

HIGHLY VISIBLE DOWNTOWN RETAIL OR OFFICE SPACE

402 E WILSON STREET, MADISON, WI

// EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,250 SF
Lease Rate:	\$22.00 SF/yr (MG)
Building Size:	6,723 SF
Ceiling Height:	12.0 FT
Year Built:	1922
Market:	City Center
Sub Market:	Greater Madison Area
Cross Streets:	E Wilson St and S Hancock St
Traffic Count:	8,950

PROPERTY OVERVIEW

Historic downtown retail or creative office space just a short walk from the Capitol Square and just off John Nolan Drive and Williamson St.. Space has new flooring, crown molding throughout, unique leaded accent windows and 12' ceilings. Amazing front display windows offer great exposure to the nearly 9,000 cars passing by daily. Currently configured as mostly open space with 1 office in back, small kitchenette and in-suite restroom. Lots of street parking nearby. Tenant friendly Modified Gross lease with tenant responsible for in-suite electric. Perfect for any small business looking for great exposure!

LOCATION OVERVIEW

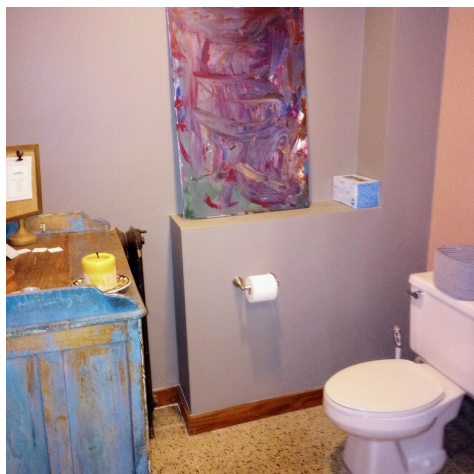
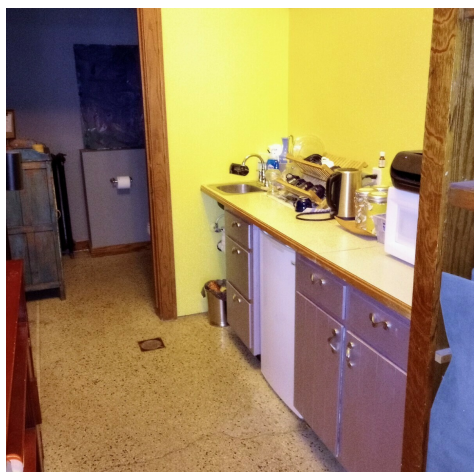
Located on the corner of E Wilson St and S Hancock, just 3 blocks from Madison's Capitol Square and 1 block from the John Nolen Dr./ Williamson St. intersection.

RETAIL PROPERTY FOR LEASE

HIGHLY VISIBLE DOWNTOWN RETAIL OR OFFICE SPACE

402 E WILSON STREET, MADISON, WI

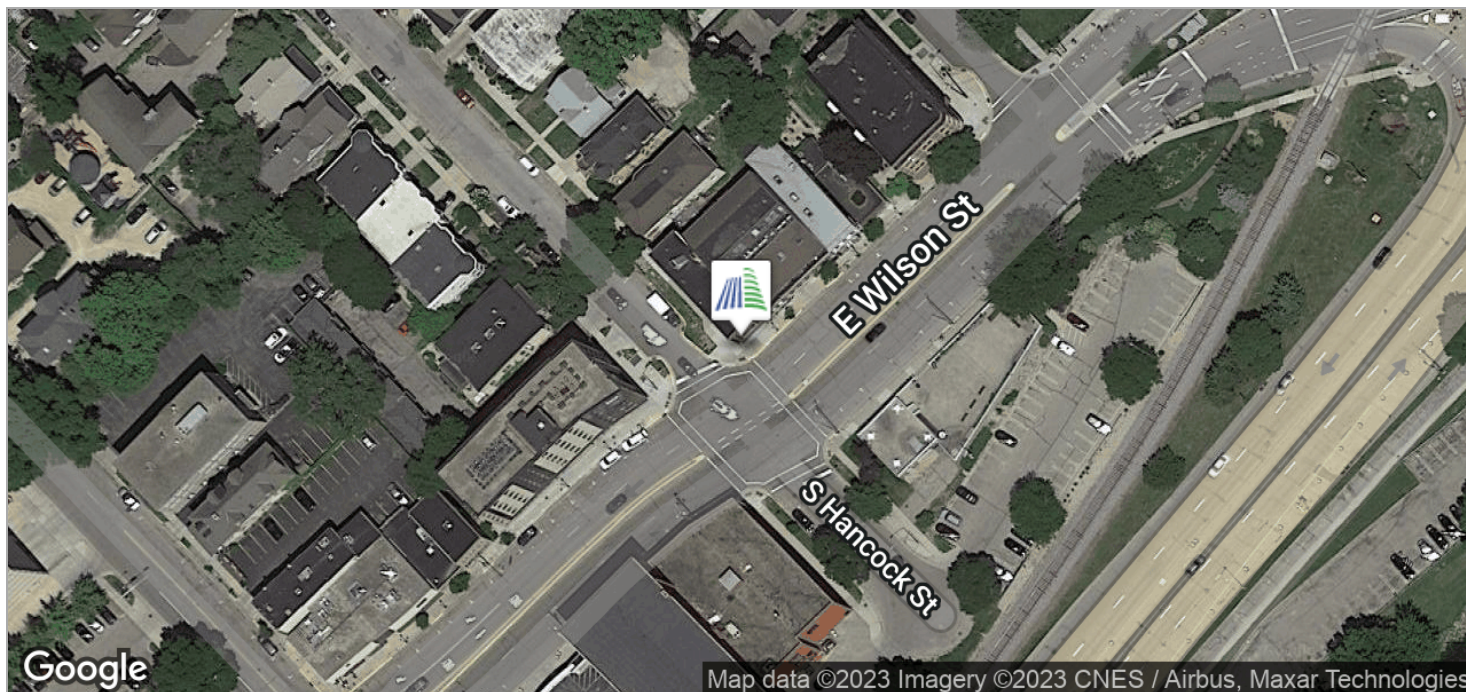
// ADDITIONAL PHOTOS



HIGHLY VISIBLE DOWNTOWN RETAIL OR OFFICE SPACE

402 E WILSON STREET, MADISON, WI

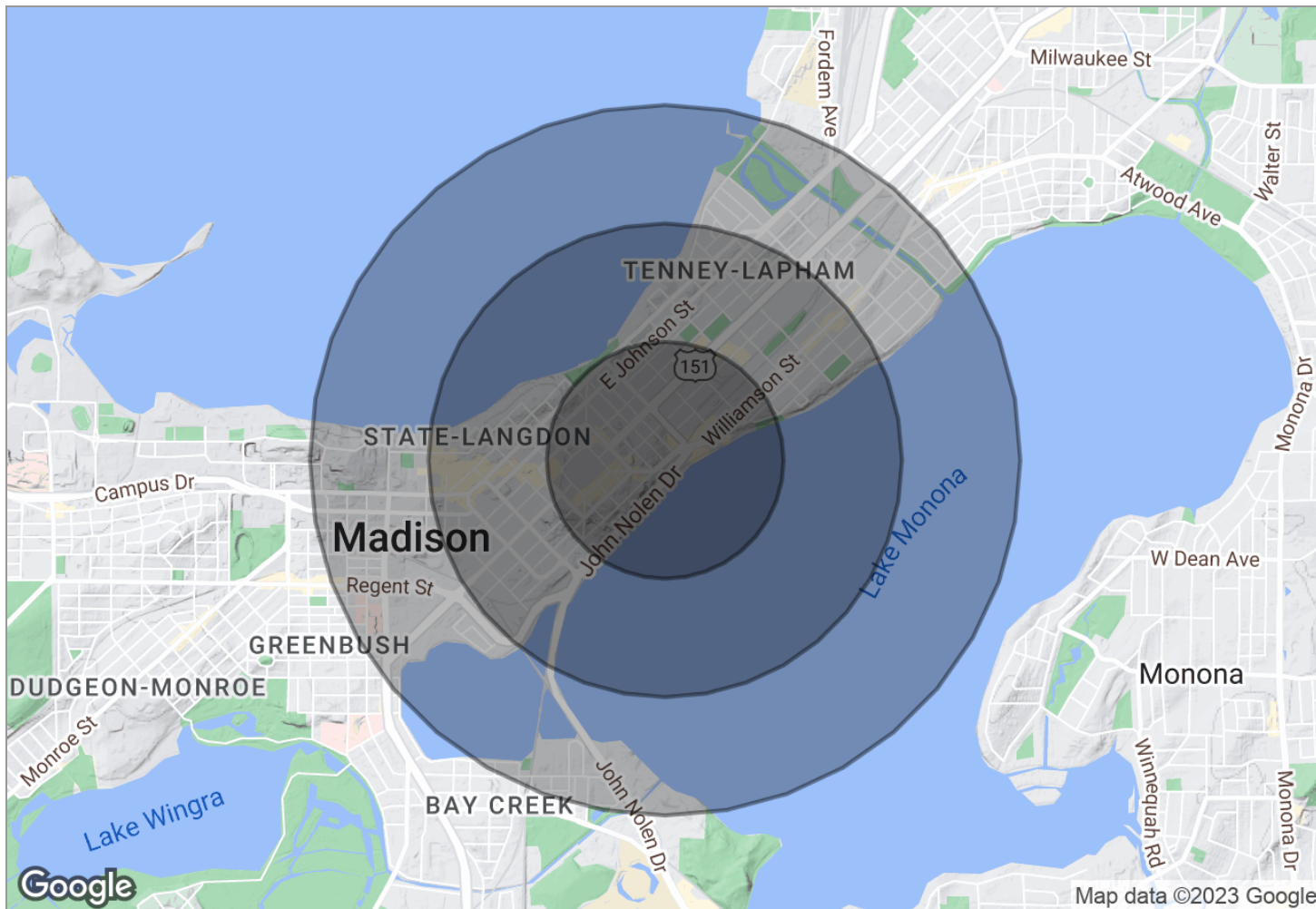
// LOCATION MAPS



HIGHLY VISIBLE DOWNTOWN RETAIL OR OFFICE SPACE

402 E WILSON STREET, MADISON, WI

// DEMOGRAPHICS MAP



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	5,503	19,467	39,339
MEDIAN AGE	29.0	28.3	26.3
MEDIAN AGE (MALE)	29.2	28.0	26.3
MEDIAN AGE (FEMALE)	29.0	29.4	26.7
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	3,204	10,297	17,954
# OF PERSONS PER HH	1.7	1.9	2.2
AVERAGE HH INCOME	\$50,898	\$46,901	\$42,174
AVERAGE HOUSE VALUE	\$289,707	\$289,588	\$286,026

HIGHLY VISIBLE DOWNTOWN RETAIL OR OFFICE SPACE

402 E WILSON STREET, MADISON, WI

BROKER DISCLOSURE

WISCONSIN REALTORS® ASSOCIATION

4801 Forest Run Road
Madison, Wisconsin 53704

Altus Comm R/E Inc

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

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
Copyright 2007 by Wisconsin REALTORS® Association

Altus Comm R/E Inc, 6527 Normandy Ln, Ste 201 Madison, WI 53719
Jeff Jansen

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: 608-338-0055

Drafted by Attorney Debra Peterson Conrad

Fax: 608-821-1402

Cancellation

FOR MORE INFORMATION CONTACT:

CHUCK POLENZ Sr. Broker

chuck.polenz@altuscre.com (P) 608.345.2042 (C) 608.345.2042