ROYAL AVE. FLEX BUILDNG WITH OFFICE AND WAREHOUSE

2829 ROYAL AVE., MADISON, WI

// EXECUTIVE SUMMARY

OFFERING SUMMARY

Lease Rate:	$9.25 - 12.25 SF/yr (MG)
Building Size:	20,707 SF
Available SF:	11,688 - 20,707 SF
Zoning:	G2

PROPERTY OVERVIEW

Former Braun Elevator Company headquarters available now for lease. Combination of quality office space with two different sections of warehouse. The building offers multiple configuration options with an initial first tenant minimum space requirement of 11,688 SF. Building has 5 total drive-in doors and 1 loading dock with leveler. Large floor drains in the warehouse with 14'W X 14'H overhead doors near each end for drive-through access. Approx. 42 marked parking stalls with two sided parking on Royal Avenue if needed. Maximum SF available is 20,707. 600 AMP 3-Phase electrical service. Tenant friendly Modified Gross lease terms with all (TI) Tenant Improvements negotiable. Multiple, highly visible signage options on building, including large monument signs.

PROPERTY HIGHLIGHTS

- 20,707 SF Available
- Loading Dock W/ Leveler
- 18'-20' Max Height in Warehouse Area
- 600 AMP 3-Phase Electrical Service
- Tenant Friendly Modified Gross lease terms
- Minimum First Tenant SF is 11,688 SF
- Multiple lighted sign placement options

ALTUS
Commercial Real Estate
altuscommercialrealestate.com

FOR MORE INFORMATION CONTACT:

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INDUSTRIAL PROPERTY FOR LEASE

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// ADDITIONAL PHOTOS

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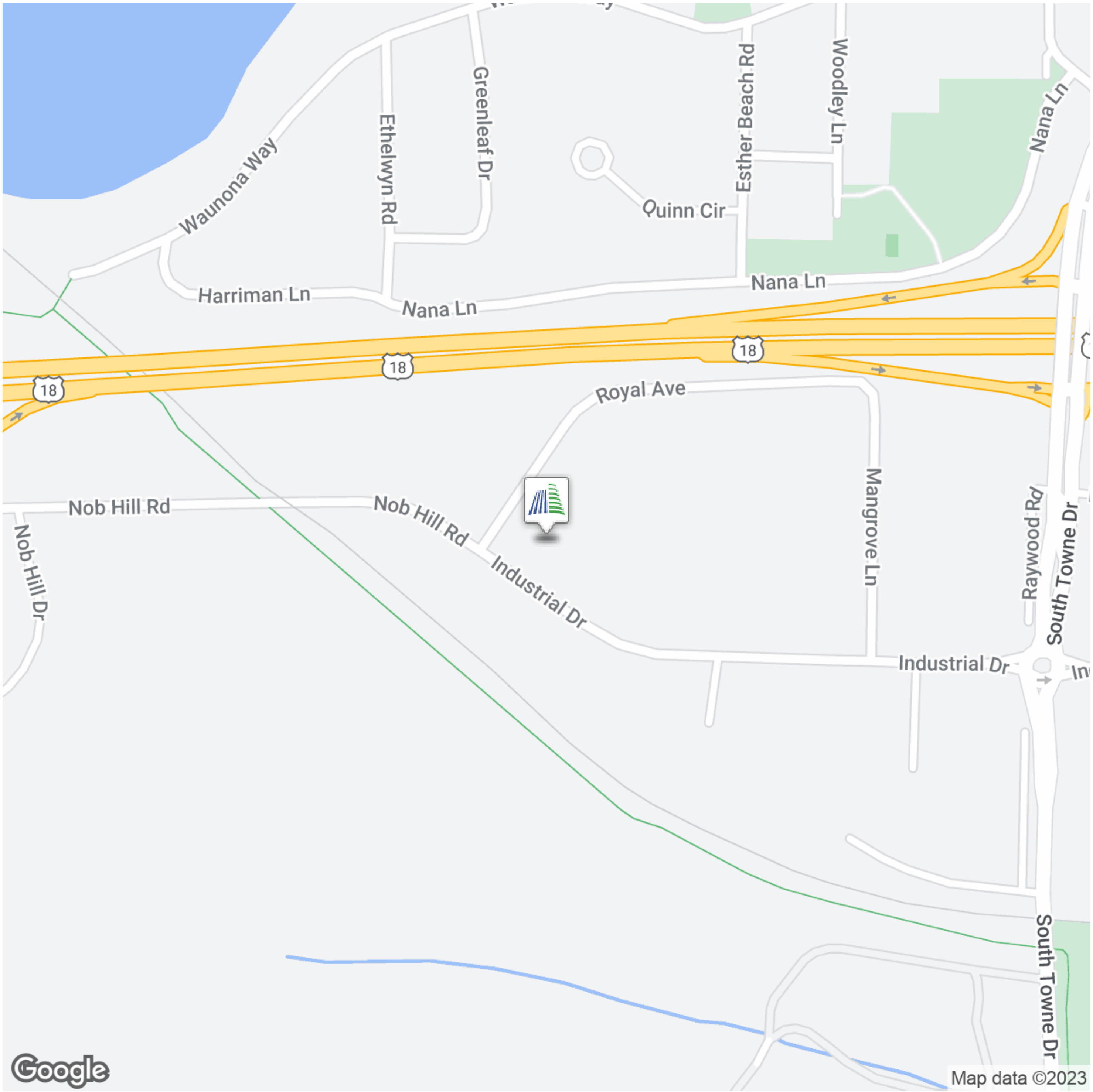
// LOCATION MAP



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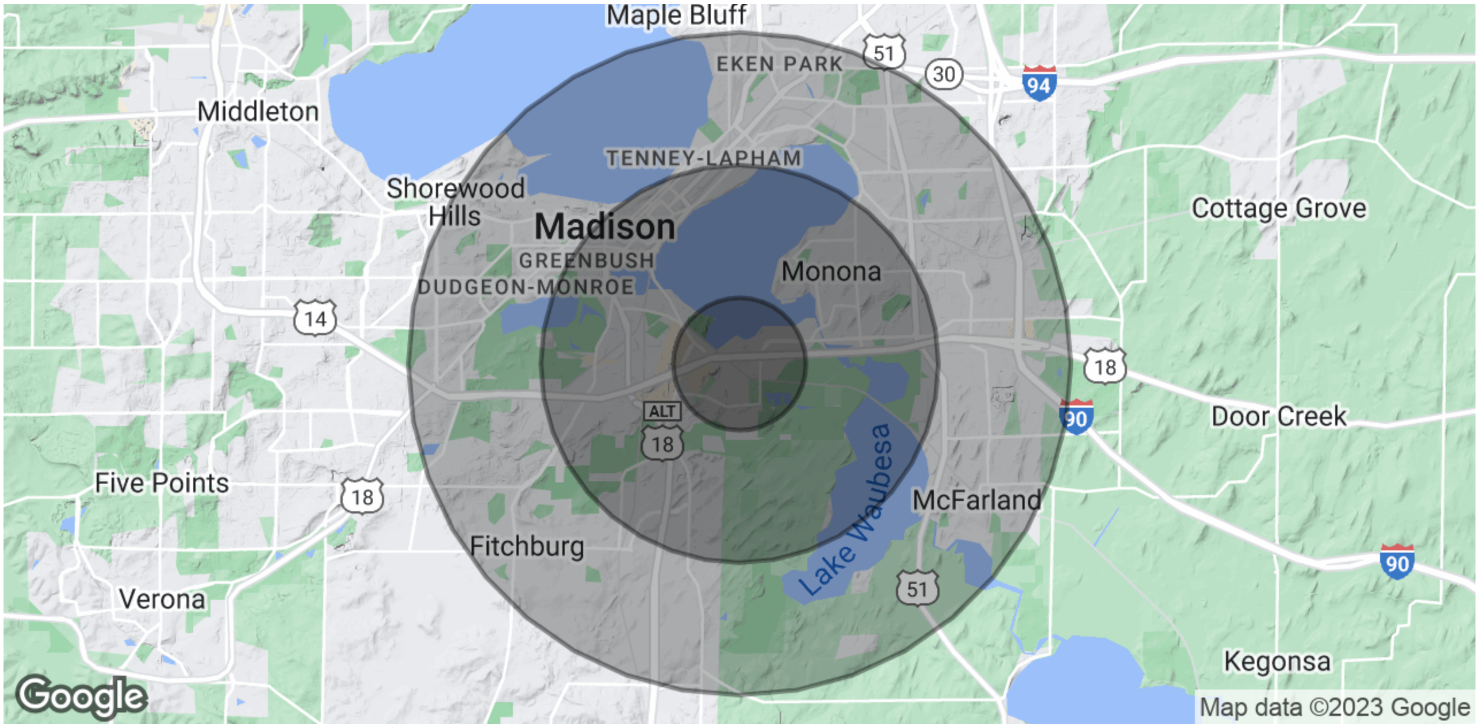
// DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,544	75,627	176,602
Average Age	37.4	30.2	33.5
Average Age (Male)	35.3	29.7	33.3
Average Age (Female)	39.7	31.3	34.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,703	35,091	79,834
# of Persons per HH	2.1	2.2	2.2
Average HH Income	$73,895	$66,680	$81,803
Average House Value	$170,862	$197,746	$251,724

** Demographic data derived from 2020 ACS - US Census*

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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

(a) The duty to provide brokerage services to you fairly and honestly.
(b) The duty to exercise reasonable skill and care in providing brokerage services to you.
(c) 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.
(d) 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 lines 42-51).
(e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see lines 23-41).
(f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
(g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm 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 Wis. Stat. § 452.01(5g) (see lines 42-51).
2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION: ____

____

____

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

____

____

__________________________ *(Insert information you authorize to be disclosed, such as financial qualification information.)*

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 and 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.

NOTICE ABOUT SEX OFFENDER REGISTRY 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://www.doc.wi.gov or by telephone at 608-240-5830.