



FOR LEASE

PROPOSED CLASS A
OFFICE DEVELOPMENT
OFFICE/MEDICAL/BIOTECH

6323-6325 ODANA ROAD • MADISON, WI 53719

CBRE

BUILD-TO-SUIT PRIME REDEVELOPMENT OPPORTUNITY

The existing Clock Tower Office Park onsite will be redeveloped into a new two-building, Class A office complex with striking architecture, underground and surface parking, onsite fitness center and conference space, and prominent signage opportunities along Odana Road and the Beltline Highway. Rooftop terraces and outdoor greenspace will also be incorporated into the project. Close proximity to the countless restaurant and retail opportunities at West Towne Mall and along Odana Road. Although the site can be configured in many ways, an early conceptual plan shows 5-story, 122,000 SF and 3-story, 66,000 SF Class A office buildings.

The concept shows approximately 411 surface parking spaces, and 160 underground spaces below the office building, providing 3 stalls per 1,000 SF office space. One level of underground parking will be offered below each building.

The site offers a rare opportunity for a large corporate user to locate in an infill location with prime visibility and accessibility between two nearby Beltline Highway exits (Gammon Road and Whitney Way).



BUILD-TO-SUIT PRIME REDEVELOPMENT OPPORTUNITY

Overview

- Available Space: Up to 188,000 SF
 - Phase 1: 122,000 SF, 5 floors
 - Phase 2: 66,000 SF, 3 floors
- Divisible To: 7,500 SF
- Base Rent: Mid \$20's/SF NNN
- TI Allowance: Commensurate with lease term
- Timeline: 18-20 months from lease execution

Highlights

- Flexible floor plate sizes (Est. 22,000-25,000 SF)
- Flexible building sizes
- Prime signage opportunities
- Amenity rich area
- One mile drive to University Research Park
- Rooftop/balcony amenity spaces available
- Modern design aesthetic
- Shared fitness center envisioned onsite
- Shared conference room
- High quality concrete and steel construction
- Substantial glass/matural light
- High floor-to-floor heights
- Direct bike path connectivity
- Underground parking

Interior Lobby Perspective



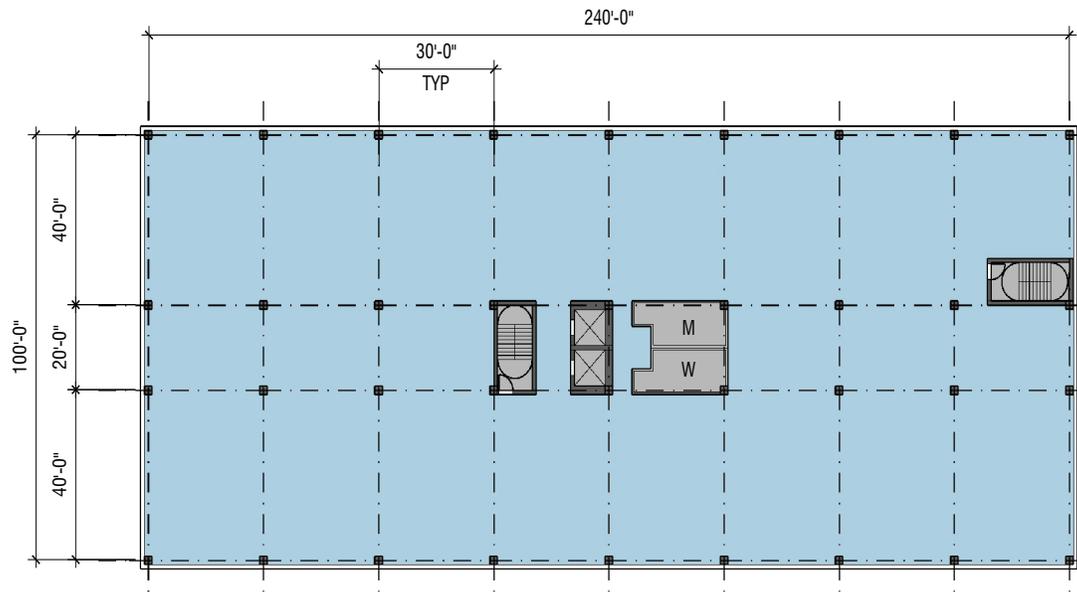
2021 DEMOGRAPHICS

2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	10 MILE
POPULATION	7,779	95,811	194,396	355,406
DAYTIME POPULATION	16,811	97,785	227,588	403,041
MEDIAN HOUSEHOLD INCOME	\$61,286	\$81,333	\$77,939	\$73,141
MEDIAN AGE	44.8	38.3	33.9	34.9

SITE PLAN



PHASE 1 - FLOOR PLAN



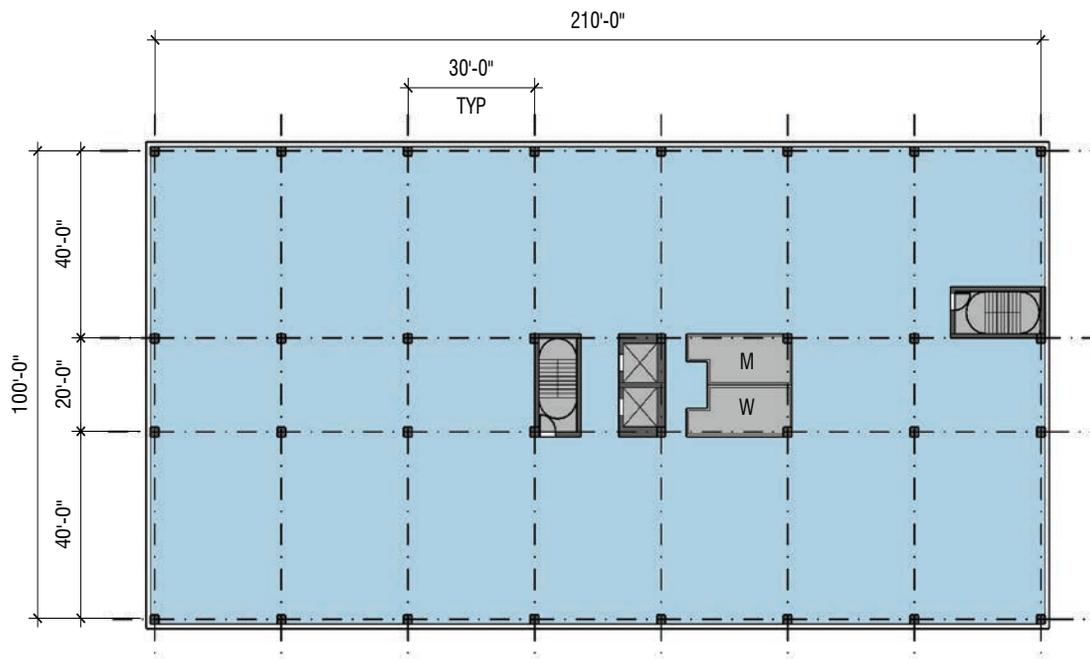
PHASE I - FLOOR PLAN

TYPICAL FLOOR (1-4) GSF: (+/-) 24,680 SF

LEVEL 5 GSF: (+/-) 21,615 SF

PHASE I TOTAL GSF: (+/-) 120,335 SF

PHASE II - FLOOR PLAN



PHASE II - FLOOR PLAN

TYPICAL FLOOR (1-3) GSF: (+/-) 21,620 SF

PHASE II TOTAL GSF: (+/-) 64,860 SF

REDEVELOPMENT SITE



BELTLINE HIGHWAY AERIAL



LOCATION OVERVIEW

DISTANCES TO	DISTANCES	ESTIMATED TRAVEL TIME
UNIVERSITY RESEARCH PARK	Adjacent	1 minute
WEST TOWNE MALL	1 miles	3 minutes
CAPITOL SQUARE	6 miles	15 minutes
INTERSTATE 39/90/94	10 miles	16 minutes
DANE COUNTY AIRPORT	12 miles	20-25 minutes
TRAFFIC COUNTS		
BELTLINE HIGHWAY	83,000 VPD	
ODANA ROAD	16,400 VPD	

WEST MADISON AERIAL



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State of Wisconsin Broker Disclosure

To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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

Broker Disclosure to Customers

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to prove brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective & unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

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

(Insert information you authorize to broker to disclose such as financial qualification information)

Consent to Telephone Solicitation

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing.

List Home/Cell Numbers: _____

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

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Definition of Material Adverse Facts

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 is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision 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 that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information 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 on any specific transaction.