

FOR LEASE

3801 Regent Street

MADISON, WI 53705

**Price: \$13 - \$16 psf/gross
Economical Office Space
on Madison's Near
Westside**



CHRIS CAULUM, CCIM, SIOR
Vice President of Commercial Brokerage
(608) 443-1040
ccaalum@oakbrookcorp.com

PROPERTY SUMMARY

3801 REGENT STREET



Property Summary

Building SF:	15,800
Lease Rate:	\$13 - \$16
Lease Term:	Negotiable
Space 1:	750 SF
Space 2:	900 SF
Space 3:	2,944 SF
Space 4:	4,900 SF
Parking:	47 onsite with 2 electric vehicle chargers

Property Overview

Economical office space on the near west side of Madison with 4 suites to choose from. All operating expenses are included except in-suite janitorial.

SPACE 1: 750 SF 3 private offices and open area - Available Now

SPACE 2: 900 SF 2 private offices and open workspace - Available Now
Spaces 1 & 2 may be combined for a total of 1,650 SF

SPACE 3: 2,944 SF 3 private offices, 1 conference room, copy/print area, kitchen, waiting area, and room for six workstations. Available with a 3-Month Notice.

SPACE 4: 4,900 SF (entire 2nd floor) 7 private offices, 1 conference room, kitchen, copy/print room, IT Room, reception, and room for 22 workstations. Available with a 3-month Notice.

Location Overview

Situated in a residential area on the near west side. Near Hoyt Park, University Hospitals & Clinics, the Glen Golf Park, West High School, and the Village Bar.

PROPERTY PHOTOS

3801 REGENT STREET



OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

CHRIS CAULUM, CCIM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: 608-443-1040
ccaulum@oakbrookcorp.com

LOCATION MAPS

3801 REGENT STREET



OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

CHRIS CAULUM, CCIM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: 608-443-1040
ccaulum@oakbrookcorp.com

REGIONAL MAP

3801 REGENT STREET

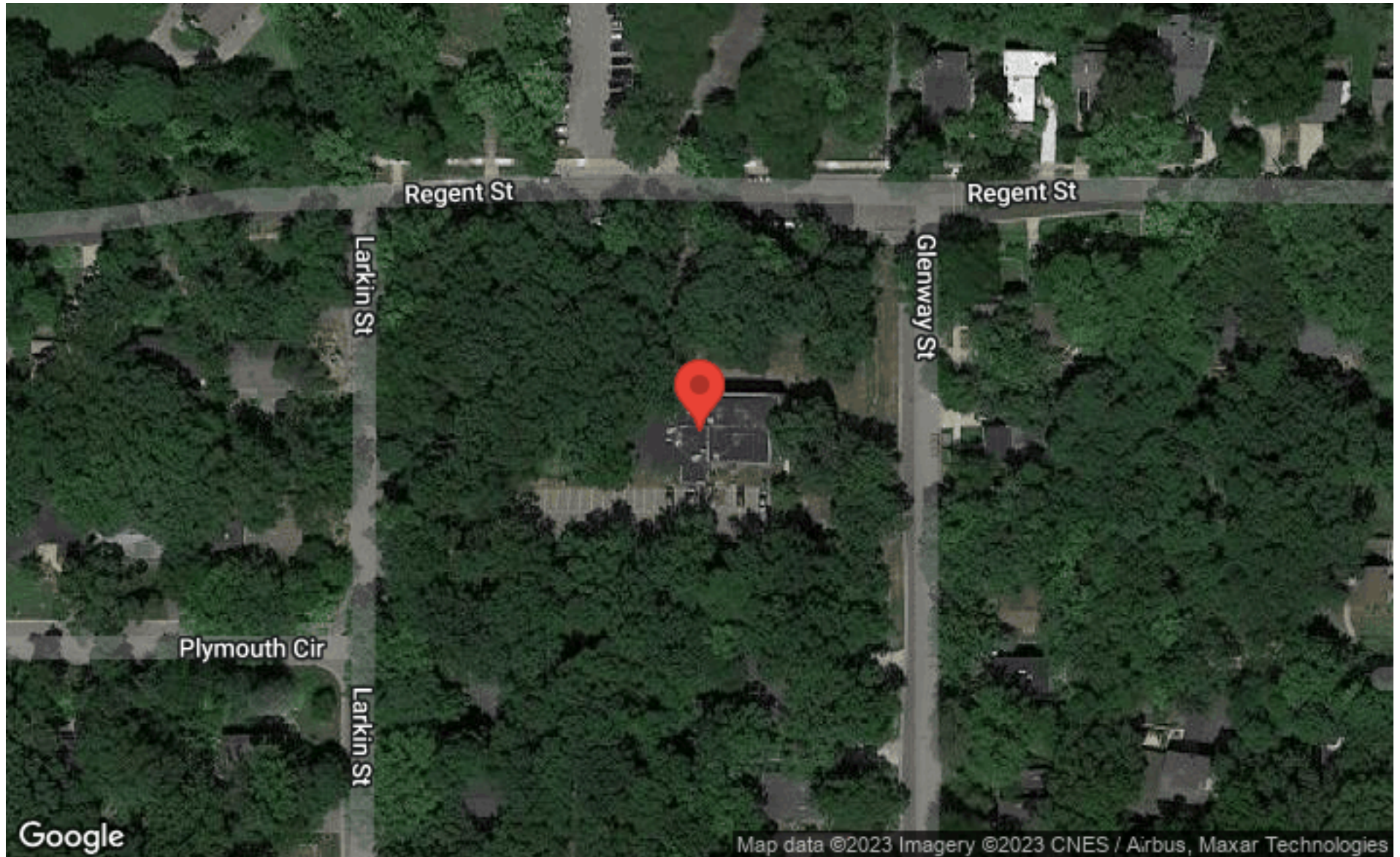


OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

CHRIS CAULUM, CCIM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: 608-443-1040
ccaulum@oakbrookcorp.com

AERIAL MAP

3801 REGENT STREET

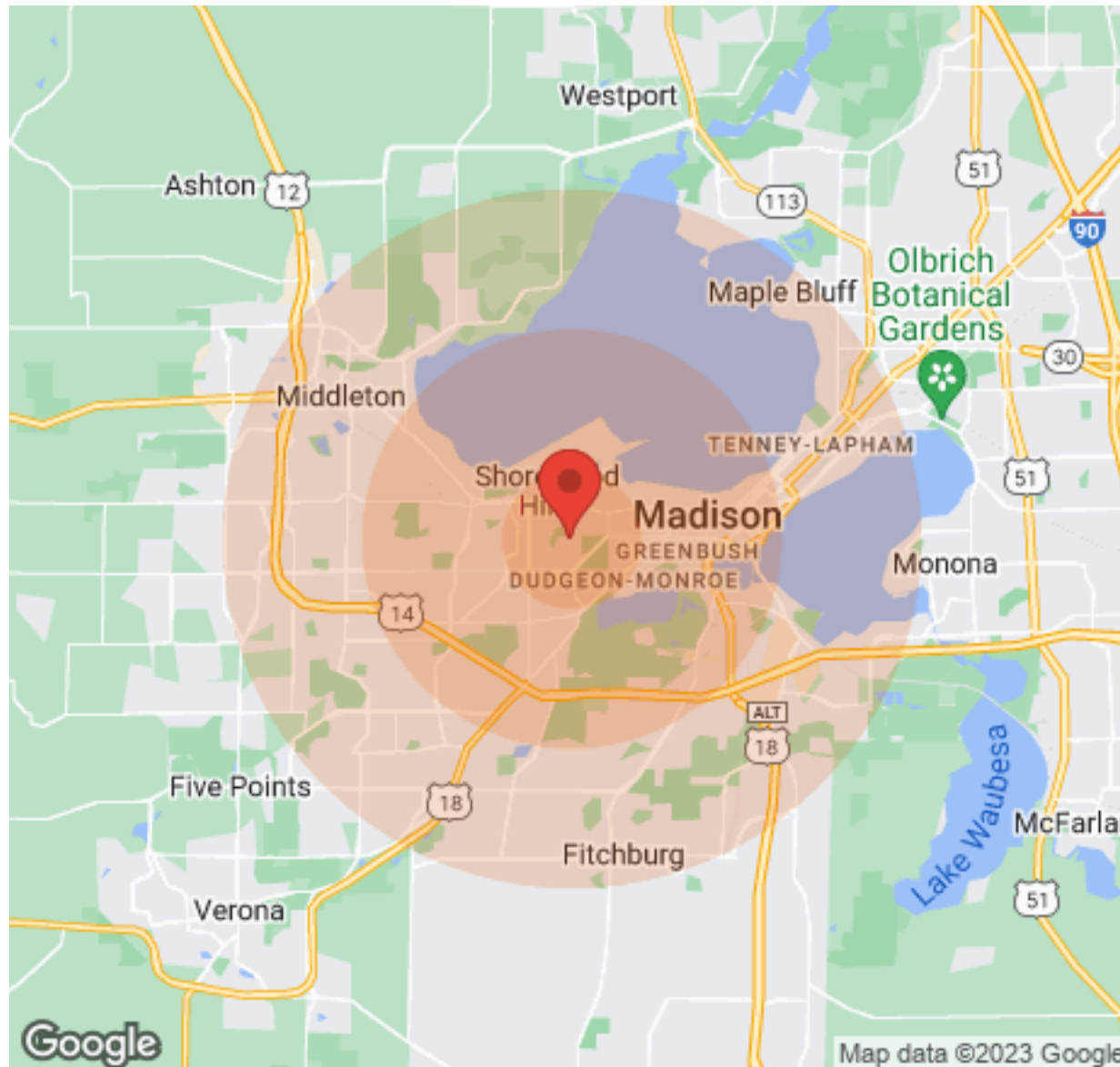


OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

CHRIS CAULUM, CCIM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: 608-443-1040
ccaulum@oakbrookcorp.com

DEMOGRAPHICS

3801 REGENT STREET



Population	1 Mile	3 Miles	5 Miles
Male	8,987	52,357	98,657
Female	10,068	52,707	100,630
Total Population	19,055	105,064	199,287

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,634	14,545	30,788
Ages 15-24	1,776	9,687	20,402
Ages 55-64	2,528	10,621	22,514
Ages 65+	3,488	13,694	26,769

Income	1 Mile	3 Miles	5 Miles
Median	\$79,577	\$48,426	\$51,581
< \$15,000	1,573	10,300	14,205
\$15,000-\$24,999	629	5,099	9,732
\$25,000-\$34,999	705	4,300	8,896
\$35,000-\$49,999	894	5,732	12,180
\$50,000-\$74,999	1,515	6,808	15,221
\$75,000-\$99,999	1,136	4,260	9,562
\$100,000-\$149,999	1,289	4,347	9,918
\$150,000-\$199,999	665	1,957	4,226
> \$200,000	638	1,881	4,048

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,311	47,349	93,788
Occupied	8,922	44,515	88,206
Owner Occupied	4,911	17,236	38,335
Renter Occupied	4,011	27,279	49,871
Vacant	389	2,834	5,582

DISCLAIMER

3801 REGENT STREET

All materials and information received or derived from Oakbrook Corporation its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Oakbrook Corporation its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Oakbrook Corporation will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Oakbrook Corporation makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Oakbrook Corporation does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Oakbrook Corporation in compliance with all applicable fair housing and equal opportunity laws.

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

PRESENTED BY:

CHRIS CAULUM, CCIM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: 608-443-1040
ccaulum@oakbrookcorp.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.