

Office | For Lease

CBRE

Office | Lab | Biotech | R&D

8505 Research Way
Middleton, WI 53562
www.cbre.com/madison



Office / Lab / Biotech / R&D
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Property Overview

Fire Protection	Yes, wet system
Loading	Potential to add loading door for deliveries
Clear Height	Approx. 13' to bottom of structure
Backup Generator	Yes
HVAC	Rooftop units with VAVs
Power	600 Amp, 208Y/120 V, 3-Phase
Connectivity	Fiber optic internet
Parking	Approximately 72 stalls (3 stalls/1000 SF)
Parcel Size	1.84 Acres
Year Built	1996, expanded in 2008
Signage	Large monument sign
Restrooms	Multiple sets
Zoning	PDD-S (Planned Development District – SIP)

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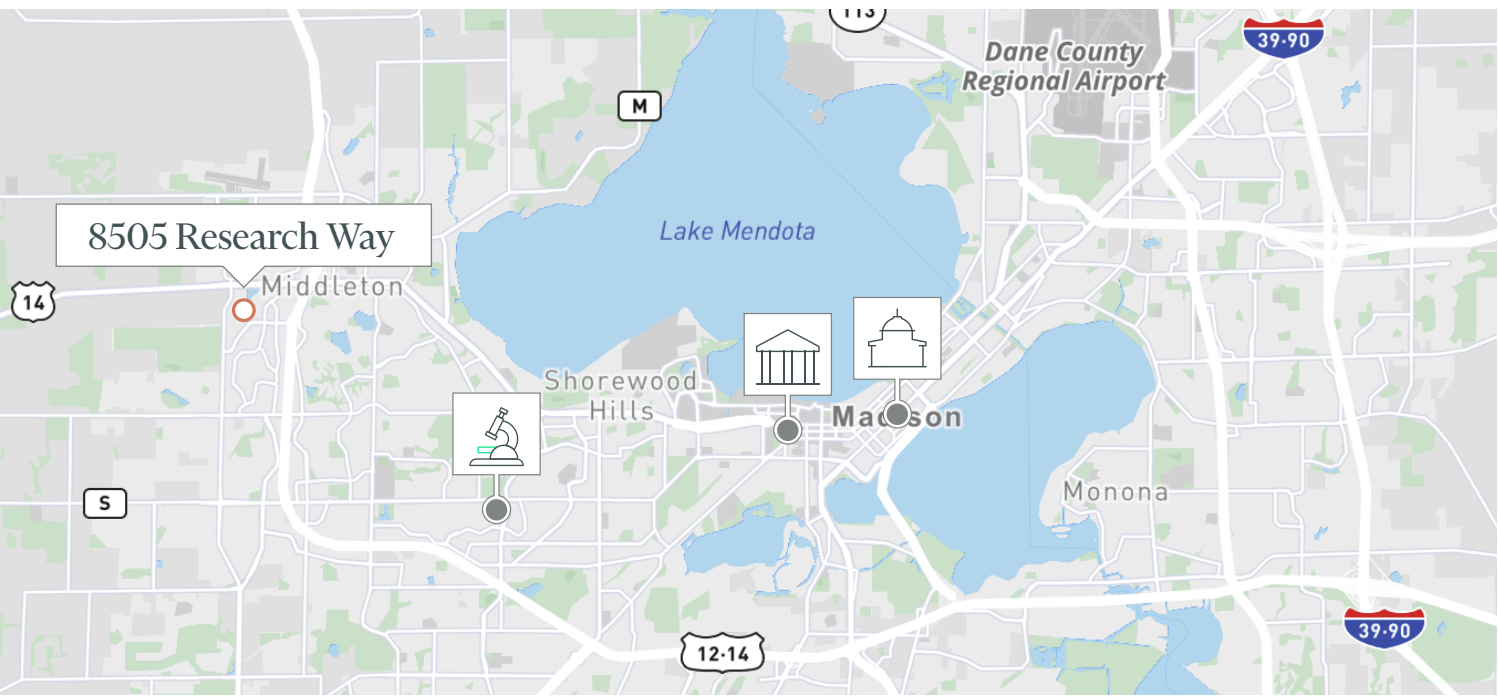
8505 Research Way is located in the Greenway Boulevard corridor, home to prime Class A office, life sciences, and the retail and hospitality uses at Greenway Station mall. 8505 Research Way offers a rare opportunity to occupy a single-tenant property that is suitable for office, lab, or R&D. The property features a fairly dense private office layout, several large conference rooms, break room with patio, and a former datacenter space. New ownership in late 2021 is seeking a high-quality tenant, and is willing to make layout modifications to accommodate various user types.

Key Details

Available Space	24,764 SF (Entire Building)
Base Rent	\$17.50/SF, NNN
Operating Expenses	By Tenant

Area Amenities

Walkable to Greenway Station lifestyle mall,
fitness trails, restaurants, hotels, coffee



University Research Park
6.6 Miles



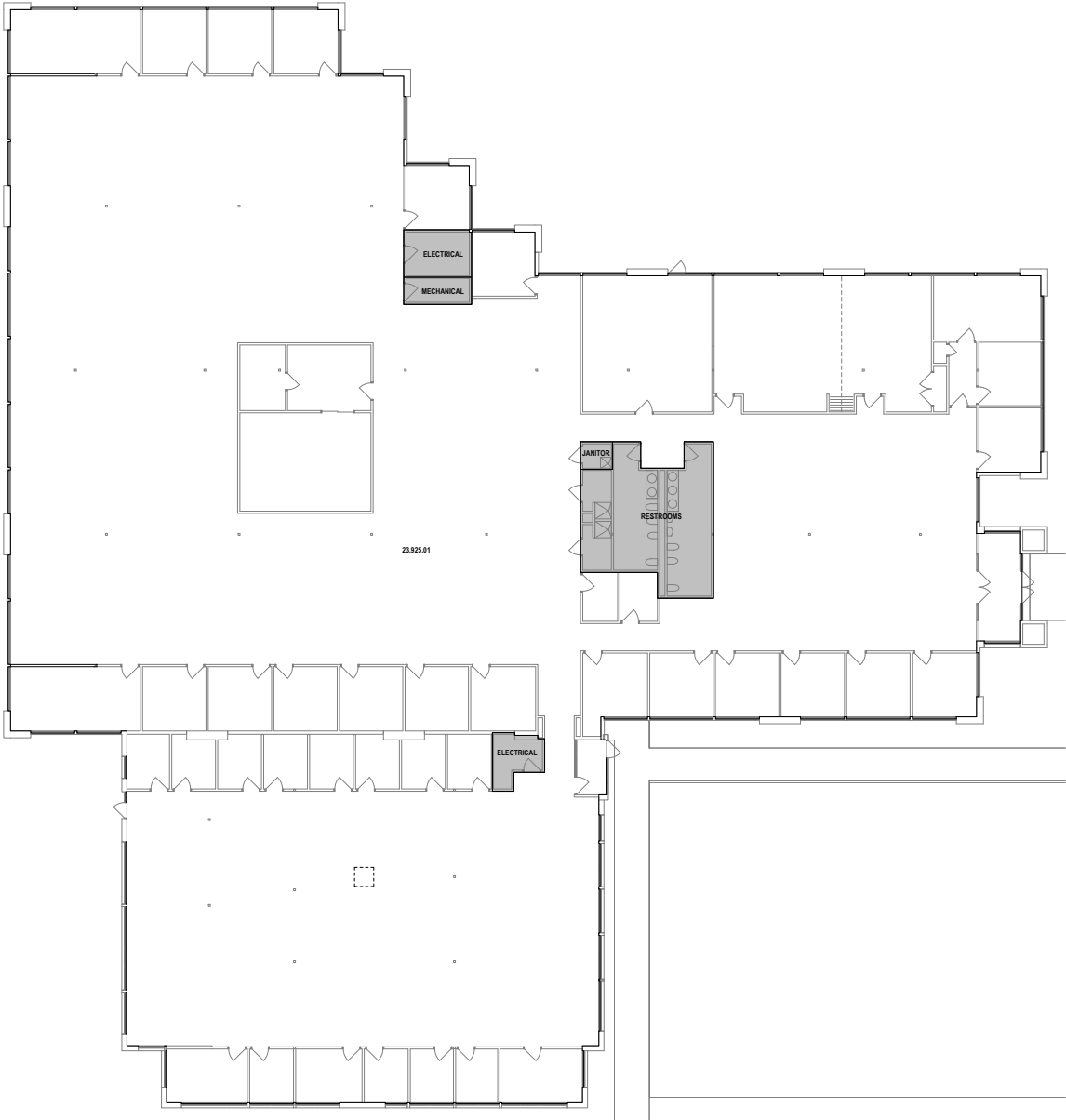
University of Wisconsin
7.3 miles



State Capitol
8.7 miles

Floor Plans

Existing Conditions Plan



Parcel Map



Concept Plan

Office Option 01



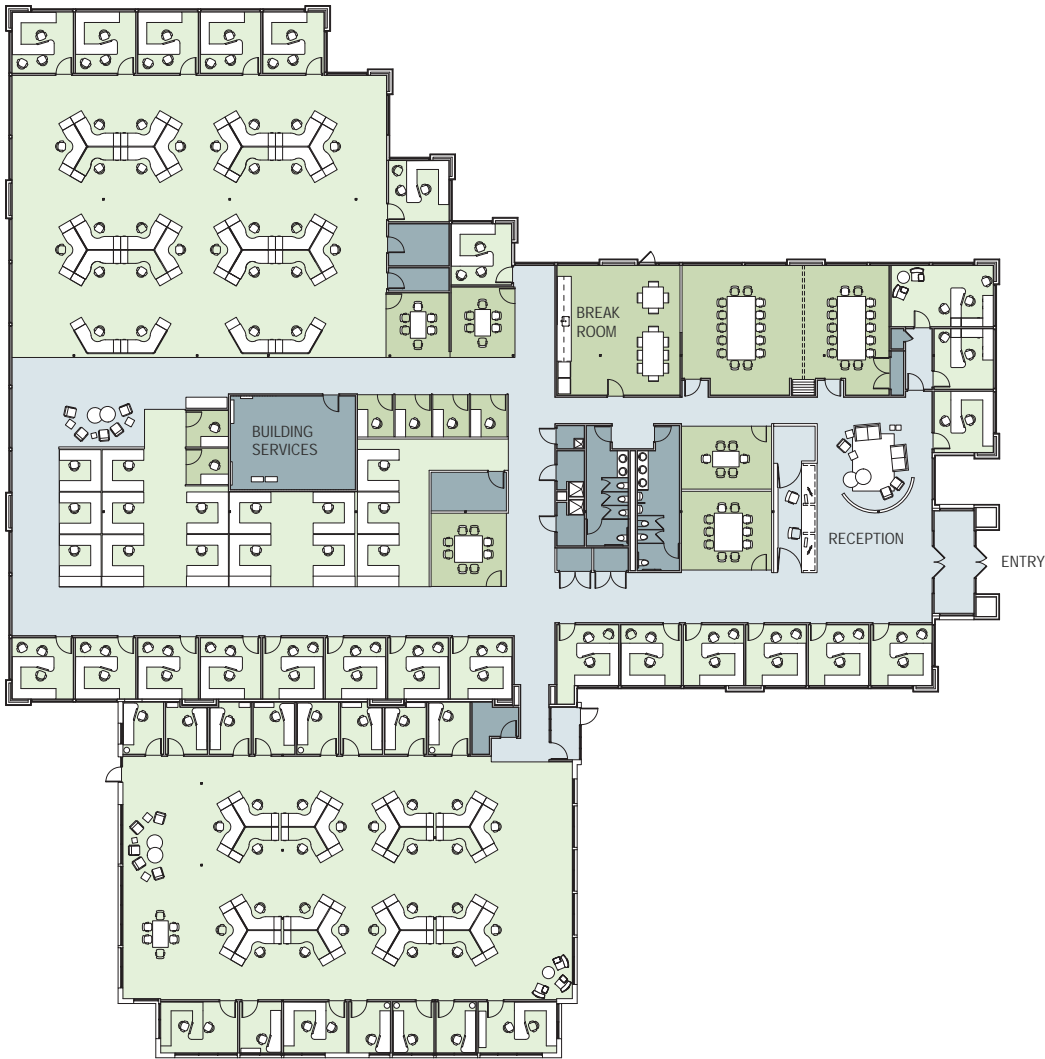
SPACE METRICS

39 OFFICES
60 OPEN OFFICE SEATS

OFFICE
CONFERENCE
CIRCULATION
BUILDING SUPPORT

Concept Plan

Office Option 02



SPACE METRICS

39 OFFICES
57 OPEN OFFICE SEATS

OFFICE

CONFERENCE

CIRCULATION

BUILDING SUPPORT

Concept Plan

Lab Option



SPACE METRICS

6,250 SQUARE FEET OF LAE
960 LINEAR FEET OF BENCH

39 OFFICES

OFFICE

CONFERENCE

CIRCULATION

BUILDING SUPPORT

LABORATORY

LABORATORY SUPPORT

Office / Lab / Biotech / R&D

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For Lease



Contact Us

Chase Brieman

Senior Vice President

+1 608 441 7571

chase.brieman@cbre.com

James West

Vice President

+1 608 441 7578

j.west@cbre.com

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State of Wisconsin Broker Disclosure

To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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

Broker Disclosure to Customers

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

- The duty to prove brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective & unbiased manner and disclose the advantages and disadvantages of the proposals.

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

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

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

(Insert information you authorize to broker to disclose such as financial qualification information)

Consent to Telephone Solicitation

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

List Home/Cell Numbers: _____

Sex Offender Registry

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

Definition of Material Adverse Facts

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

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.

