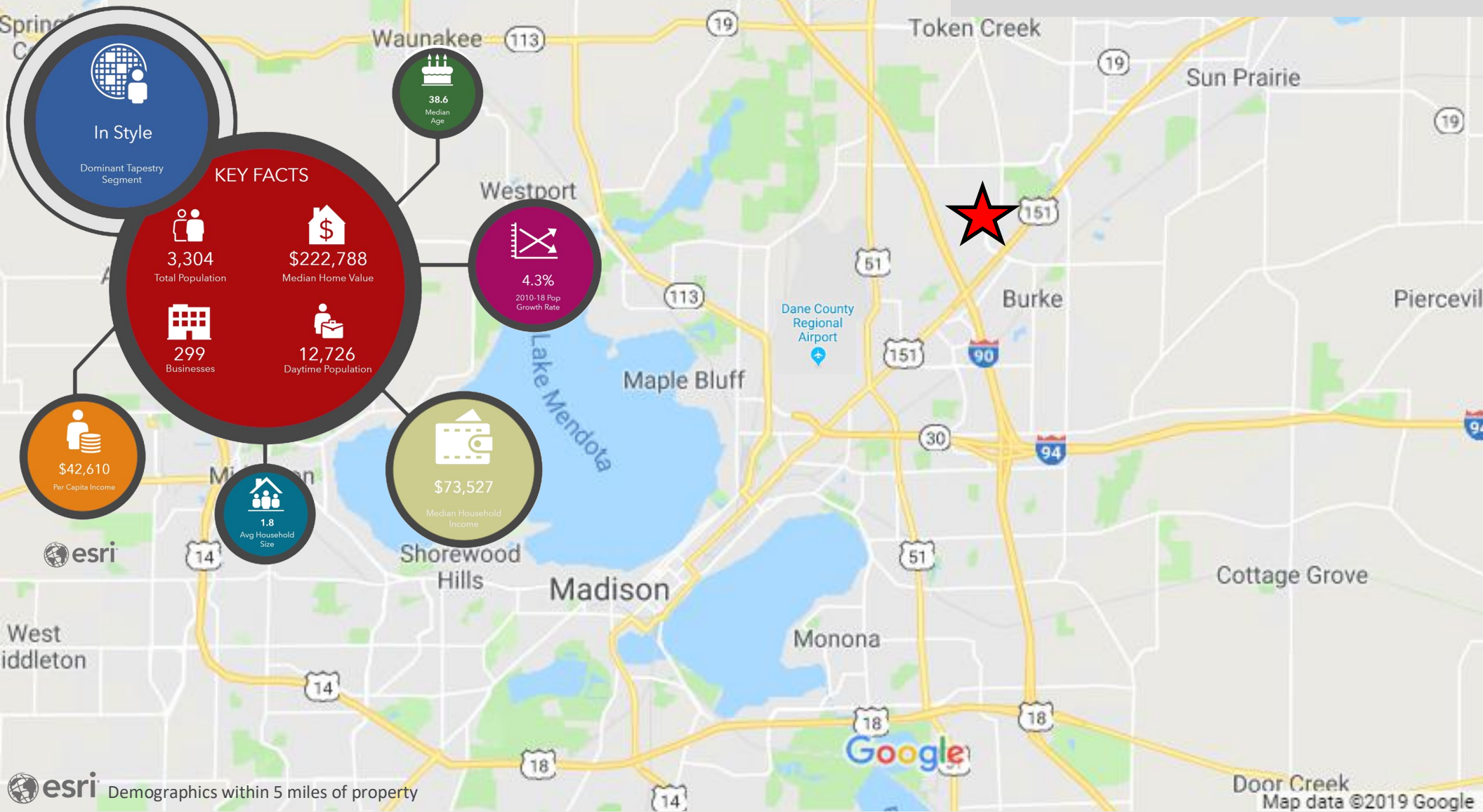
Emergency Power: Cummins backup generator onsite (150A@125kw, 480V) added in 2010, and Emerson UPS system. Generator covers critical systems/data center, and some of the office areas.

Fire Protection: Fully sprinklered, wet system

Security System: Card access system, alarm system, wired for cameras



Location & Demographics



Destination:	Beltline	Capitol Square	Interstate	Dane County Airport	Sun Prairie
Driving Distance:	9.4 miles	8.0 miles	0.2 miles	8.5 miles	5.3 miles



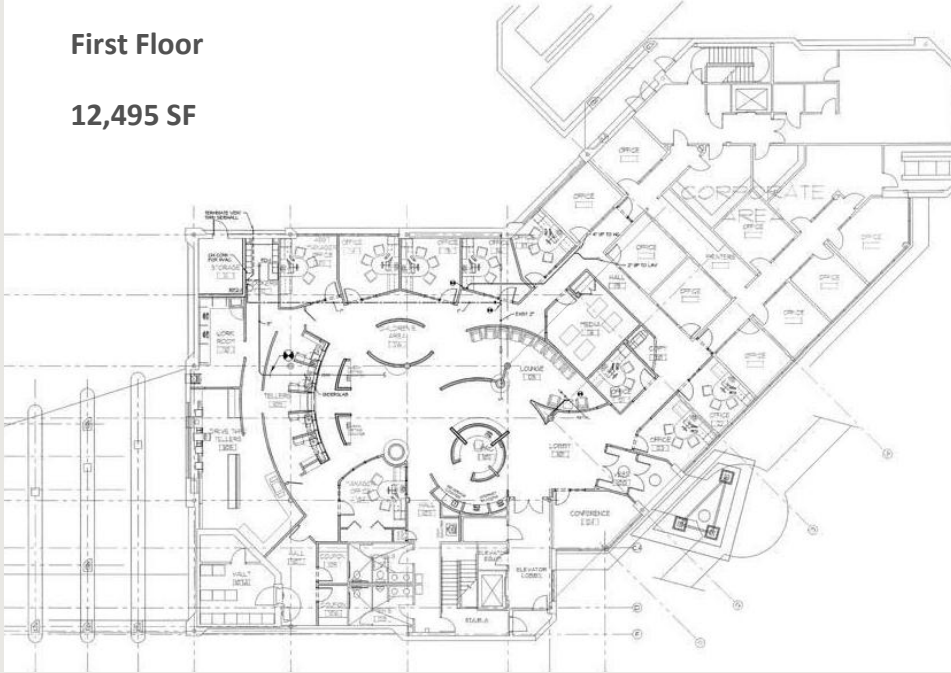
Site



Floor Plans

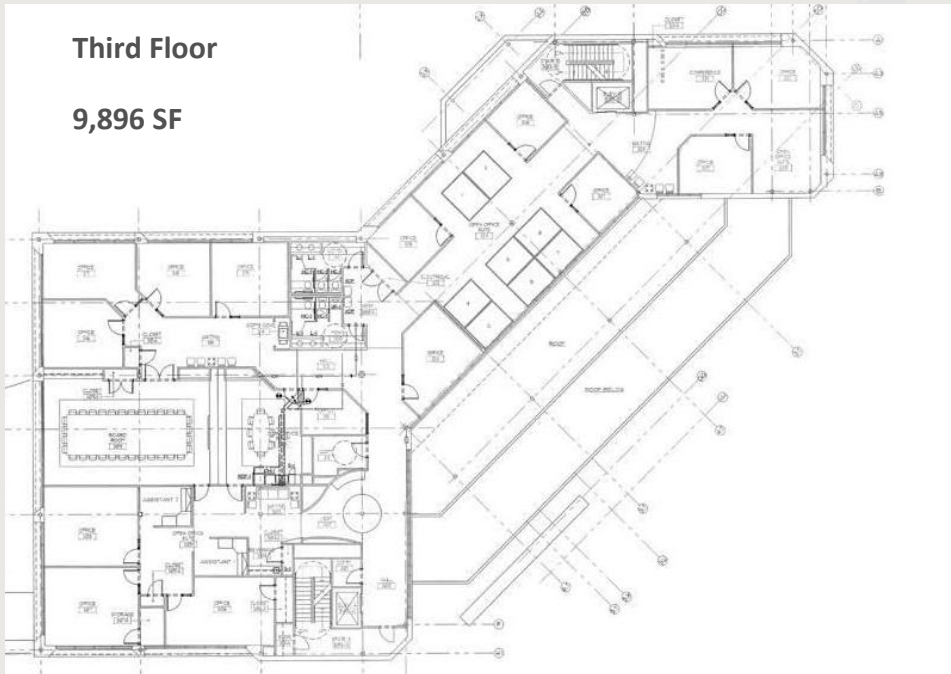
First Floor

12,495 SF



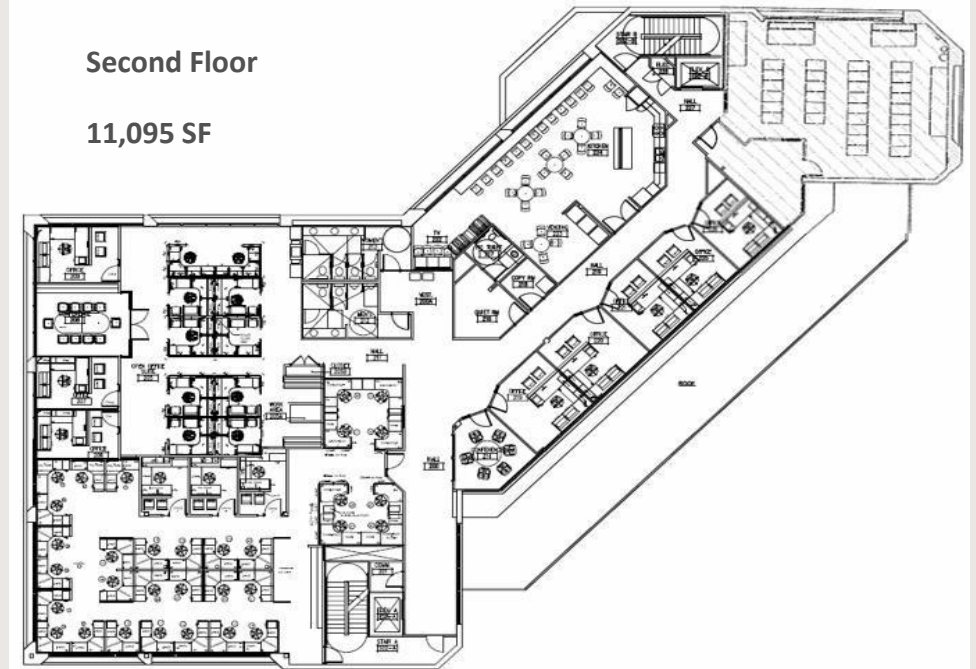
Third Floor

9,896 SF



Second Floor

11,095 SF



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.
Copyright © 2016 by Wisconsin REALTORS® Association

Key Commercial Real Estate LLC, 211 S. Paterson Street, Suite 320 Madison, WI 53703

Phone: (608)729-1800

Fax:

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Flyer Non-Disclosure

Deborah Finland

Broker Disclosure