

A tall, multi-story brick building with many windows, identified as the Churchill Building. It is situated on a city street with other buildings and trees visible. The ground floor has storefronts for 'STATE FIRE INSURANCE' and 'CHURCHILL BUILDING'.

CHURCHILL BUILDING

FOR LEASE

CHRIS RICHARDS

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DINA STETLER

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Colliers



PROPERTY OVERVIEW

Completed in 1915 and one of the tallest buildings in Madison's downtown, the Churchill Building stands out at 16 North Carroll Street on the bustling Capitol Square providing exceptional views of the Capitol. Located near some of State Street's well-known restaurants and retail space. Additional amenities include conference space availability, on-site storage, responsive management, and surface and covered parking. While modern amenities such as men's and women's showers and secure indoor bike storage make biking to the office an attractive option. 16 North Carroll Street is home to local non-profits, law firms and innovative start-ups.



COMMUTER FRIENDLY

Onsite Bike Parking
And Facilities



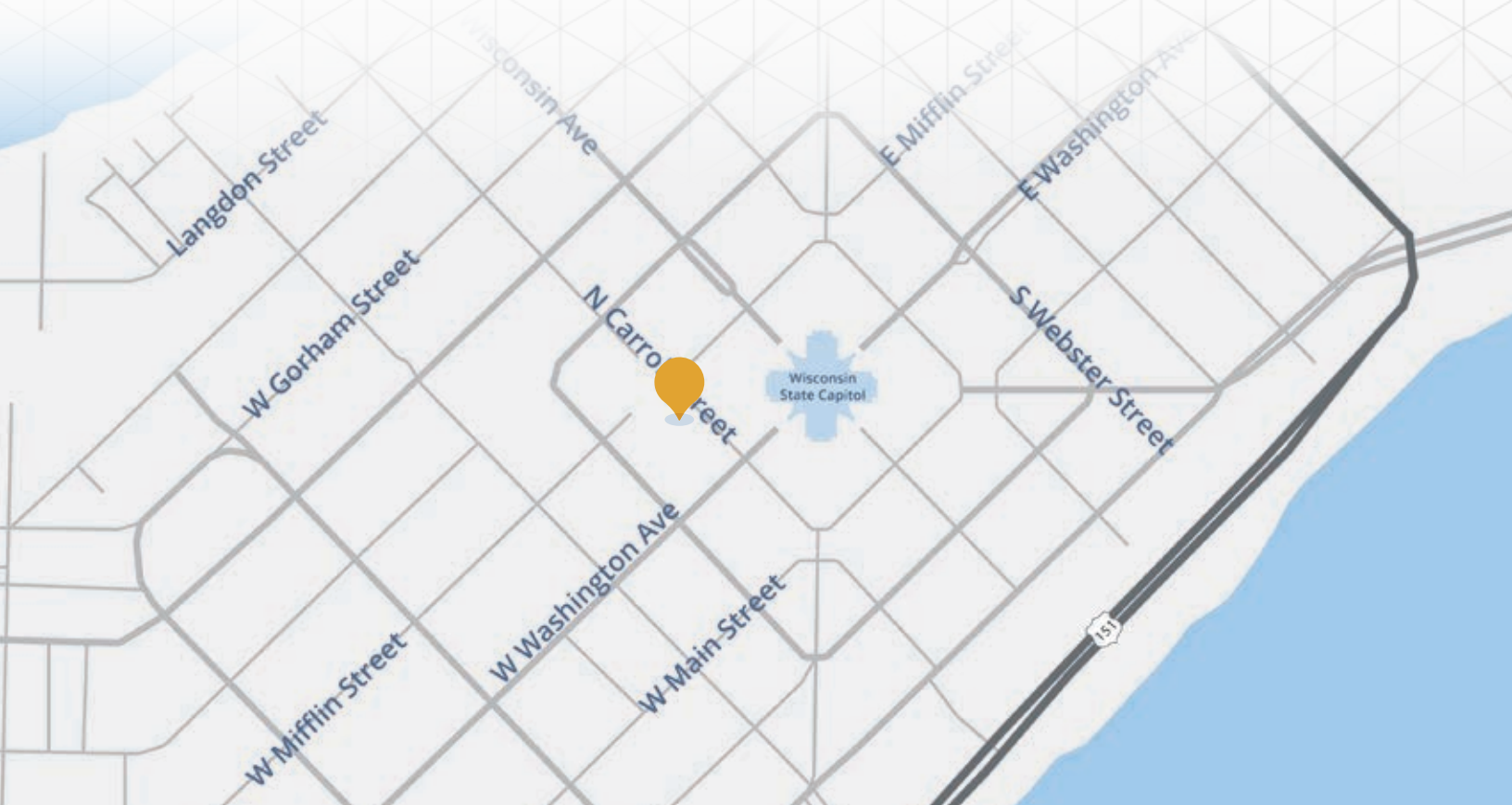
DOWNTOWN

Location With Views Of
The Capitol



PARKING AVAILABLE

Covered And Surface Lots



INTERIOR

AMENITIES



AVAILABLE SPACE

From 865 to 4,055 SF

Suite 350

Square Footage	2,268 RSF
Lease Rate	\$14.00 - \$16.00 NNN

Suite 450

Square Footage	2,587 RSF
Lease Rate	\$14.00 - \$16.00 NNN

Suite 530

Square Footage	904 RSF
Lease Rate	\$14.00 - \$16.00 NNN

Suite 640

Square Footage	1,112 RSF
Lease Rate	\$14.00 - \$16.00 NNN

Suite 710

Square Footage	865 RSF
Lease Rate	\$14.00 - \$16.00 NNN

Suite 850

Square Footage	1,493 RSF
Lease Rate	\$14.00 - \$16.00 NNN

Suite 900

Square Footage	3,155 RSF
Lease Rate	\$14.00 - \$16.00 NNN

Suite 950

Square Footage	900 RSF
Lease Rate	\$14.00 - \$16.00 NNN

*Suite 900 & 950 contiguous to 4,055 SF

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 Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

Broker Disclosure to Customers

You are a 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 behalf of the broker, may provide brokerage services to you, the broker owes you, the customer, the following duties:

- The duty to provide 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 with a reasonable time if you request it, unless prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information to 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 and 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 (1) 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. Unless the information must be disclosed by law or you 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.
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.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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Drafted by Attorney Debra Peterson Conrad.

To ensure that the broker is aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by Broker): _____

(Insert information you authorize the 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/>

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 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 and 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.