



FOR LEASE

PROPOSED CLASS A
LIFE SCIENCES CAMPUS
LAB / R&D / OFFICE / TECHNOLOGY

6323-6325 ODANA ROAD • MADISON, WI 53719

CBRE



BUILD-TO-SUIT PRIME REDEVELOPMENT OPPORTUNITY

The existing Clock Tower Office Park onsite is in the process of being redeveloped. The intent is to develop the existing campus into a new life sciences and/or office campus, with striking architecture, underground and surface parking, potential for shared onsite fitness center and conference space, and prominent signage opportunities along Odana Road and the Beltline Highway. 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, the conceptual plan for the site shows three (3) 2-story and 3-story buildings, ranging from 44,400 SF to 66,700 SF each (177,800 SF onsite).

The concept shows approximately 355 surface parking spaces, and 180 underground spaces below the buildings, providing 3 stalls per 1,000 SF of rentable space. One level of underground parking will be offered below each building, along with a shared loading dock, accessible by semi trucks. The site offers a rare opportunity for a life sciences or technology user to locate in an infill location in very close proximity to the University of Wisconsin Research Park (URP) 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 177,800 SF
 - Building A: 3-story, 66,700 SF
 - Building B: 3-story, 66,700 SF
 - Building C: 2-story, 44,400 SF
- Divisible to approximately 7,500 SF
- **Base Rent:** Mid \$20's/SF NNN
- **Improvement Allowance:** Negotiable, commensurate with lease term, rental rate, etc.
- **Timeline:** Construction can begin summer/fall 2022, completion in 2023, pending time frame of lease execution.

Highlights

- Flexible floor plate sizes
(Currently planned for 22,200 SF per floor)
- Flexible building sizes
(Up to 190,000 SF in one building)
- Prime signage opportunities
- Amenity rich area
- One minute drive to University Research Park
- Rooftop/balcony amenity spaces possible
- Outdoor green space/patio space planned
- Modern design aesthetic
- Shared fitness center envisioned onsite
- Shared conference room planned
- High quality concrete and steel construction
- Substantial glass/natural light
- High floor-to-floor heights (15-16') to accommodate lab infrastructure, fume hoods, etc.
- Direct bike path connectivity
- Underground parking



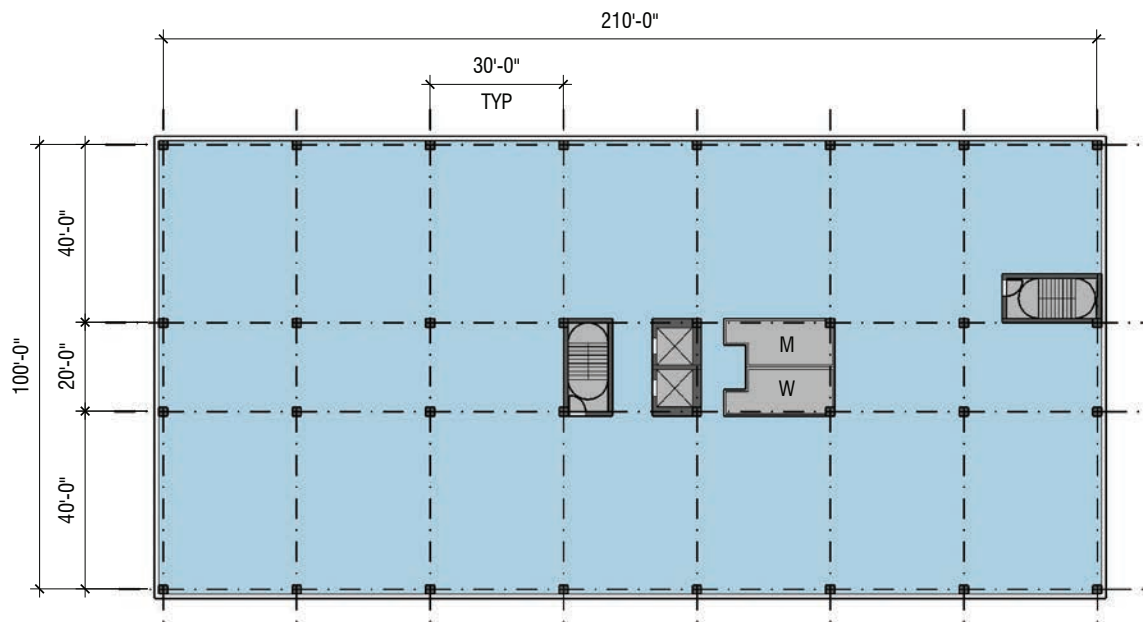
2021 DEMOGRAPHICS

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 II - FLOOR PLAN



PHASE II - FLOOR PLAN

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

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



REDEVELOPMENT SITE



ALTERNATIVE SITE CONCEPT (2 BUILDINGS)



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



EMPLOYMENT SECTORS

Of the 108,282 citizens within a 5-mile drive of the Subject Site who were employed in 2021, approximately 12% had management occupations. Professionals who work in Computer and Mathematical occupations make up 10% of residents and 9% work in Healthcare roles. Life, Physical, and Social Science occupations make up 5% of the population within 5 miles of the Subject Site.

2021 DEMOGRAPHICS	5 MILES	DANE COUNTY	WISCONSIN
2021 EMPLOYED CIVILIAN POPULATION 16+	108,282	312,615	3,024,851
MANAGEMENT	13,260	40,728	340,470
BUSINESS AND FINANCIAL	8,157	23,978	181,590
COMPUTER AND MATHEMATICAL	11,320	26,215	103,393
ARCHITECTURE AND ENGINEERING	3,010	7,262	61,766
LIFE, PHYSICAL AND SOCIAL SCIENCE	5,578	10,709	34,406
COMMUNITY AND SOCIAL SERVICE	1,915	5,693	56,080
LEGAL	1,242	3,437	21,577
EDUCATION, TRAINING AND LIBRARY	10,984	25,695	175,624
ARTS, DESIGN AND ENTERTAINMENT, SPORTS AND MEDIA	3,283	7,881	48,884
HEALTHCARE PRACTITIONER AND TECHNICAL	10,020	25,343	213,699
HEALTHCARE SUPPORT	2,732	9,595	115,070
PROTECTIVE SERVICE	1,185	4,041	47,568
FOOD PREPARATION AND SERVING RELATED	4,840	12,819	123,525
BUILDING AND GROUNDS CLEANING AND MAINTENANCE	2,433	7,477	86,723
PERSONAL CARE AND SERVICE	1,452	4,154	48,620
SALES AND RELATED	7,586	23,893	250,983
OFFICE AND ADMINISTRATIVE SUPPORT	9,340	31,773	340,114
FARMING AND FISHING AND FORESTRY	135	972	23,363
CONSTRUCTION AND EXTRACTION	1,947	9,535	137,027
INSTALLATION, MAINTENANCE AND REPAIR	1,172	5,519	92,663
PRODUCTION	3,150	11,514	271,426
TRANSPORTATION AND MATERIAL MOVING	3,540	14,382	250,280

EDUCATION

Madison is highly educated and within a 5-minute drive of the Subject site, has 66.2% of its population holding a Bachelor's Degree or higher. This is higher than Dane County at 53.6% and far exceeds the overall State of Wisconsin rate of 32% of its population holding a Bachelor's Degree or higher.

2021 DEMOGRAPHICS	5 MILES	DANE COUNTY	WISCONSIN
2021 POPULATION 25 AND OVER	123,154	373,572	4,114,858
LESS THAN 9TH GRADE	1,735	5,011	96,864
9-12TH GRADE - NO DIPLOMA	2,356	8,670	188,616
HIGH SCHOOL DIPLOMA	12,066	56,468	1,100,070
GED OR ALTERNATIVE CREDENTIAL	1,870	7,800	146,215
SOME COLLEGE - NO DEGREE	15,041	59,506	814,896
ASSOCIATE'S DEGREE	8,553	35,938	450,355
BACHELOR'S DEGREE	43,051	120,350	873,726
GRADUATE OR PROFESSIONAL DEGREE	38,482	79,829	444,116



#1

City to become a
tech growth center

IN DECEMBER 2019,
BROOKINGS INSTITUTION

#1

Best untapped cities for
startups in 2020 List

FUNDERA

#5

Top 25 U.S. Growth Cities
Based on Migration Trends

U-HAUL, 2020

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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(I) 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. <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

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.

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