

# 100 Communications Drive

Sun Prairie, WI 53590

±60,752 SF Building Available



Office Building

100 Communications Dr | Sun Prairie, WI 53590



Located in Sun Prairie, WI this property is ideally situated along the HWY 151 corridor, with easy access to I90/94. Offered for sublease at below market rents this property offers office users a unique value opportunity in the greater Madison market.

Complete with existing furniture allowing for plug-and-play options. Prominent monument and building signage facing Hwy 151. The building is two floors, no basement.

Address	100 Communications Dr, Sun Prairie, WI
Total Square Feet	±60,752 SF
Building/Parcel Size	+/- 60,752 SF / 8.65 Acres
Lease Expiration Date	8/31/2026
Asking Rent	\$8.25 / SF Modified Gross
Parking	Approximately 200+ parking stalls
Fire Protection	Yes, wet system
Backup Power	50 kW UPS
HVAC	Forced Air RTUs
Restrooms	2 sets per floor
Roof	Replaced approx. 2018 (rubber membrane)

# For Sublease



## Property Highlights

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**Ample free surface parking**



**Open concept**



**Elevator**



**Large floor plates**



**Flexible lease terms**



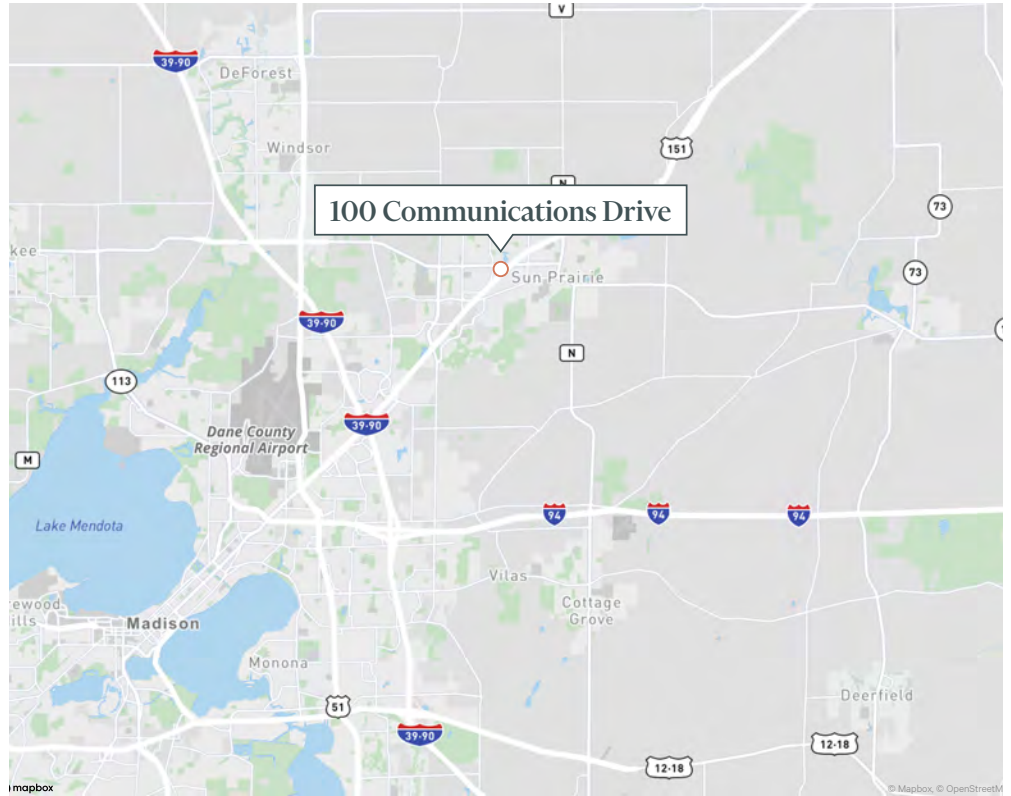
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## Sun Prairie

Sun Prairie's access to major highways is a distinct advantage for both businesses and residents. U.S. Highway 151 passes through Sun Prairie as a six-lane, limited access highway, providing a direct route to Madison and the interstate system to the south and the Fox River Valley to the northeast.



## DRIVE TIMES

### Hwy 90

6 Minutes / 5 miles

### Hwy 94

14 Minutes / 12 Miles

### Downtown Madison

23 Minutes / 11 Miles

### Dane Co. Regional Airport

15 Minutes / 9 Miles



Parcel Outline



## Office Building

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For Sublease



## Contact Us

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**CBRE**

# 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.

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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(l) 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.