

RETAIL FOR LEASE

704 WILLIAMSON ST
MADISON, WI
53703

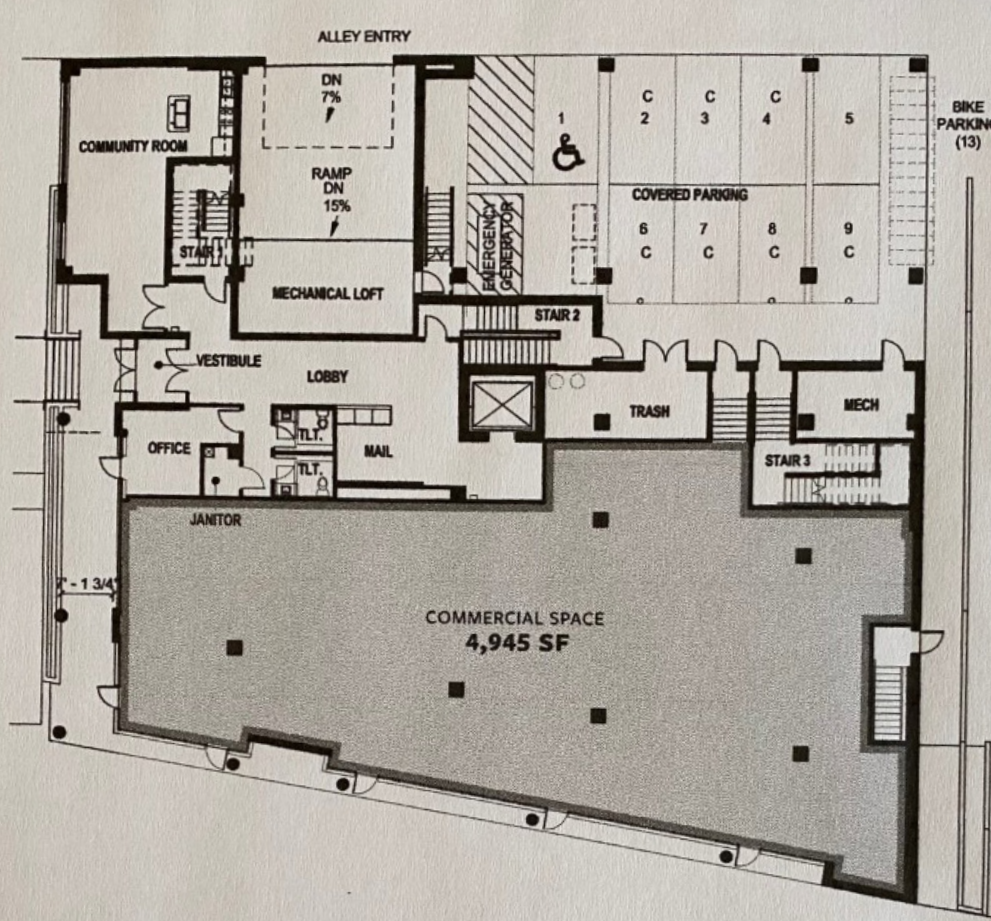


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ABSTRACT
COMMERCIAL REAL ESTATE





PROPERTY HIGHLIGHTS

Lease Rate - \$23-26/SF NNN
NNN - \$6.75/SF
Size - 1200-4945 SF

Enjoy the sunrise over Lake Monona with > 90' of Frontage at this newer BTS (Build-to-Suit) Mixed-Use development. Parking is made easy with both Covered Parking and an additional parking lot or access the Bike Path on the same block!

This space bridges E. Washington, Williamson/Atwood and the First Settlement District which is ideal for pedestrian traffic and >28,500 VPD. Enjoy Built-In Customers with 55 Beds at the property. Design the space to fit your needs.

Ask me about the \$10,000 grant!

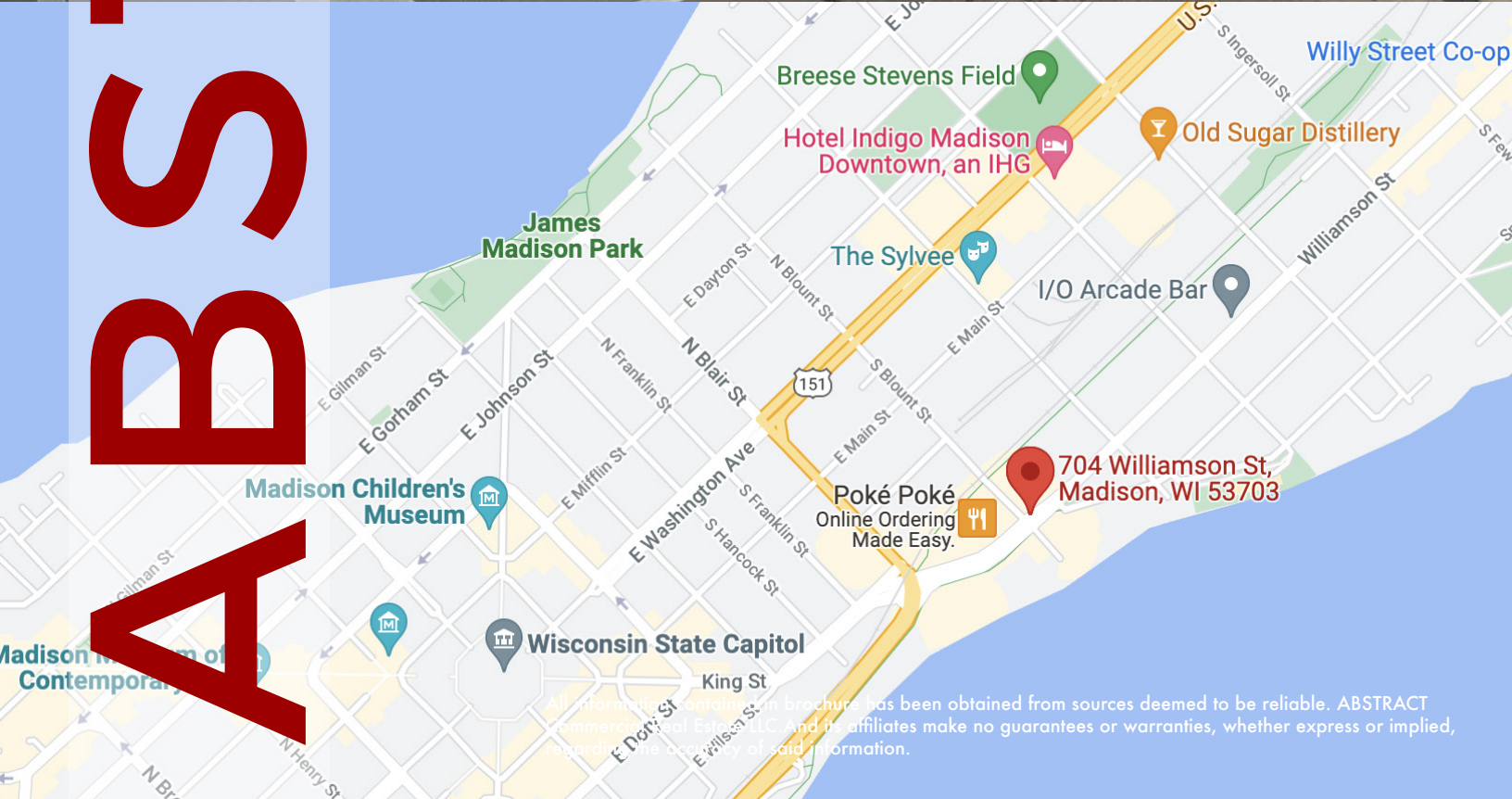
ABSTRACT

Madison is consistently ranked as One of the Best Places to Live in the US!

The Capitol Square Continues to Grow!

Numerous New/Re-Developments:

- 1000 New Housing units
- 500,000 SF of New Commercial space
- \$175M Judge Doyle Barracuda Condo
- \$115M 25 West Main Street
- The Hilton Embassy Suites
- \$125M American Exchange
- 125 W Mifflin
- And many others!



All information contained in brochure has been obtained from sources deemed to be reliable. ABSTRACT Commercial Real Estate LLC and its affiliates make no guarantees or warranties, whether express or implied, regarding the accuracy of said information.



WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, WI 53704

ABSTRACT Commercial Real Estate LLC
Effective July 1, 2016

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:
3 You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an
4 agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing
6 brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following
7 duties:
8 (a) The duty to provide brokerage services to you fairly and honestly.
9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
12 (d) The duty to disclose to you in writing certain material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41). 16 (f) The duty to safeguard trust funds
17 and other property held by the Firm or its Agents.
18 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
19 advantages and disadvantages of the proposals.
20 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
21 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
22 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
23 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.
24 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
25 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
26 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
27 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
28 Firm is no longer providing brokerage services to you.
29 The following information is required to be disclosed by law:
30 1. material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
31 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
32 report on the property or real estate that is the subject of the transaction.
33 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that
34 information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a later time, you may
35 also provide the Firm or its Agents with other Information you consider to be confidential.
36 **CONFIDENTIAL INFORMATION:**
37 _____
38 _____
39 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents):
40 _____
41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)
42 **DEFINITION OF MATERIAL ADVERSE FACTS**
43 A "material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.
47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.
52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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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