

FOR LEASE - WEST SIDE MADISON



BOERKE

108,000-550,168 SF



[CLICK HERE FOR DRONE VIDEO](#)

# 8400 FAIRWAY PLACE & 2235 EAGLE DRIVE MIDDLETON, WI 53532

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FOR LEASE  
8400 FAIRWAY PLACE & 2235 EAGLE DRIVE  
MIDDLETON, WI 53562

# PROPERTY SNAPSHOTS

## 1 8400 FAIRWAY PLACE



**420,160 SF**  
TOTAL BUILDING



**1989 - 1991**  
YEAR BUILT



**2-1600 Amp / 480 Volt**  
POWER



**174,640 SF**  
OFFICE W/ 2ND FLOOR



**12**  
DOCKS



**Full Climate Control**  
HVAC



**35' - 37'**  
CLEAR HEIGHT



**1**  
DRIVE-IN



**Sprinkler**  
STANDARD WET & ESFR



## 2 2235 EAGLE DRIVE



**130,228 SF**  
TOTAL FOOTPRINT



**1992**  
YEAR BUILT



**2500 Amp / 480 Volt**  
POWER



**6,480 SF**  
OFFICE



**12**  
DOCKS



**Full Climate Control**  
HVAC



**36' - 47'**  
CLEAR HEIGHT



**2**  
DRIVE-INS



**Sprinkler**  
STANDARD WET

### Features

- Desirable west side location with excellent workforce
- Could be subdivided for multi-tenant occupancy (108,000 SF minimum)
- Excess land for potential expansion

### Property Overview

- Zoning - PDD-S (Planned Development District SIP)
- 863 parking stalls
- Office furniture installed & available
- Fiber - Charter, TDS & AT&T
- 8400 Fairway has 115,740 SF additional office on 2nd floor with elevators.

### Economics

Estimated Operating Expenses: \$2.25 / SF  
Lease Rate: Subject to Offer

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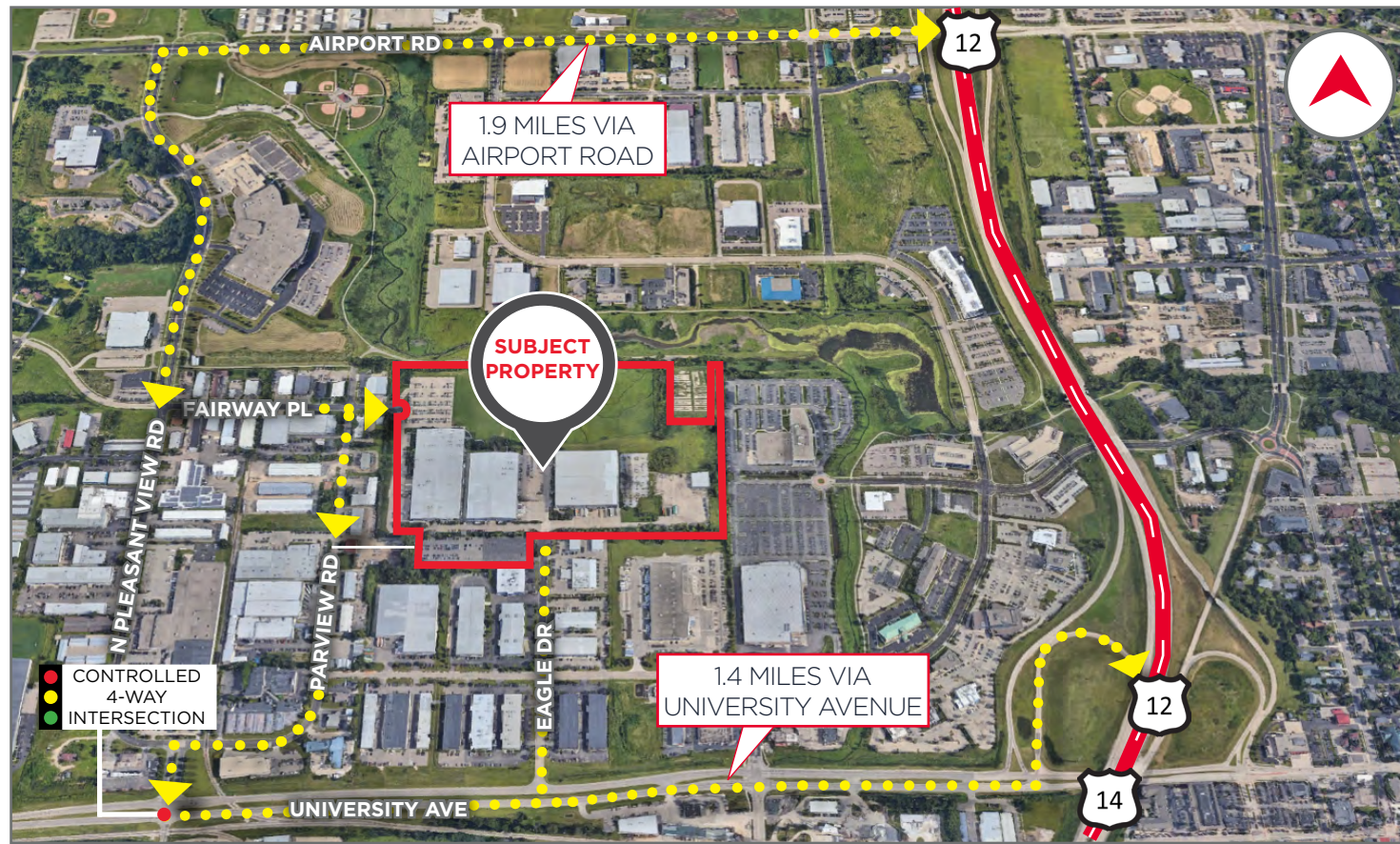
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# BELTLINE ACCESS



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# IMMEDIATE ACCESS TO UW-MADISON



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# EXTERIOR PHOTOS



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# INTERIOR PHOTOS



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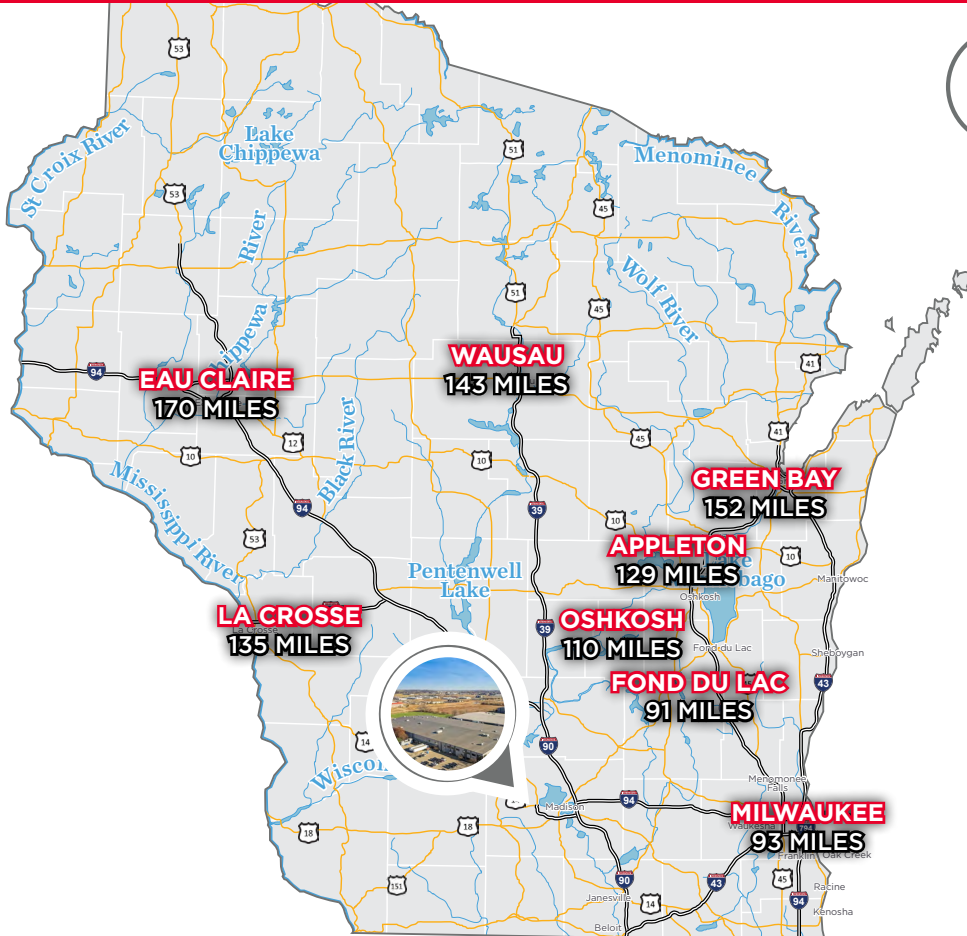
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# AREA MAP



## DISTANCE TO MAJOR UPPER MIDWEST CITIES

CITY	MILES
ROCKFORD	83
CHICAGO - O'HARE	144
MINNEAPOLIS	261
DETROIT	444
DES MOINES	280

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# STATE OF WISCONSIN

## DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

### DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) 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).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) 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. An Agent of the Firm 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

### CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm 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 Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below).
  2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

### CONFIDENTIAL INFORMATION:

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### NON- CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents):

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(Insert information you authorize to be disclosed, such as financial qualification information.)

### 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 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.

### NOTICE ABOUT SEX OFFENDER REGISTRY

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