



Office Building for Lease

**3510 E. Washington Ave.
Madison, WI 53703**

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





TABLE OF CONTENTS

Property Details.....Pg. 3
Location & DemographicsPg. 4
SitePg. 6
Floor PlanPg. 7
PicturesPg. 8
Broker DisclosurePg. 11



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Property Details



OVERVIEW

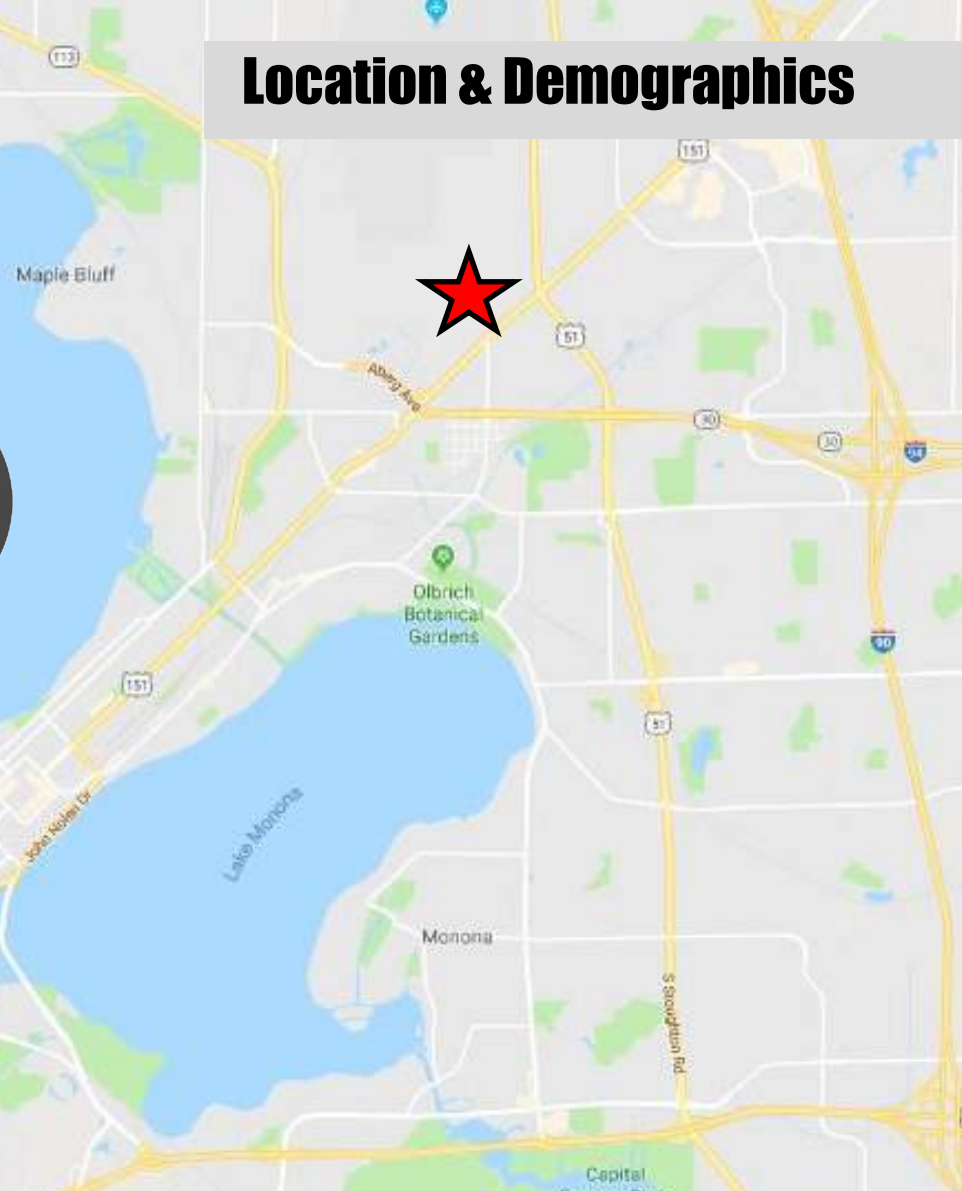
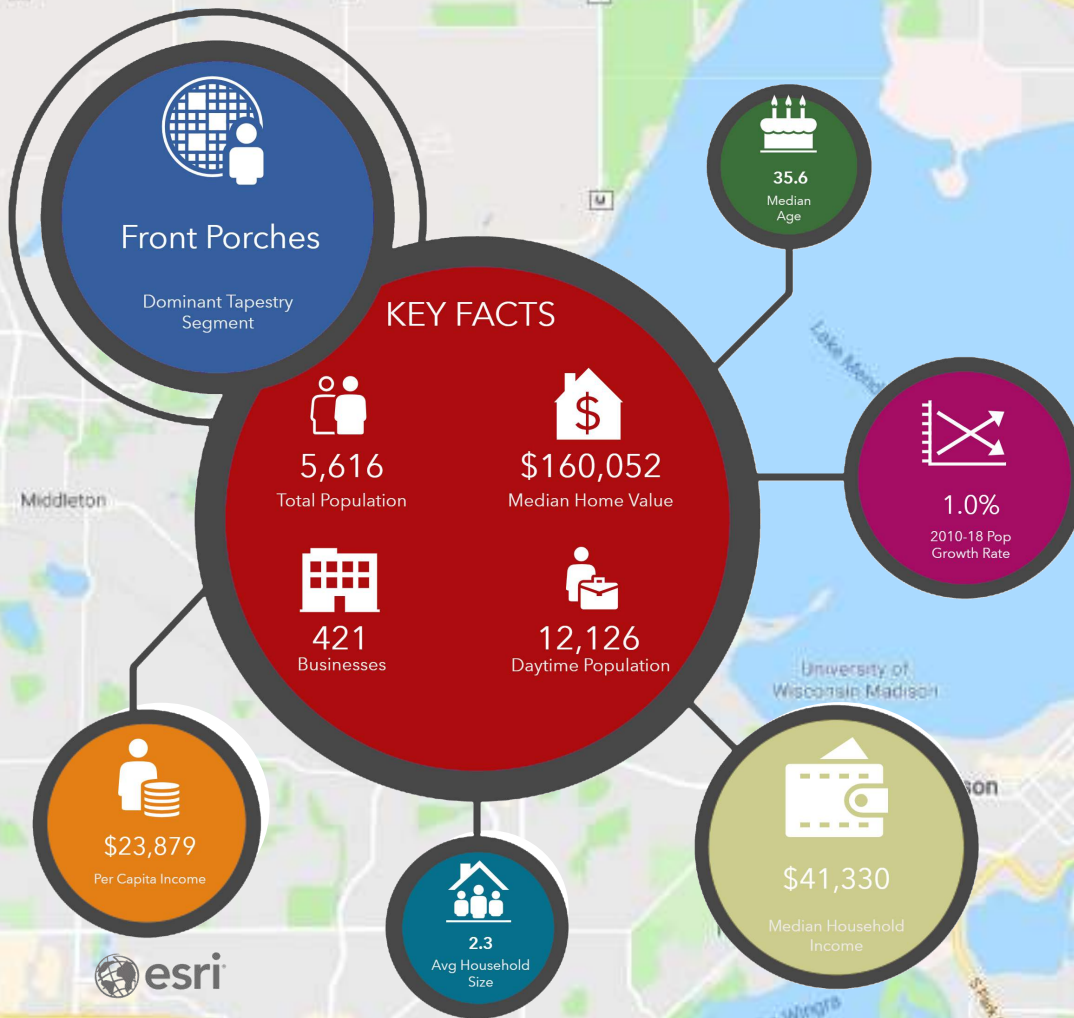
Well maintained office space for lease on busy E. Washington Ave. Perfect for office or retail user seeking high visibility. Private parking behind makes this building a unique find in a prime location.

HIGHLIGHTS

- Space: 2,250 sf
- Lease Rate: \$15.00/sf Gross
- Includes utilities, RE taxes, & maintenance
- Features 3 private offices, kitchenette, large conference room, and 2 storage rooms
- Built in 1979
- Zoned CC-T
- Parking behind building
- Lower level not available for lease



Location & Demographics



esri Demographics within 1 mile of property

within 5 minutes within 10 minutes within 15 minutes

2018 Summary	within 5 minutes	within 10 minutes	within 15 minutes
Population	21,230	100,703	214,912
Households	9,963	47,046	92,684
Families	4,595	22,535	44,728
Average Household Size	2.12	2.12	2.23
Owner Occupied Housing Units	5,082	24,240	46,493
Renter Occupied Housing Units	4,880	22,806	46,191
Median Age	36.1	36.2	32.7
Median Household Income	\$51,134	\$59,246	\$57,444
Average Household Income	\$62,098	\$76,066	\$75,692

LOCATION HIGHLIGHTS

- Located on Madison's East Side with convenient access to HWYs 30 and 51, as well as HWY 14/18
- Surface parking stalls in rear of the building, accessible from E. Washington Ave
- High visibility with E. Washington Ave frontage
- Easy access to public transportation



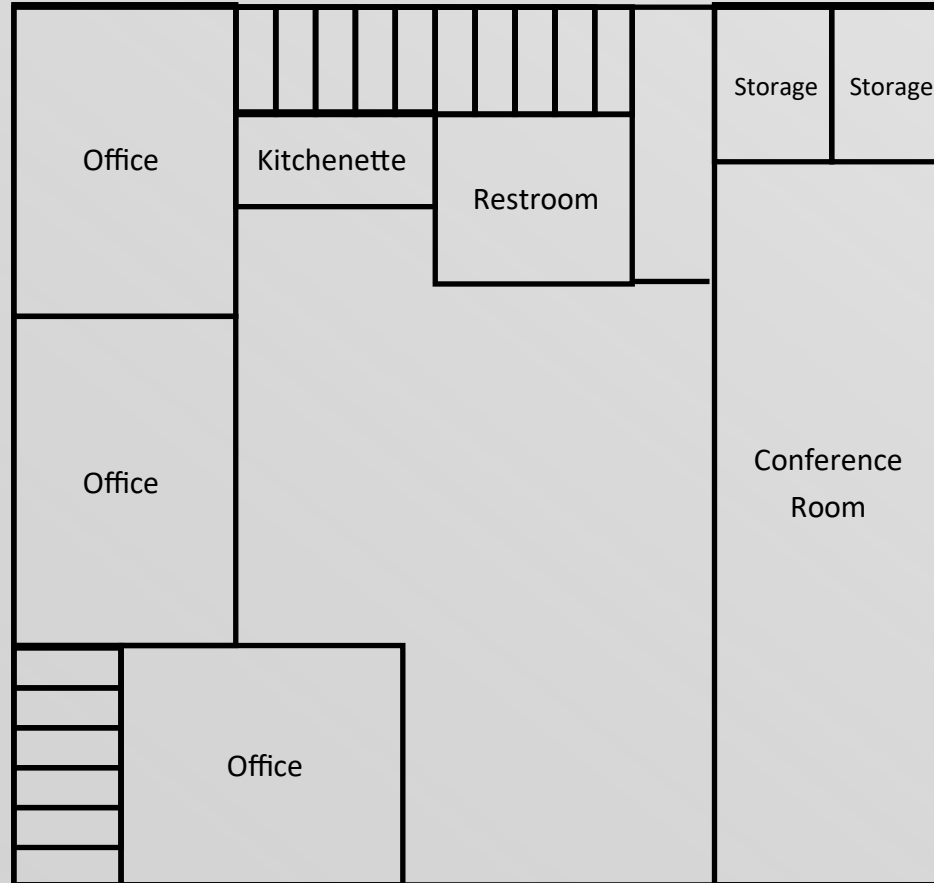
Site

E. Washington Ave - AADT 37,500

Google Earth
Image Landsat / Copernicus



Floor Plan



*Not to scale

Pictures



BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

- 3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
- 4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
- 5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
- 6 following duties:
- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
- 10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
- 12 prohibited by law (**See Lines 47-55**).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
- 14 confidential information of other parties (**See Lines 22-39**).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
- 17 disadvantages of the proposals.
- 18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
- 19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.
- 20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
- 21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 **BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION**
24 **OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,**
25 **UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR**
26 **INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER**
27 **PROVIDING BROKERAGE SERVICES TO YOU.**

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
- 30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
- 33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
- 34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:**

36 _____

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker):

38 _____

39 (*INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.*)

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may

42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we

43 withdraw this consent in writing. **List Home/Cell Numbers:**

44 _____

45 **SEX OFFENDER REGISTRY**

46 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*

47 *Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

48 **DEFINITION OF MATERIAL ADVERSE FACTS**

49 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

50 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect

51 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision

52 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

53 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce

54 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information

55 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.

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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Broker Disclosure

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