



NOW LEASING

**New Flex/R&D and  
Office Space**



# Hoepker Corporate Center

Highway 51 & Hoepker Road  
Madison, WI 53704



NAIOP  
COMMERCIAL REAL ESTATE  
DEVELOPMENT ASSOCIATION  
NATIONAL  
DEVELOPER  
OF THE YEAR  
— 2018 —

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# About Hoepker Corporate Center

Hoepker Corporate Center consists of three flex/R&D buildings totaling more than 138,000 square feet, located 20 minutes east of the City of Madison, in Dane County, WI. The business center is located at the intersection of Hwy 51 and Hoepker Road. The masonry building design and landscaping project a high-end image while offering tenants affordable and flexible floor plans to meet their office, warehouse, R&D, light manufacturing, or showroom requirements.

For more information on Hoepker Corporate Center, visit: [sjpi.com/hoepkercorporate](http://sjpi.com/hoepkercorporate)

## Flex/R&D Buildings

6608 Ronald Reagan Ave.	53,908 SF
6406 Ronald Reagan Ave.	42,784 SF
6504 Ronald Reagan Ave.	42,064 SF

## Flex/R&D Specifications

Suite Sizes	2,664 up to 53,908 SF
Ceiling Height	16 ft. clear minimum
Parking	330 spaces
Heat	Natural Gas
Roof	EPDM rubber
Exterior Walls	Masonry
Loading	Dock or drive-in
Zoning	IL-Industrial Limited

## LOCAL AMENITIES







# Hoepker Corporate Center | Site Plan

▲ 1 mile to I-94 ramps

HOEPKER ROAD

51

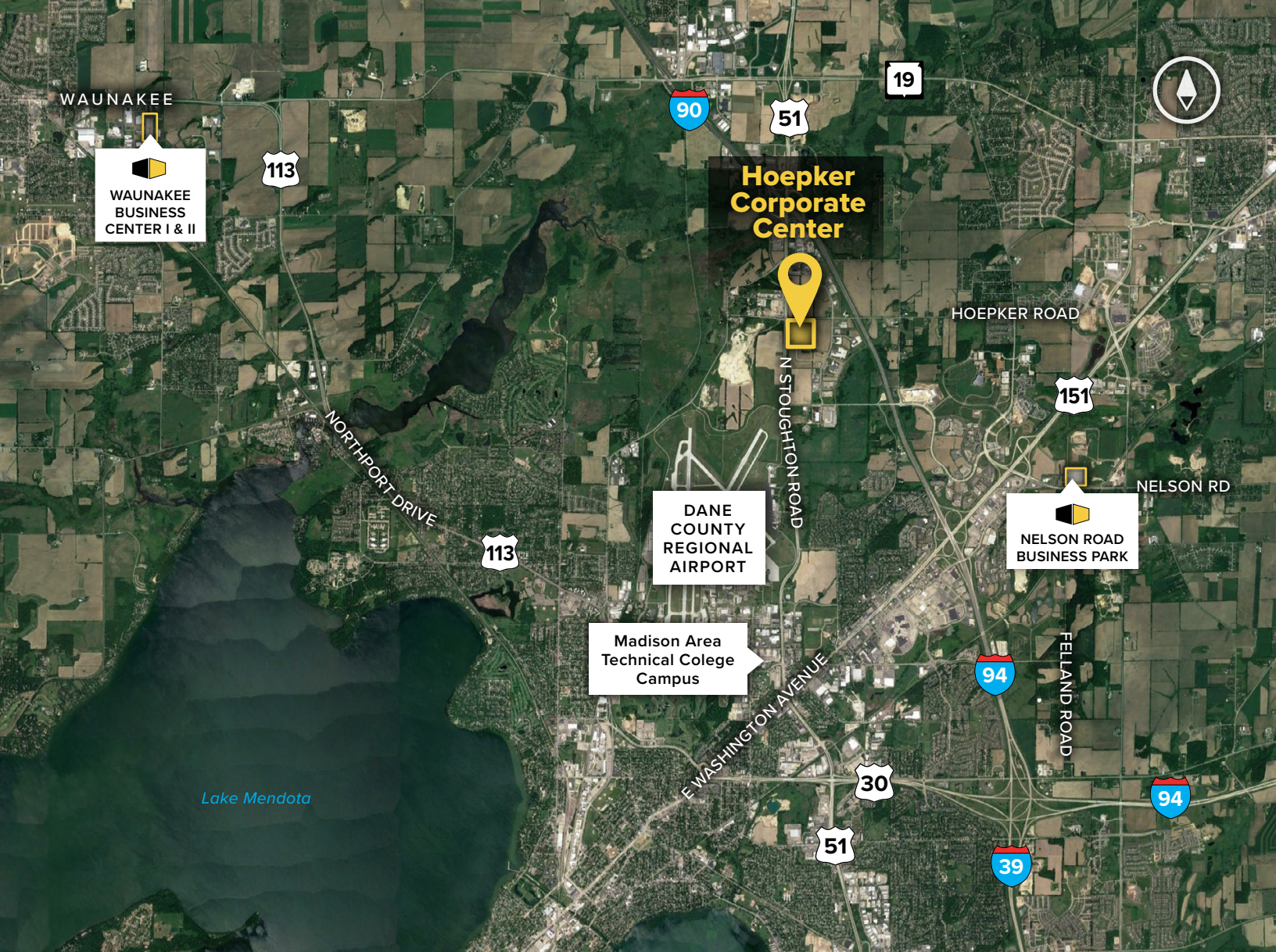
STOUGHTON ROAD



▼ 4 miles to Dane County Regional Airport







## Contact Us

For additional leasing information or to schedule a tour, contact:

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### About St. John Properties

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 21 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

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