

Hoepker Corporate Center 6504 Ronald Reagan Avenue | Madison, WI 53704 Suites 6540–6552

Total SF Available: AVAILABLE LEASED **CLICK TO VIEW** VIRTUAL TOUR 2,844 up to 8,532 SF jil 88 100' 40' 30' 30' 30' 30' 30' 30' 30' 30' 30' 30' 30' 30' 40' <u>6510</u> 3,024 SF <u>6522</u> 3,024 SF <u>6528</u> 3,024 SF <u>6540</u> 2,844 SF <u>6552</u> 2,844 SF <u>6558</u> 2,848 SF <u>6570</u> 2,664 SF <u>6582</u> 3,544 SF <u>6504</u> 3,910 SF <u>6516</u> 3,024 SF <u>6534</u> 3,028 SF <u>6546</u> 2,844 SF <u>6564</u> 2,664 SF <u>6576</u> 2,664 SF The second g__i_p è å. å å

Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.

About Hoepker Corporate Center

Hoepker Corporate Center consists of three flex/R&D buildings totaling more than 138,000 square feet, located 20 minutes east of the City of Madison, in Dane County, WI. The business center is located at the intersection of Hwy 51 and Hoepker Road. The masonry building design and landscaping project a high-end image while offering tenants affordable and flexible floor plans to meet their office, warehouse, R&D, light manufacturing, or showroom requirements.

For more information on Hoepker Corporate Center, visit: **sjpi.com/hoepkercorporate**

| Flex/R&D Buildings | | | | |
|-------------------------|-----------------------|--|--|--|
| 6608 Ronald Reagan Ave. | 53,908 SF | | | |
| 6406 Ronald Reagan Ave. | 42,784 SF | | | |
| 6504 Ronald Reagan Ave. | 42,064 SF | | | |
| Flex/R&D Specifications | | | | |
| Suite Sizes | 2,664 up to 53,908 SF | | | |
| Ceiling Height | 16 ft. clear minimum | | | |
| Parking | 330 spaces | | | |
| Heat | Natural Gas | | | |
| Roof | EPDM rubber | | | |

Masonry

Dock or drive-in

IL-Industrial Limited

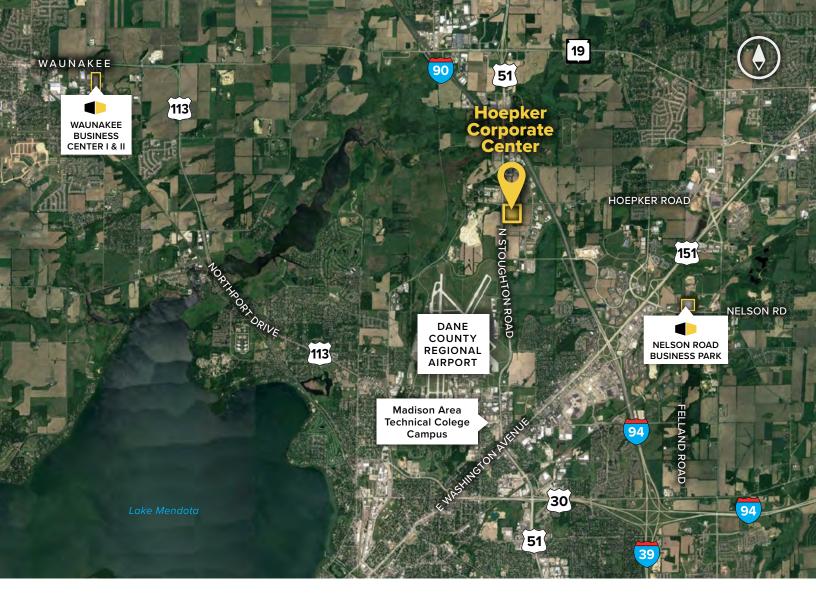
| LOCAL AMENTIES | HOEPKER CORPOR | RATE CENTER | |
|---------------------------|------------------------------|-------------------|--|
| | 51 | | 151 |
| | | 90 HARBOR | |
| Dane Cor Regional | kirport | | |
| | | 94 | |
| Army National Guard | Madison | BARNES&NOBLE | CITERACK DICKS EXPRESS |
| | Area Technical College | nh | CVS OskinCentric armacy The UPS Store |
| | | TARGET. BEYOND PL | ATOS LA. TAN @ DOLLAR TREE |

Exterior Walls

Loading

Zoning





Contact Us

For additional leasing information or to schedule a tour, contact:

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About St. John Properties

St. John Properties Wisconsin owns and is developing more than 1.7 million square feet of commercial space across 16 business communities in Wisconsin.

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/ research and development, warehouse, retail and residential space nationwide.

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