

**FOR SALE**

**100% LEASED  
CLASS "A" OFFICE**

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**2650  
NOVATION  
PARKWAY**



## CALL FOR OFFERS

## FOR THE ACQUISITION OF 2650 NOVATION PARKWAY

Dear Buyer,

We are pleased to present the sale of 2650 Novation Parkway, Madison, WI. 2650 Novation Parkway is a 100% leased Class “A” office building located in the Novation Campus in Madison, Wisconsin. The property is leased to Quartz Health Solutions Inc. / Meriter Hospital, Inc.

**Seller requests all offers be submitted by February 7, 2022.**

### PROPERTY

2650 Novation Parkway, Madison, WI.  
Four stories. 112,655 rentable square feet.  
57 underground parking stalls. 375 surface stalls. Built in 2009. Clean lines and large expanses of glass define the envelope of the building with materials including metal paneling, aluminum curtain wall, and cast stone to provide a modern contemporary aesthetic. A highly efficient central heating and cooling system with multiple levels of control and hot water VAVs provide for year-round comfort in a highly efficient manner. Significant tenant improvements were made in 2020 at tenant’s sole cost.

### SITE

4.6 Acres

### PURCHASER

TBD

### SELLER

2650 Novation Parkway, LLC  
(Alexander Company affiliate)

### PURCHASE PRICE

Buyer to submit best offer.

### LEASE BASICS

Base rent escalator: 2% annually  
2022 base rent (triple net/NOI): \$1,529,305  
Additional rent (expires 11/30/2024): \$322,000

### PURCHASE CONTRACT

Buyer and Seller to execute mutually agreed upon Wisconsin Approved Form WB-15 (purchase agreement).

### FINANCIAL CAPABILITIES

Buyer shall submit to Seller proof of financing and capabilities to close.

## CALL FOR OFFERS

## FOR THE ACQUISITION OF 2650 NOVATION PARKWAY

CONTINUED

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### ESCROW

One Hundred Thousand Dollars (\$100,000) to be held in escrow by Title Company chosen by the Seller.

### CONFIDENTIALITY

Please be advised that all information contained herein shall be treated as confidential and shall not be disclosed or revealed to any person other than as necessary to carry out the intentions of the parties hereto. Buyer to execute Confidentiality Agreement for further financial information.

### CLOSING

Closing within thirty (30) days of executed WB-15.

### CLOSING COSTS

Seller shall pay the Owner's Title Policy Premium and Deed Transfer Tax, as is customary in the State of Wisconsin. Purchaser and Seller shall each pay their respective Closing Fees, as is customary in the State of Wisconsin.

### BUILDING MANAGEMENT

Seller has proximity to the Property and manages the buildings within the Novation Campus. Seller has strong desire to continue to manage the Property for the Buyer based upon a separate agreement.

### BROKER

If cooperating broker is involved, please state required commission.





# 2650 NOVATION PARKWAY

2650 Novation Parkway  
Madison, WI 53713

**Building size** 112,655 sq. ft.

**Occupancy** 100% occupied by  
UnityPoint Health - Meriter

**Dedicated parking** 55 underground  
and 375 surface

Centrally located at the Beltline/Rimrock Road interchange, 2650 Novation Parkway offers 100% occupied Class “A” office space in a growing mixed-use hub only five minutes from Downtown Madison. The location offers unparalleled access to Dane County via the Interstate system, Madison’s network of bike paths, and the Madison Metro bus system.

**Alexander  
Company**





**Alexander**  
*Company*

# 2650 NOVATION PARKWAY

## vitals

- Easy on/off access to the Beltline from Rimrock Road
- 15-minute population radius of over 275,000
- Over 1,300 employees currently on the Novation Campus
- Ample surface and underground parking options
- Access to Madison bike paths and Madison Metro stop
- Significant data center
- Served by two separate MG&E substations for redundant power supply
- Emergency generator on site for added security





**MERZER** Business Center

**2650**  
NOVATION  
PARKWAY

**Alexander**  
*Company*





2650

NOVATION  
PARKWAY

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*Company*



# 2650 NOVATION PARKWAY

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Centrally located along two of Madison's primary thoroughfares (Beltline Highway at Rimrock Road and Highway 14), 2650 Novation Parkway offers unparalleled access to downtown Madison, Dane County, and the interstate system.

In addition, 2650 Novation Parkway is accessible via Madison's network of bike paths and the Madison Metro bus system.



**Alexander**  
Company



# Novation Campus

## MASTER PLAN







**FINCA COFFEE**



**DELTA BEER LAB**



**STARBUCKS**

# **AMENITIES**

**ON OR NEAR NOVATION CAMPUS**



**LIBERTY STATION**



**ALLIANT ENERGY  
CENTER**



**JD'S TASTE OF  
CHICAGO**



**Additional information  
available upon signing  
Confidentiality Agreement.**

**CONTACT: ANDREW SCHMIDT**

Principal Broker

608.268.8116

[ans@alexandercompany.com](mailto:ans@alexandercompany.com)

**Alexander**  
*Company*



# CONFIDENTIALITY AGREEMENT

2650 NOVATION PARKWAY  
MADISON, WISCONSIN

This Confidentiality Agreement (the "Agreement") is executed by the undersigned, \_\_\_\_\_ ("Buyer") and 2650 Novation Parkway, LLC ("Seller") for the above-captioned property.

Seller intends to make available certain information to Buyer. The term "information" means all information that Seller has made or is making available to Buyer. The information does not purport to contain all of the information that Buyer may desire. Buyer may conduct its own investigation and analysis as part of its due diligence. Seller does not warrant or represent the validity of the information and shall be held harmless.

In consideration of Seller disclosure of the information to Buyer, Buyer agrees that it shall keep the information confidential and will not use any of the information in any way detrimental to Seller. Without the prior written consent of Seller, such information shall not be disclosed by Buyer or any of its employees, agents, or representatives (collectively, "Representatives") to any third party.

Buyer agrees that the information may be transferred only to such of its Representatives who need to know the information for the sole purpose of assisting Buyer in evaluating the Proposed Transaction.

Neither Seller nor any of their representatives has made or makes any representation or warranty, express or implied, as to the accuracy or completeness of the information.

ACCEPTED AND AGREED to this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**Buyer:**

Signed: \_\_\_\_\_

Name:

Title:

Address:

Phone:

Email: