

Offering Memorandum



4114 East Washington Avenue
Madison WI 53704



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EXCLUSIVE AGENT

Madison Commercial Real Estate LLC (“Owner’s Agent”) is the exclusive agent for the 4114 East Washington Ave, Madison, Wisconsin (“Property”). Please contact us if you have any questions.

DESIGNATED AGENT

The designated agents for the Owner are:

Ben Filkouski, CCIM

Ben.Filkouski@madisoncommercialre.com

608-333-7734

DISCLAIMER

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Property Summary – For Sale

4114 East Washington Ave, Madison WI 53704



Property Summary

Asking Price	\$1,350,000
Building Size	5,975 sf
Land Area	.40 acres
Year Built	1978
Zoning	CC-T
Parcel #	0810-284-0402-8
Total Assessment	\$788,8000
2021 Taxes	\$15,307.08

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Property Highlights

Multi-tenant commercial building for sale along East Washington Ave located across from East Towne Mall. Excellent visibility and access from East Washington Ave. Great opportunity for owner occupant. There is currently one long-term tenant in place and one vacant suite.

Location Overview

East Madison is booming with new development along the East Washington Ave Corridor. With easy access to and from the Interstate System and the Central Business District, East Washington Ave is a highly attractive thoroughfare for all business types.

Property Summary – Space for Lease

4114 East Washington Ave, Madison WI 53704



Property Summary

Lease Rate	\$16.00 sf
Space Available	3,160 sf
Lease Type	NNN
NNN Expenses	\$6.25 sf
Available	Immediately
Parking	3.73/1,000

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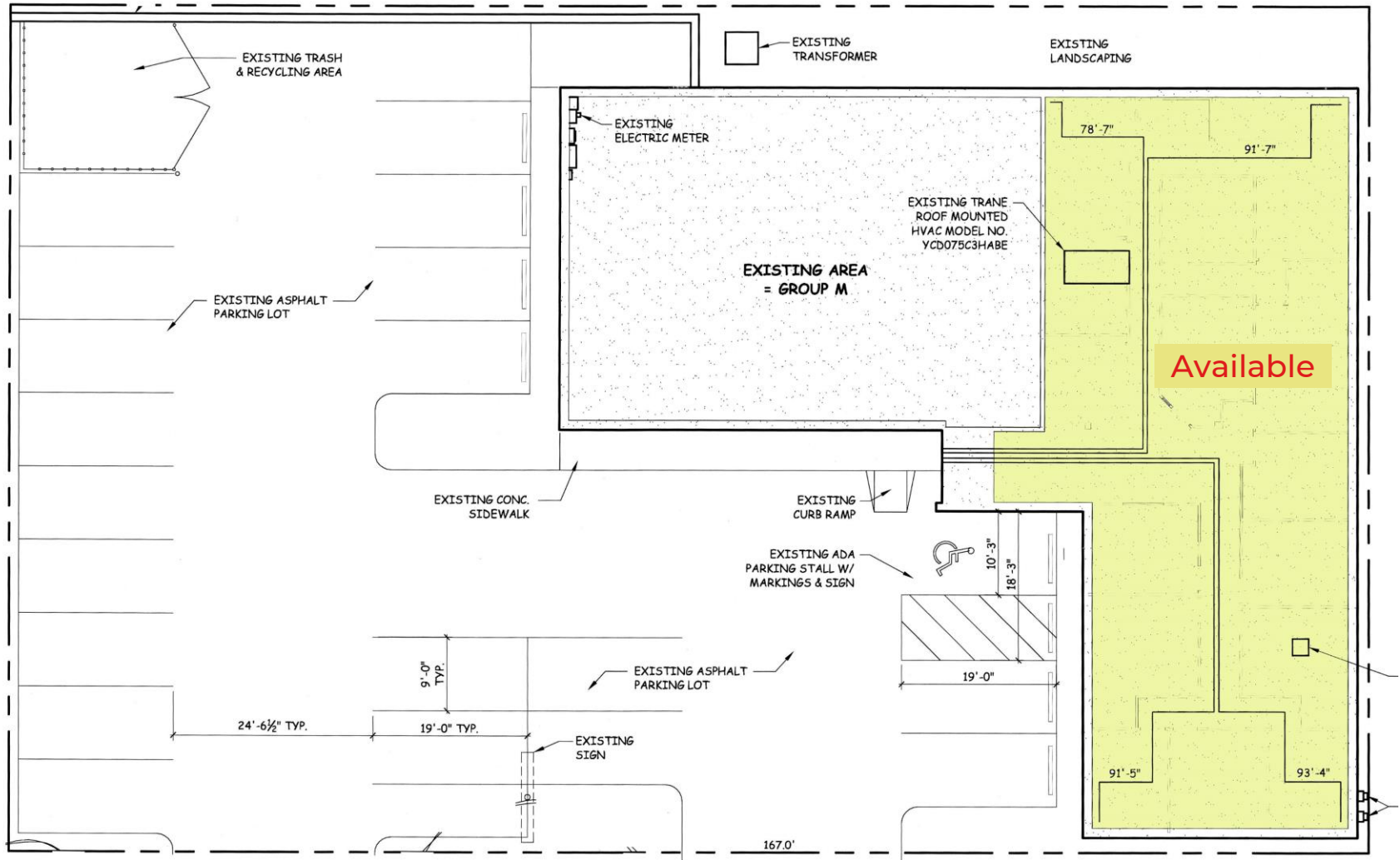
Ben.filkouski@madisoncommercialre.com

Property Highlights

- Located along East Washington Ave, adjacent to East Towne Mall
- Easy access to Interstate 90/94 via East Washington Ave
- Former real estate office with beautiful finishes
- Currently built-out with nine offices, two conference rooms, small kitchenette, IT, reception and storage areas
- Building & pylon signage available
- Excellent visibility

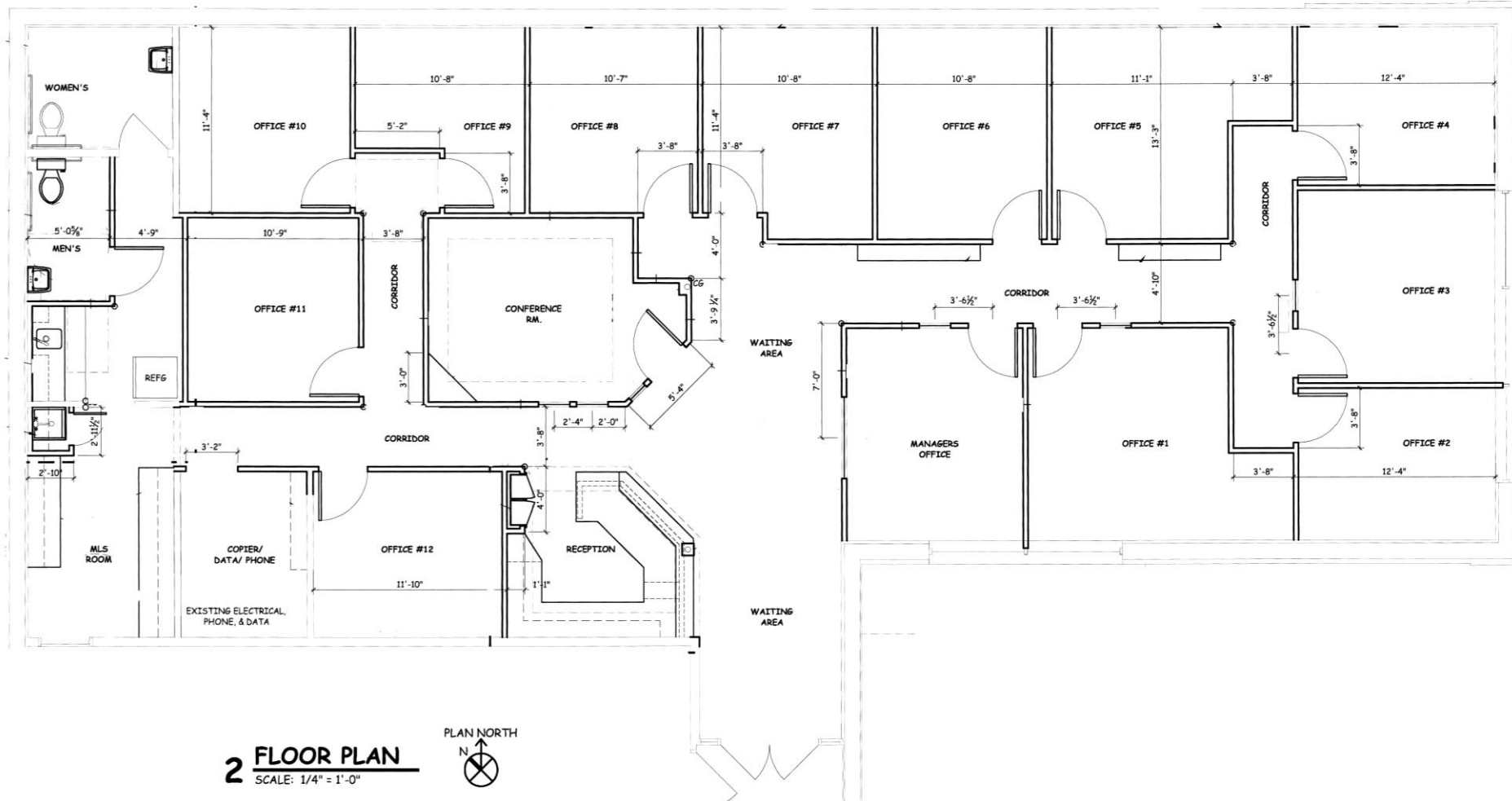
Site Plan

4114 East Washington Ave, Madison WI 53704



Floor Plan – Vacant Space

4114 East Washington Ave, Madison WI 53704



Interior Photos – Vacant Space

4114 East Washington Ave, Madison WI 53704



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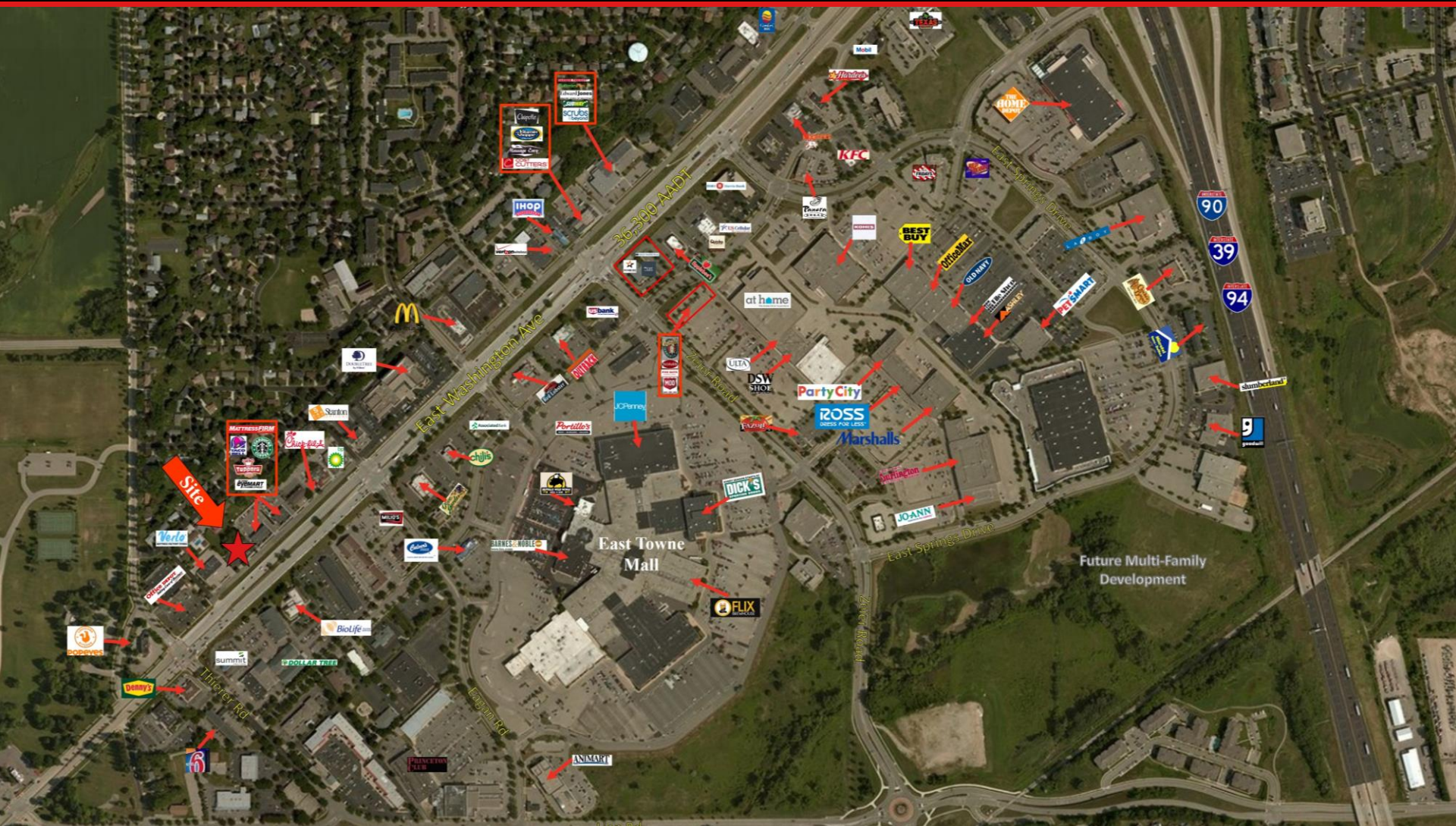
Interior Photos – Vacant Space

4114 East Washington Ave, Madison WI 53704



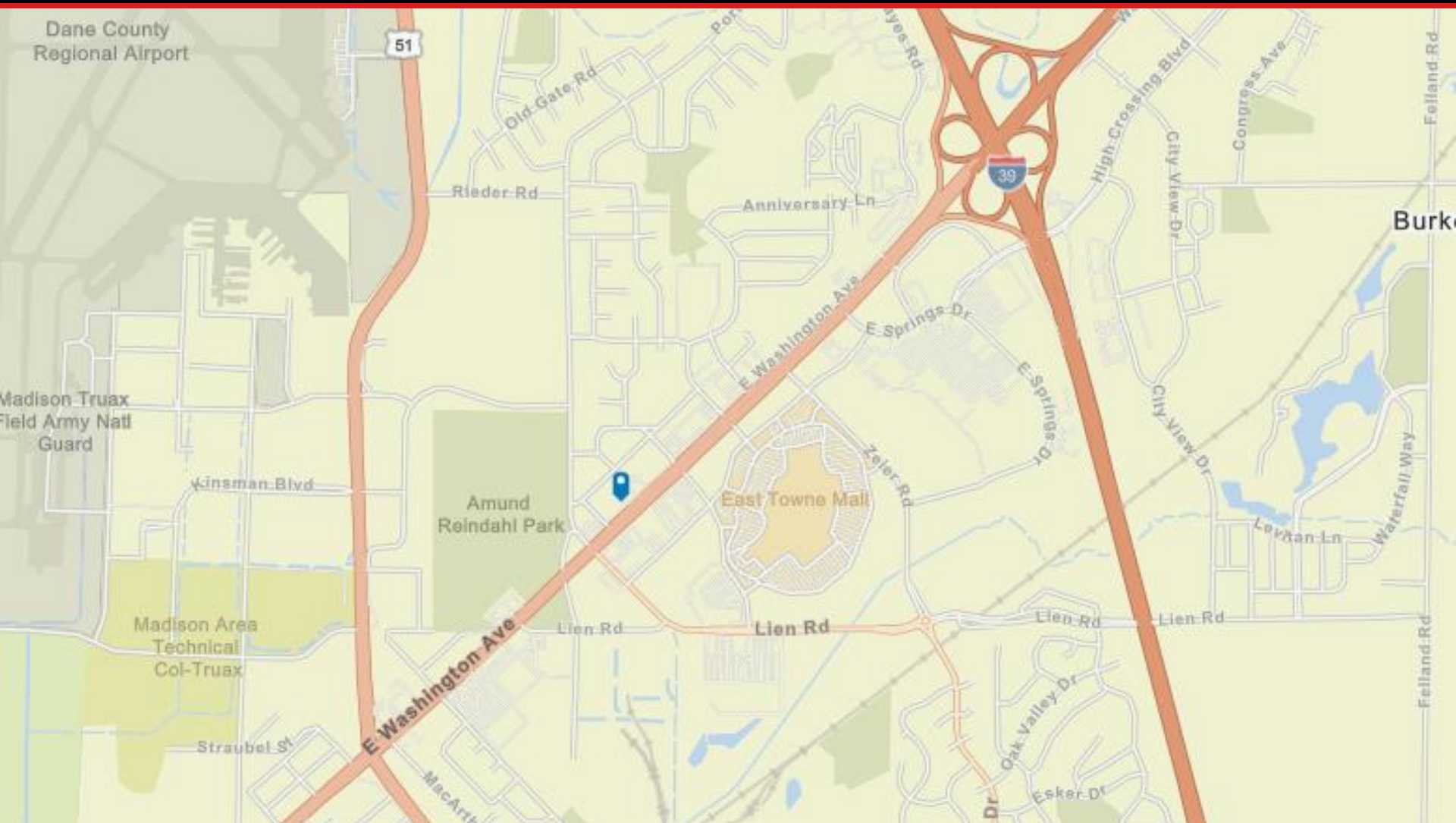
Aerial View

4114 East Washington Ave, Madison WI 53704



Location Map

4114 East Washington Ave, Madison WI 53704



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Demographics

4114 East Washington Ave, Madison WI 53704



	2021			2026		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Population	6,596	55,967	126,804	7,101	59,656	135,903
Households	2,893	25,921	58,607	3,118	27,766	63,105
Families	1,485	12,952	28,776	1,591	13,772	30,752
Avg Household Size	2.27	2.14	2.14	2.27	2.13	2.13
Owner Occupied	1,361	13,618	30,644	1,474	14,825	33,479
Renter Occupied	1,532	12,303	27,963	1,644	12,941	29,627
Median Age	35.2	38.1	37.5	35.6	38.5	37.8
	2022			2027		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Median HH Income	\$55,760	\$62,589	\$68,414	\$60,209	\$70,043	\$76,516
Average HH Income	\$65,101	\$76,230	\$85,677	\$72,729	\$85,327	\$95,615
Per Capital Income	\$28,839	\$34,947	\$39,548	\$32,312	\$39,295	\$44,340

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (**See Lines 47-55**).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (**See Lines 22-39**).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.
20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 A broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
- 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. **List Home/Cell Numbers:** _____

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*
46 *Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 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
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 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
55 agreement made concerning the transaction.