



INDUSTRIAL SPACE FOR LEASE

740 OSCAR AVENUE | MADISON, WI

CBRE

REICH  BROTHERS

 **rabin**

OM STATION | BUILDING 20

PROPERTY OVERVIEW

OM Station offers some of the largest contiguous industrial space in Madison. The site is undergoing a transformation from being the former Oscar Mayer HQ, to a thriving multi-tenant mixed use development. The available industrial/warehouse space offers large and medium blocks of space, high parking ratios, heavy power, and excellent access to Interstate system, downtown Madison, and Dane County Regional Airport.

SPACE AVAILABLE: 8,000 TO 25,716 SF (Divisible)

SPACE TYPE: Light Industrial/Flex/Creative Space

BASE RENT: \$6.00-6.50/SF, NNN (Gray Box Condition)

CEILING HEIGHTS: Approx. 14' 7" clear height, clearspan construction (100' wide, no interior columns)

DRIVE-IN DOORS: 4 Doors (Approximately 12' x 14')

FIRE PROTECTION: Wet System

CONDITION: General delivery condition will include heating unit(s), one ADA restroom, new storefront entrance, and separate utilities.



This space offers sought-after unique industrial space with an exposed wood barrel roof structure, steel beams, no interior columns, and lots of natural light.

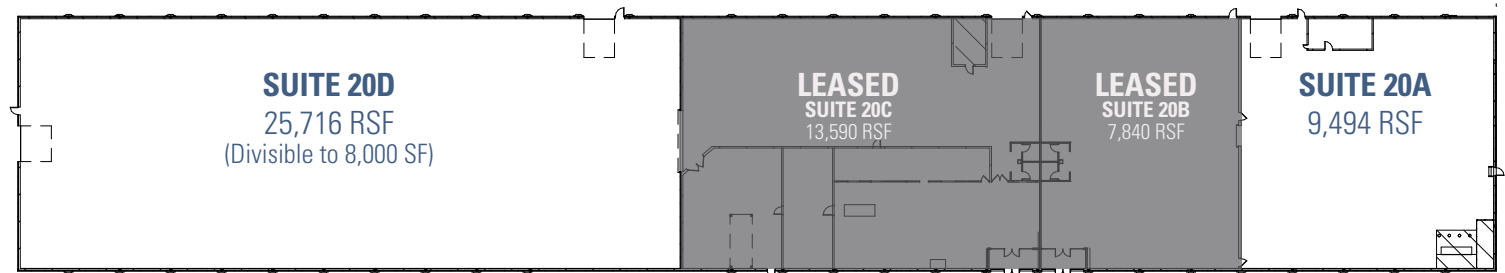
Landlord will provide new restrooms, new storefront glass entrance, separately-metered utilities, and a drive-in door for each unit. Office space can be built-to-suit tenant's needs.



SUITE	SF	ACCESS	AVAILALBE WITHIN
20A	9,494	Two (2) drive-in doors	60 day notice
20D	25,716 (Divisible to 8,000 SF)	One (1) drive-in door	Available now

FLOORPLANS

BUILDING 20



MADISON OVERVIEW



As Wisconsin's capital, Madison has always been a hub of activity with a vibrant culture. In fact, it is ranked as one of the best places to live and work in America. A favorite Midwestern getaway and a popular place for many technology and biotech type industries, Madison is also home to the University of Wisconsin and several large healthcare, financial, and insurance companies. The city's population totals over 250,000; combined with the surrounding metropolitan area, the region's population exceeds 640,000 residents.

The strength of the local market is attributed to the high level of activity by government, healthcare, and educational entities in the local economy and a dramatic increase in new construction activity.

AMENITIES

RESTAURANTS

- 1 Smoky Jon's #1 BBQ
- 2 Cafe la Bellitalia
- 3 Ogden's North Street Diner
- 4 Glass Nickel Pizza Co.
- 5 Nook
- 6 Sala Thai
- 7 Banzo
- 8 Alchemy
- 9 Kavanaugh's Esquire Club
- 10 Ahan

BARS & BREW PUBS

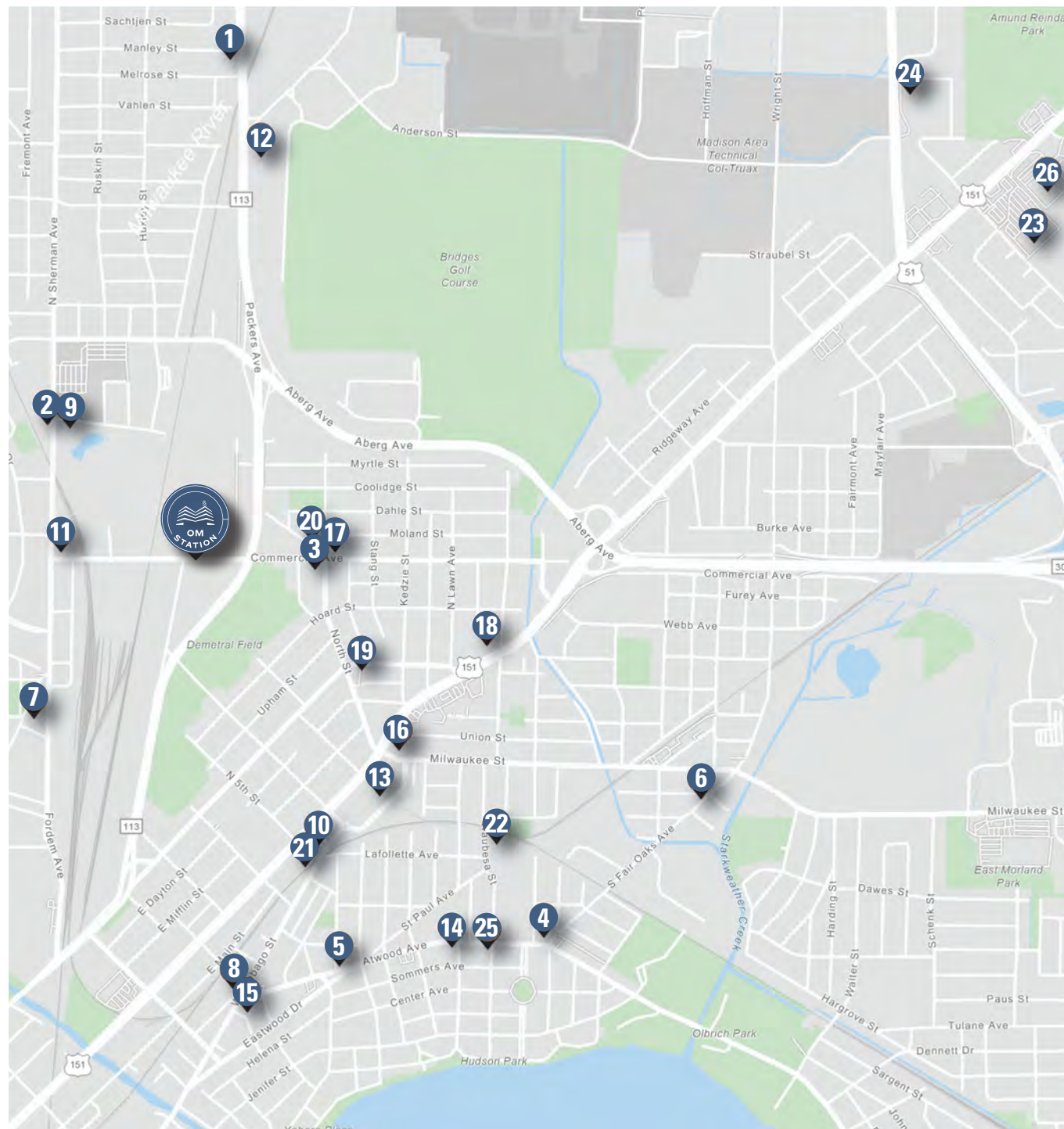
- 11 Bear & Bottle
- 12 Ale Asylum
- 13 Union Corners Brewery
- 14 Next Door Brewing Co
- 15 One Barrel Brewing Co
- 16 The Malt House
- 17 Tip Top Tavern

VENUES & COFFEE

- 18 Moka
- 19 Jade Mt Cafe
- 20 North Street Cabaret
- 21 The Bur Oak
- 22 Chizu Con
- 23 Caribou Coffee
- 24 Just Coffee Cooperative
- 25 Threshold

HOTEL

- 26 Madison Plaza Hotel





OM STATION

BUILDING 20

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CBRE

REICH  BROTHERS

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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.

