Alexander Company

FOR SALE

100% LEASED CLASS "A" OFFICE

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.

FOR THE ACQUISITION OF 2650 NOVATION PARKWAY

CONTINUED

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 by 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.



2650 NOVATION PARKWAY

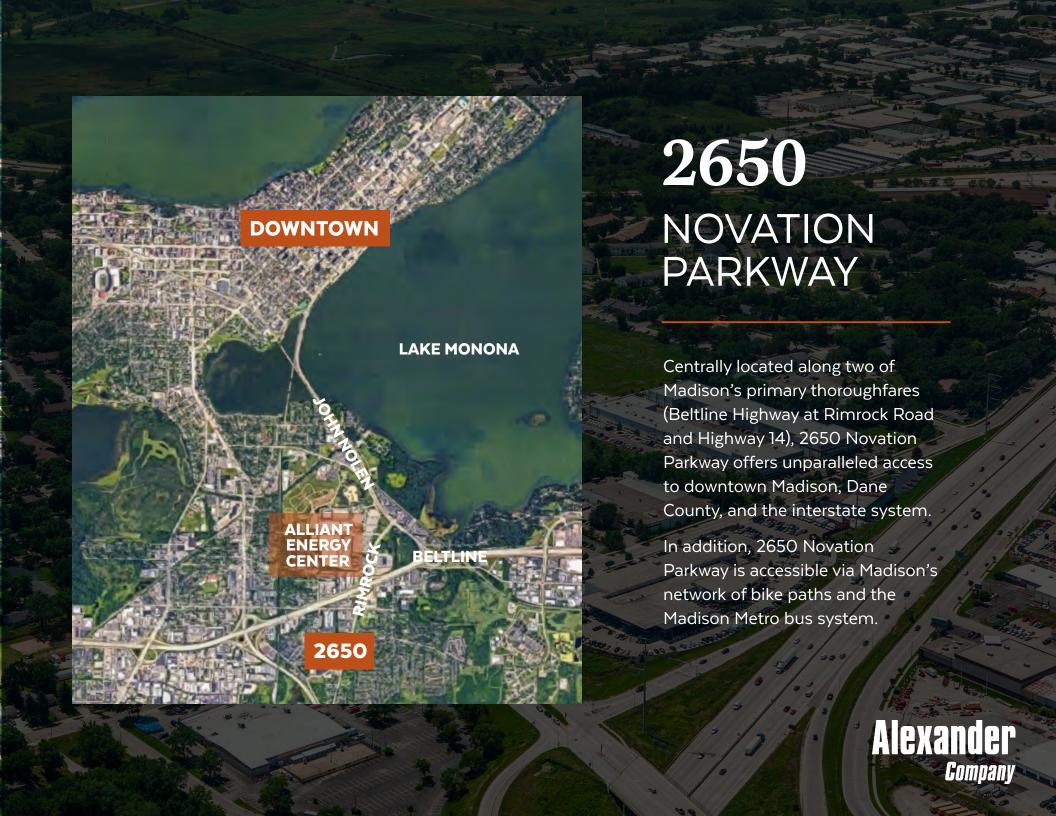
vitals

- 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





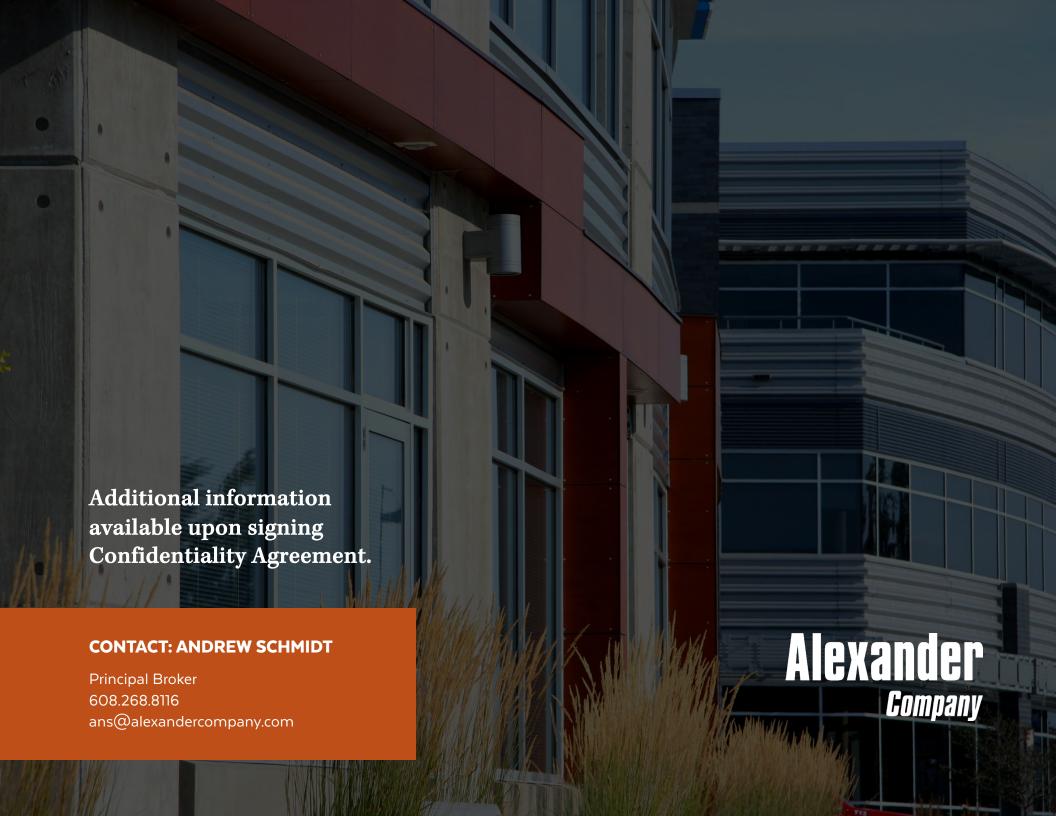


Novation Campus MASTER PLAN



Alexander Company





CONFIDENTIALITY AGREEMENT

2650 NOVATION PARKWAY MADISON, WISCONSIN

| This Confidentiality Agreement (the "Agreement") is executed by the undersigned, ———————————————————————————————————— |
|---|
| 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: