



2909 Landmark Place | Madison, WI 53719

PROPERTY HIGHLIGHTS

- Brand new, huge conference center that seats 100 people. Free of charge to tenants.
- Class A facility features high quality finishes with a mixture of private offices and open spaces
- Common conference/training room and large break room with outdoor patio area
- Central location for convenient access to east, west, and downtown Madison
- Generous on-site parking for tenants and guests
- Beautiful views of the Capitol, Arboretum and downtown skyline!
- Variety of space and floorplan options to choose from; please inquire with broker.

Rental Rates

\$20.75/RSF Gross
(includes janitorial service)
10% Load Factor
Lease Term 3-5 years
Available NOW

SUITES

Garden Level with Full Exposure

Suite 10 2,715 RSF

1st Floor

Suite 100 2,092 RSF
Suite 101 3,317 RSF (Available 5/1/23)
Suite 102 1,312 RSF
Suite 110 1,931 RSF

☐ Suites 101 & 102 may be combined
for a total of 4,629 RSF

2nd Floor

Suite 215 1,518 SF

PLEASE CONTACT

KATIE WEST

Commercial Real Estate Broker
608-443-1023
kwest@oakbrookcorp.com









Suite 100 2,092 RSF

\$20.75/RSF Gross
(includes janitorial service)
10% Load Factor
Lease Term 3-5 years





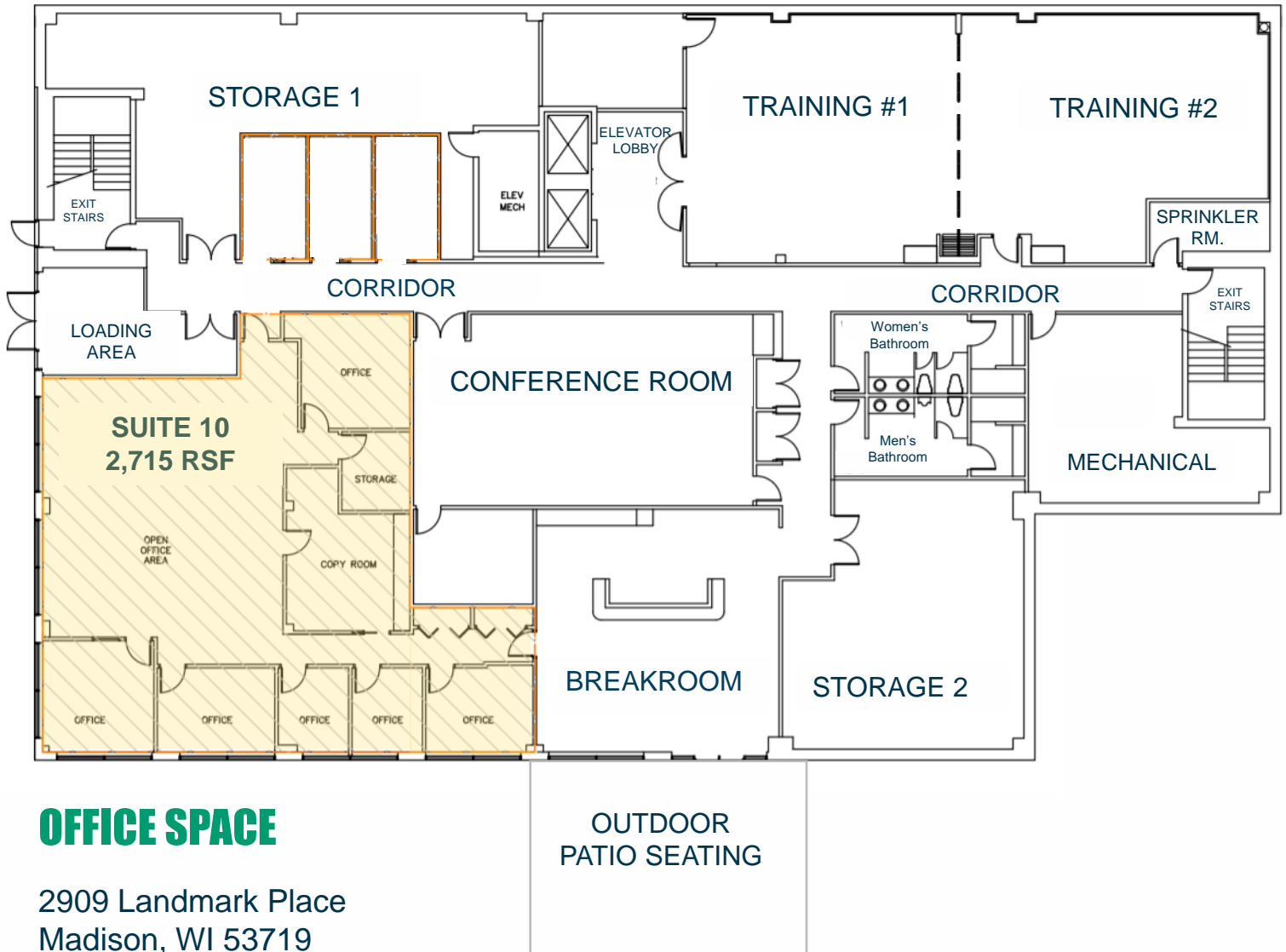
ADDITIONAL INFORMATION

Beautiful brand new, huge conference center that seats 100 people. Free of charge to tenants.



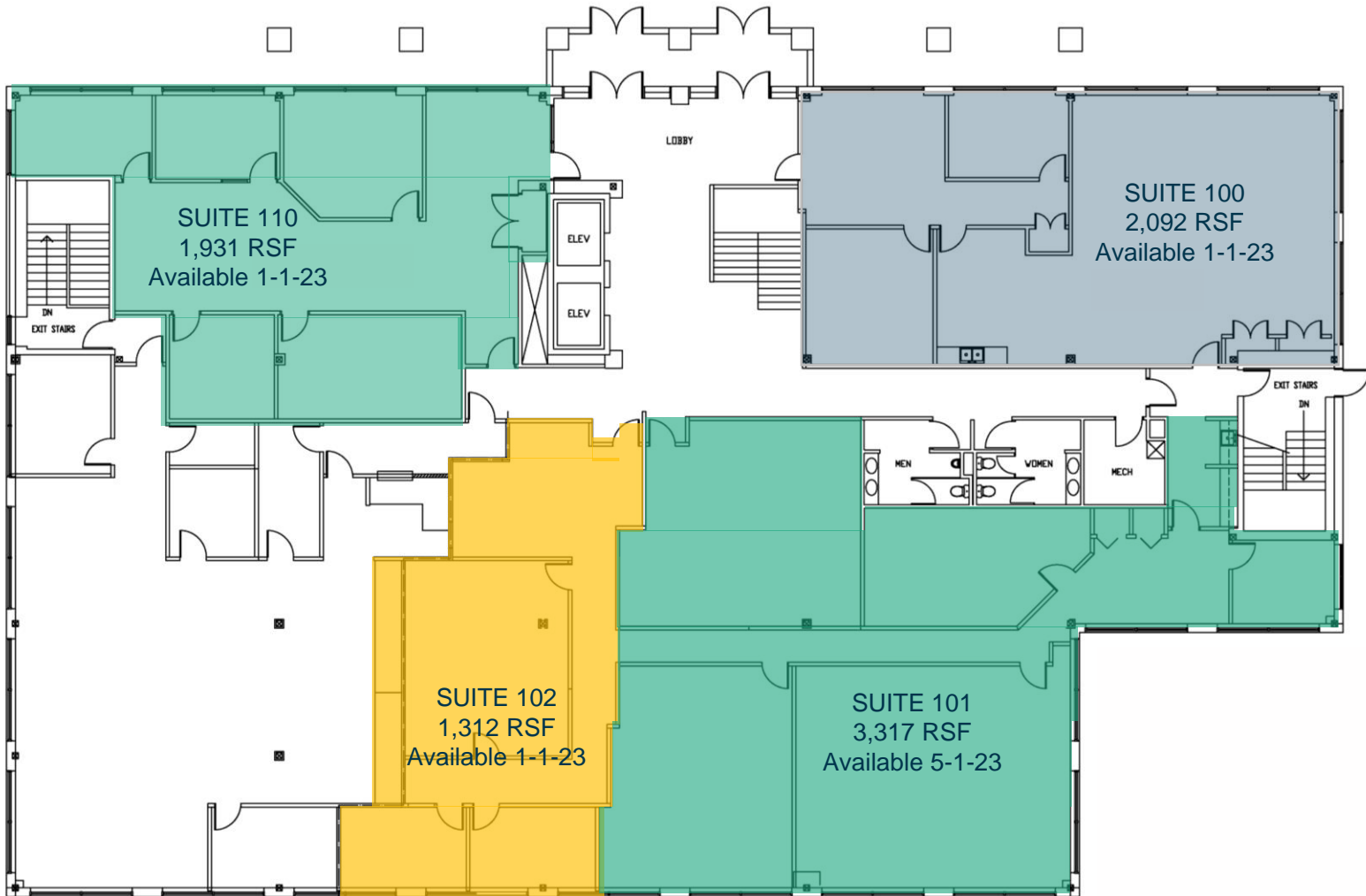
Floor Plan

Garden Level



Floor Plan

FIRST FLOOR



OFFICE SPACE

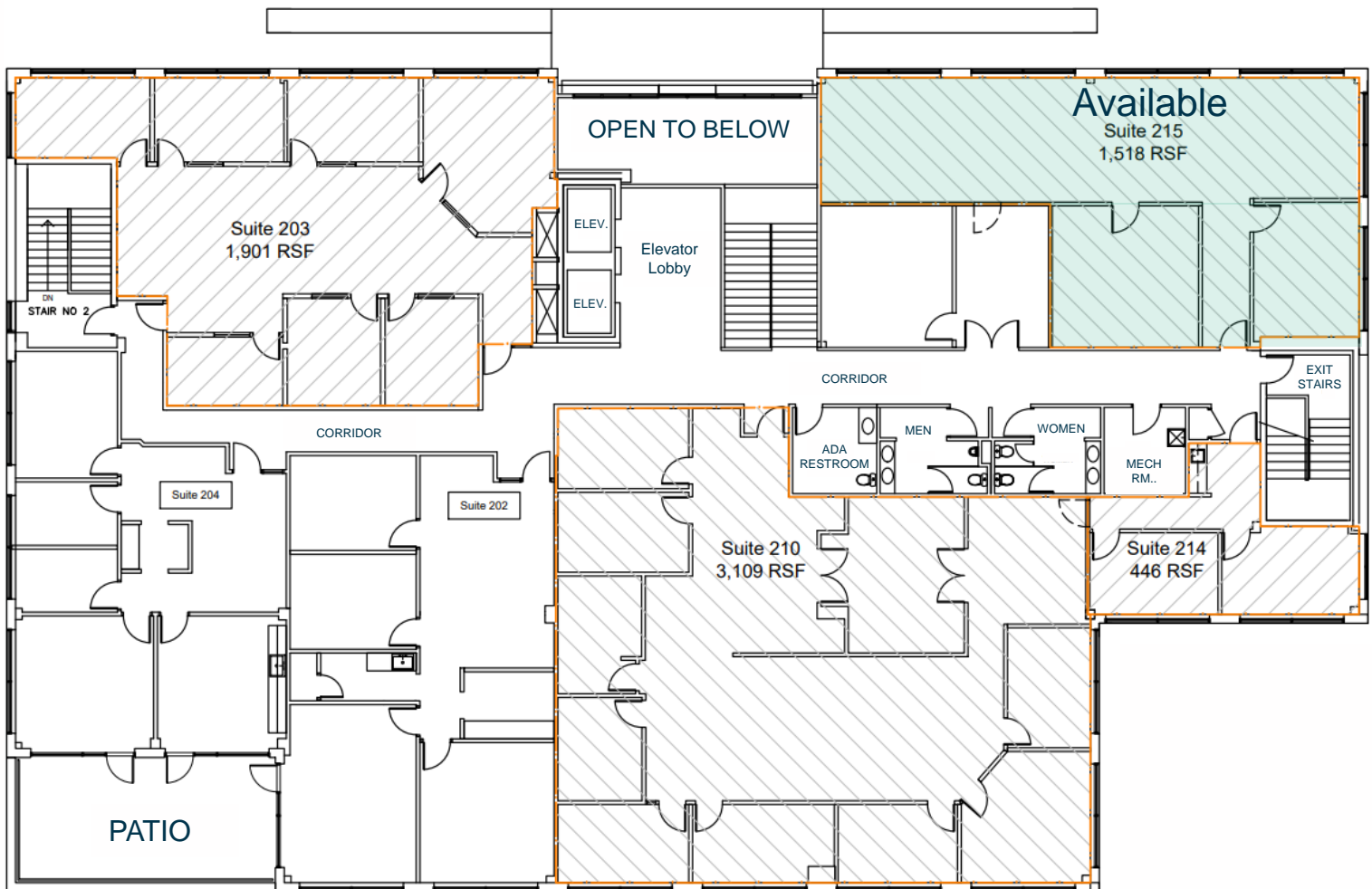
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Suite 100	2,092 RSF
Suite 101	3,317 RSF (Available 05/01/23)
Suite 102	1,312 RSF
Suite 110	1,931 RSF

□ Suites 101 & 102 may be combined for a total of 4,629 RSF

Floor Plan

SECOND FLOOR



OFFICE SPACE

2909 Landmark Place
Madison, WI 53719

Suite 215 1,518 SF



OFFICE SPACE

2909 Landmark Place
Madison, WI 53719

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
 4 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
 6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
 7 customer, the following 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 and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
 18 advantages and disadvantages of the proposals.

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

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
 24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
 25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
 26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
 27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may
 33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
 34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____
 37 _____

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

39 _____
 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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