

OFFICE PROPERTY FOR SALE

FIRST PROPERTIES BUSINESS PARK

STEVE FIRST | 608-239-4326 | SFIRST@SYS-SEMINAR.COM

EXECUTIVE SUMMARY

- Newly updated office building in a serene setting, perfect for owner occupied.
- Includes large studio space, vaulted ceilings, private offices, deck, breakroom, garage, storage space, shared greenspace park.
- Beautiful views, adjacent to Capital City bike trail. Close to downtown and Westside.



PROPERTY FACTS

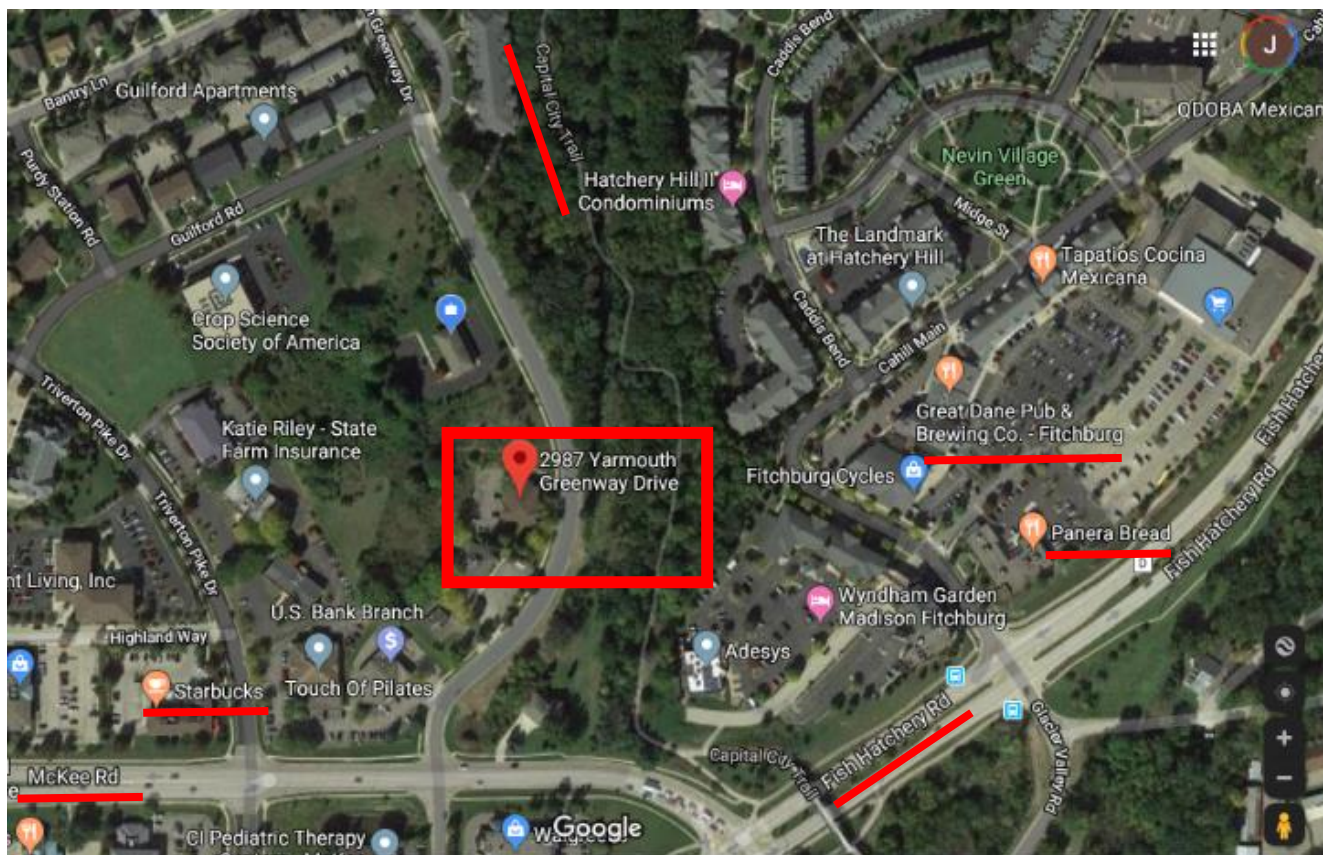
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|-----------------------------|---------------------------|
| Address | 2987 Yarmouth Greenway DR |
| Building Square Footage | 7224 |
| Building Class | B+ |
| Parcel Size | 1.03 Acres |
| Free surface parking spaces | 24 |
| Zoning | Commercial |
| Asking Price | \$899,000 |

SPACE OVERVIEW

- Two-story office building with handicap accessible entrance on both levels
- Mix of private offices & open space
- Large studio space, rooms for networking/recording/editing/therapy
- Building was remodeled and renovated in 2016
- Conference room and front room with vaulted ceilings
- Deck and walkout patio door
- Break room with Subzero fridge
- Garage with additional storage
- Additional storage spaces
- Potential for development of 2 story studio space into two floor office suite (see floor plans for examples). Architect and engineer approved plans ready to go.
- Shared use of Forsythe Green Park (a center greenspace accessible only to property owners of the development).

LOCATION OVERVIEW

- First Properties Business Park - a sylvan setting for a relaxing, updated office building
- Beautiful view of natural prairie green space in a quiet neighborhood
- Adjacent to Capital City bike trail
- Close to restaurants and coffee shops (2 blocks from Starbucks), Target, The Great Dane Brewing
- Just off McKee Road (Hwy PD) with easy access to Fish Hatchery Rd and Beltline
- Close to downtown and west side of Madison

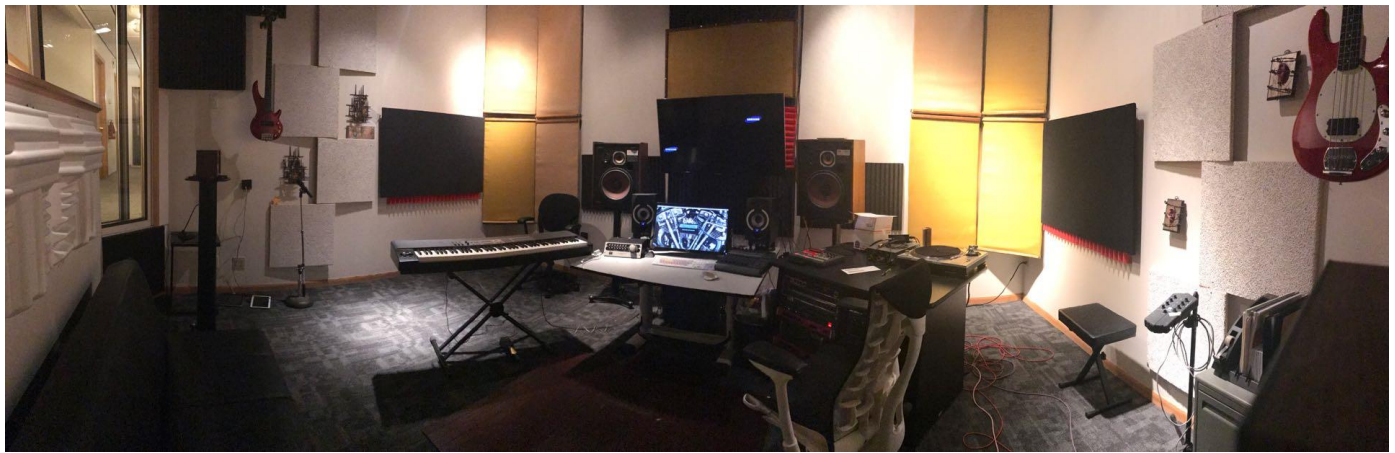


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INTERIOR PHOTOS



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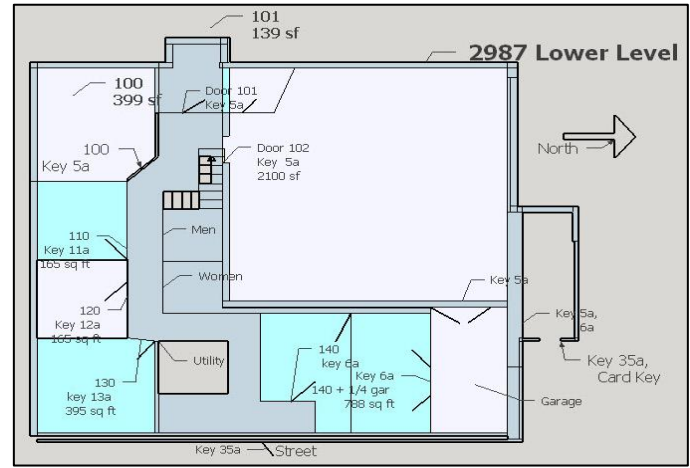
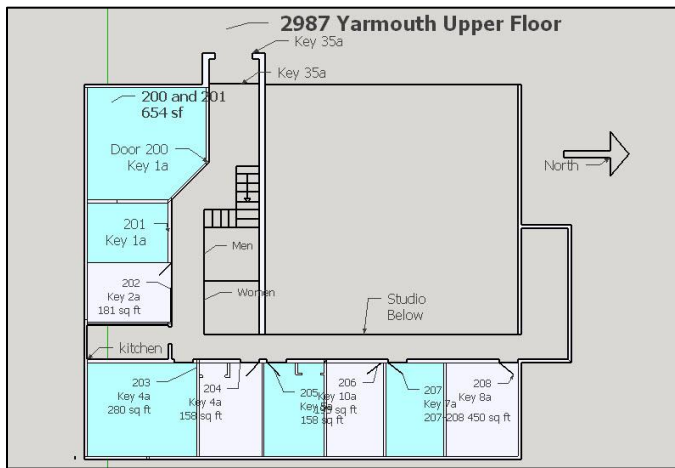
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EXTERIOR PHOTOS



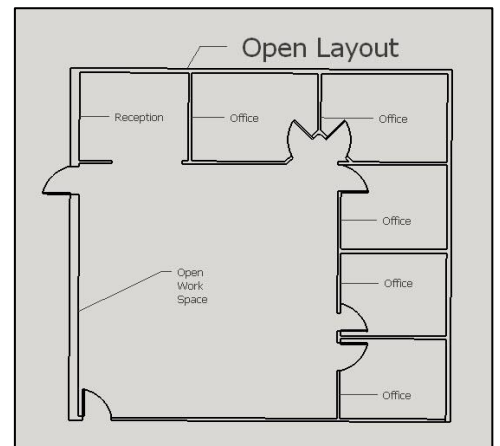
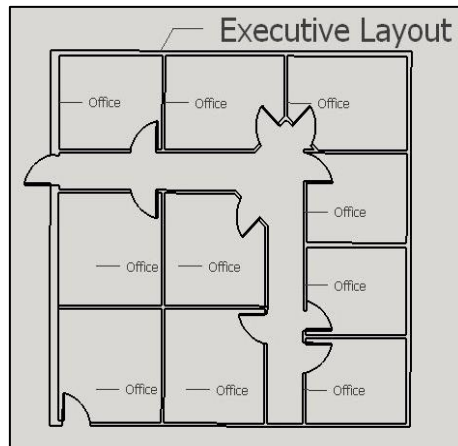
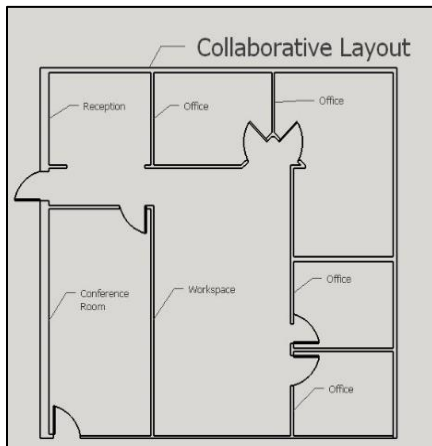
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FLOOR PLANS

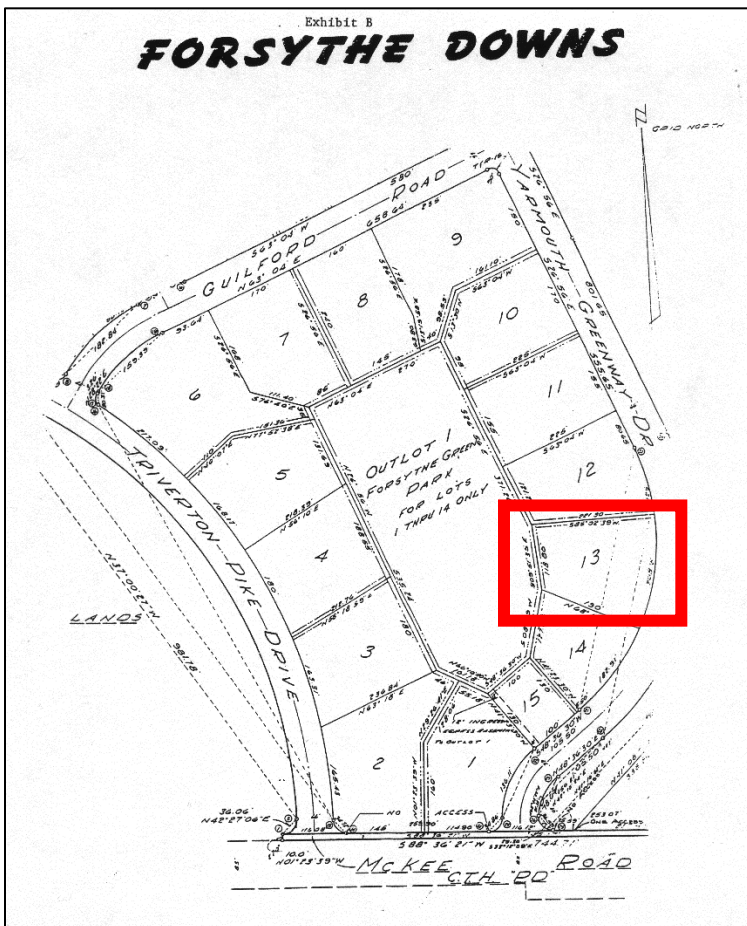
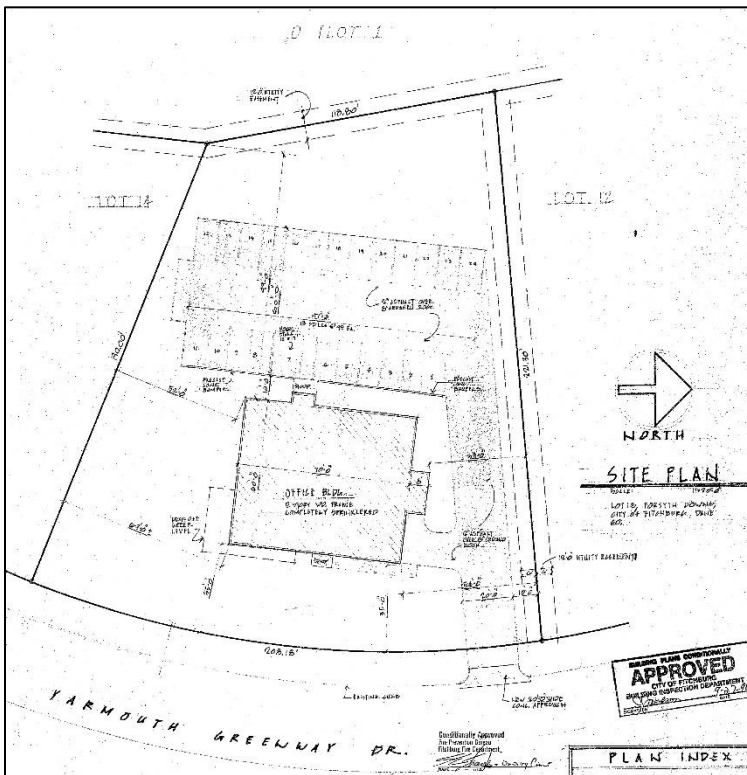


POTENTIAL BUILDOUT FLOOR PLANS FOR STUDIO SPACE

Each layout example is one floor of buildout. Full buildout would consist of 2 floors.



SITE PLAN



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