

For Sale or Lease
Owner Occupant
Retail Building

5235 High Crossing
Boulevard

MADISON, WI 53718



BRYANT MEYER, CCIM
Broker, Associate
(608) 443-1004
bmeyer@oakbrookcorp.com

TONY KEUNTJES
Associate
(608) 443-1039
akeuntjes@oakbrookcorp.com



Property Summary

Available SF:	14,517
Building SF:	24,325
Lease Rate:	\$12 NNN
Lease Term:	5 Years
Lot Size:	1.70 Acres
Parking Ratio:	2.5/1,000
Parking:	62 stalls
Price:	\$4,275,000
Current Tenants:	Greenbush Bakery & Armed Forces
Delivery Spec:	Warm Grey Shell
Year Built:	1994
Zoning:	Commercial Center (CC)

Property Overview

Multi-Tenant Retail Building with current tenants including Greenbush Bakery and the Armed Forces Career Center.

Location Overview

5235 High Crossing Blvd is well positioned a half mile away from the 39/90/151 Interchange and 5 miles from the Dane County Airport. Additionally, located only two miles away from prime Prairie Lakes Retail Trade area which includes Costco, Cabela's, Target, Woodman's, and Marcus Cinemas.

Additional neighboring businesses include Steinhafel's, Holiday Inn, Staybridge Suites, Grand Inn Hotel, and multiple auto Dealerships.

Permitted Uses Include: Health/Sports Clubs, Building Material Sales, Contractors Showroom/Workshop Business, Indoor Recreation, Auto Sales and Rental, Places of Worship, Towing/Wrecker Service Business.

PROPERTY PHOTOS



PROPERTY PHOTOS



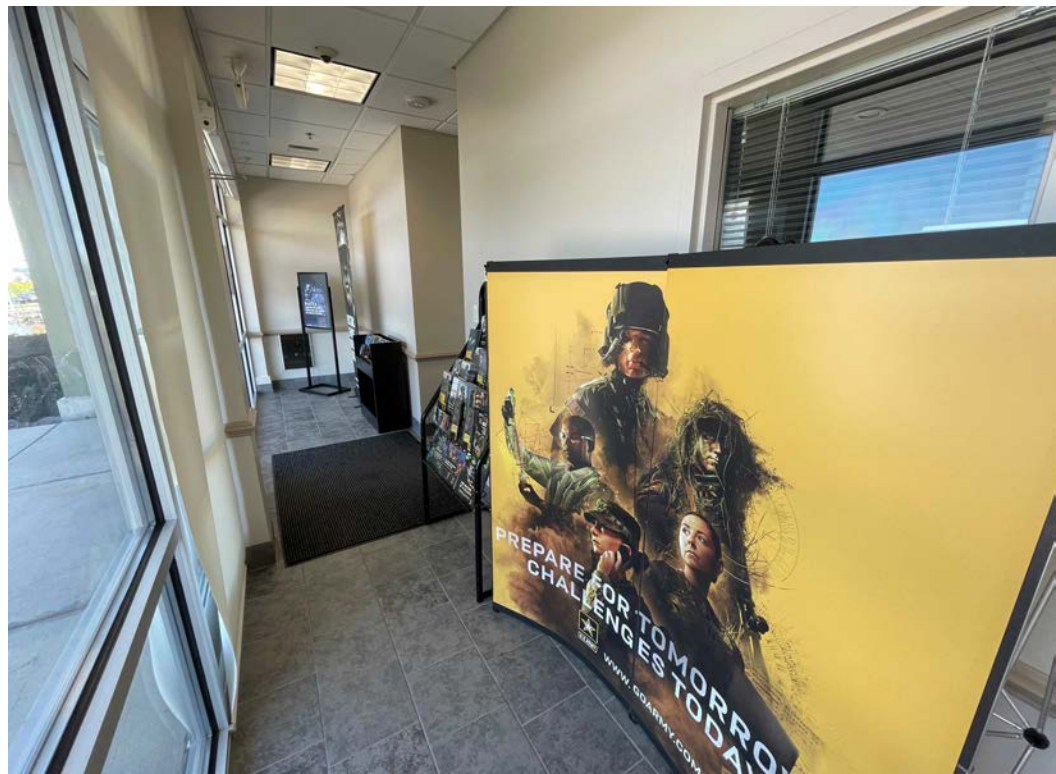
PROPERTY PHOTOS



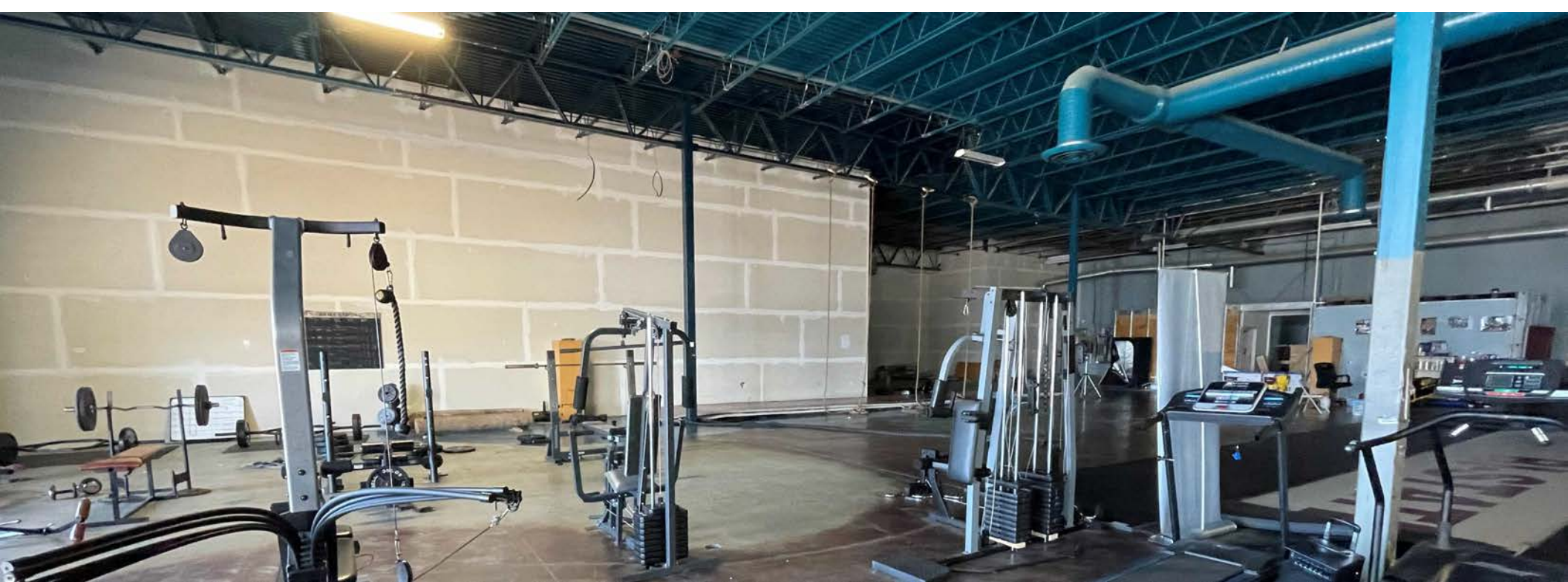
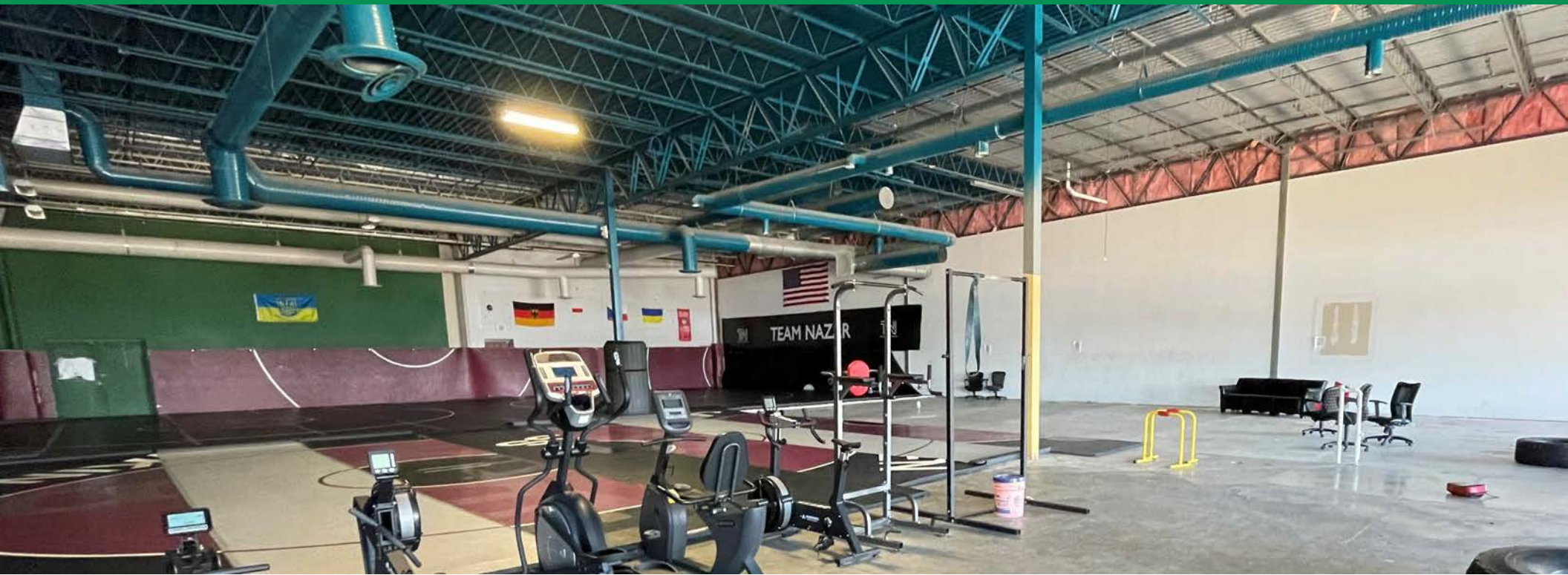
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



FLOORPLAN CONCEPT - 6,434 SF OR 8,803 SF



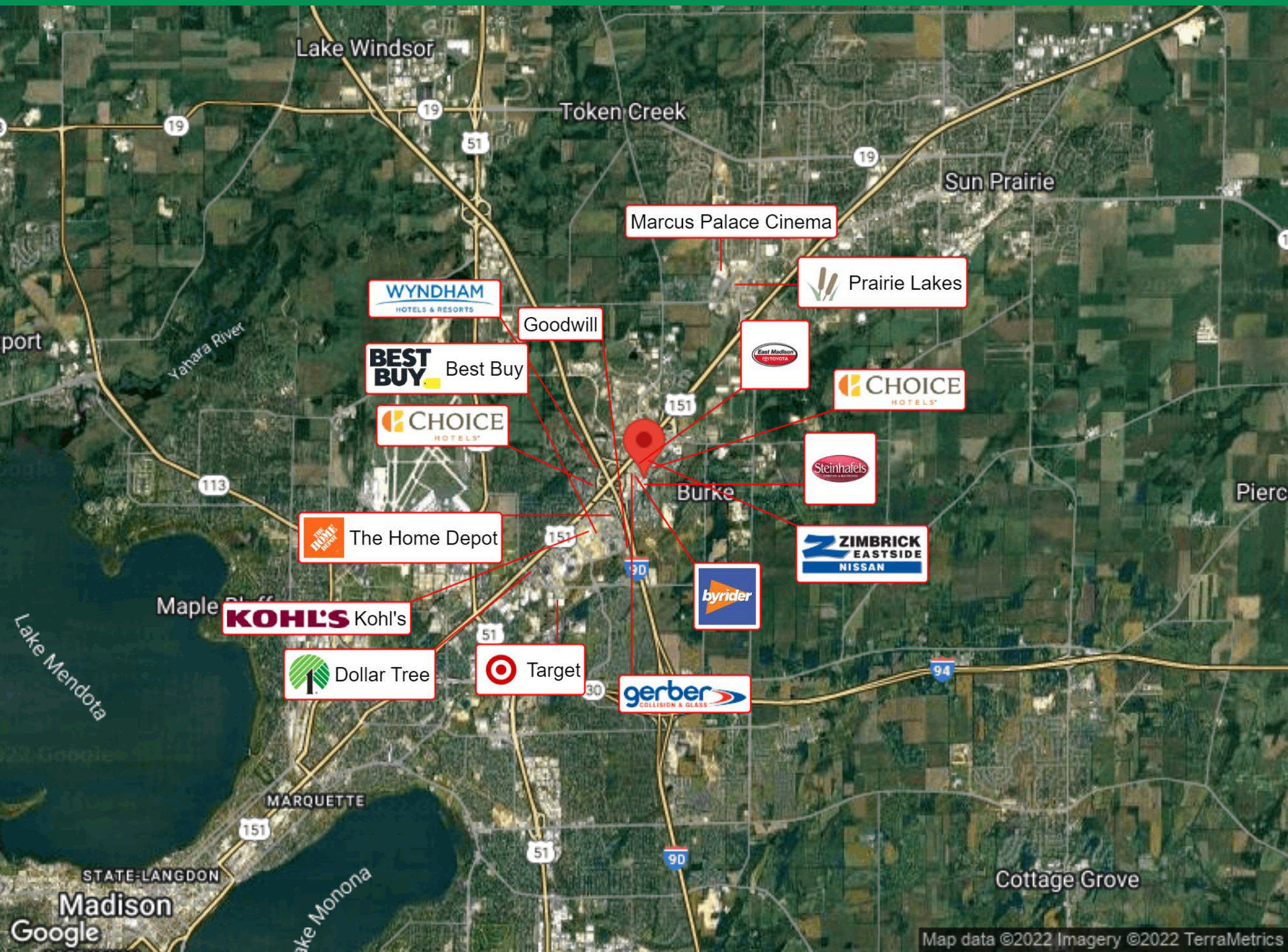
The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

FLOORPLAN CONCEPT - 4,034 SF OR 6,434 SF

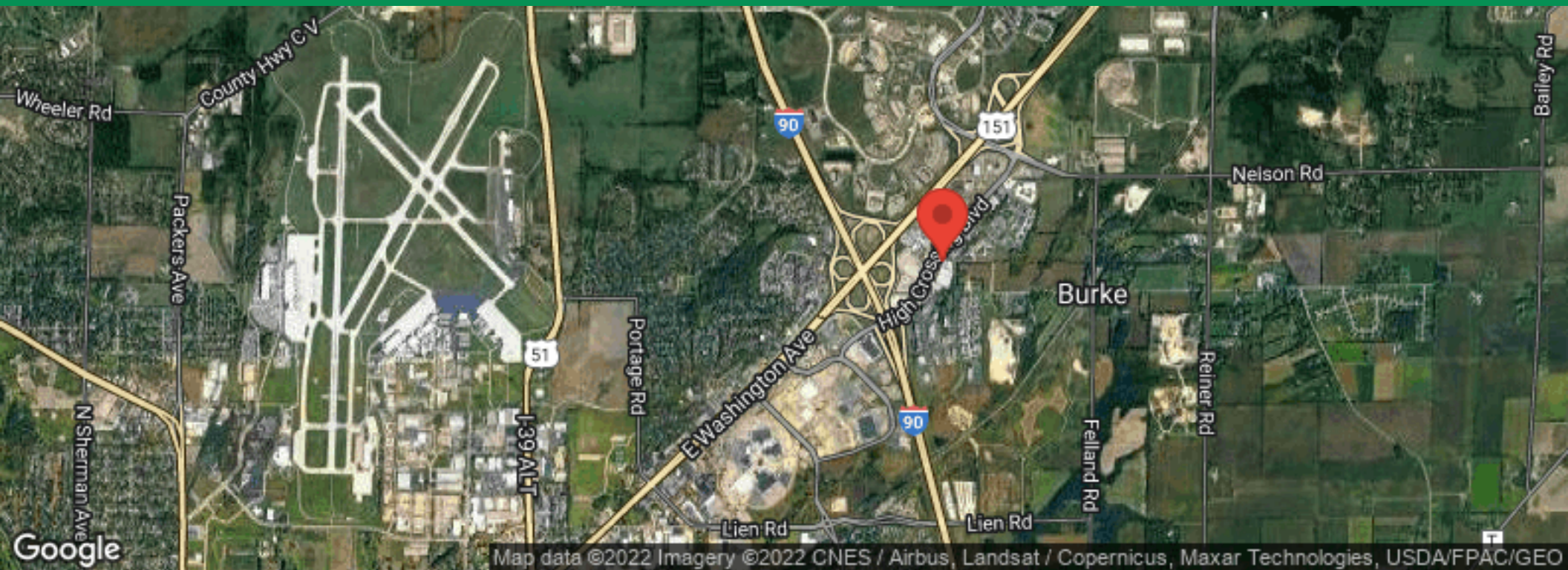


The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

BUSINESS MAP



LOCATION MAPS



DISCLAIMER

All materials and information received or derived from Oakbrook Corporation its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Oakbrook Corporation its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Oakbrook Corporation will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Oakbrook Corporation makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Oakbrook Corporation does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Oakbrook Corporation in compliance with all applicable fair housing and equal opportunity laws.