

# Office Building For Sale

**170 Business Park Circle**

STOUGHTON, WI 53589

**Price: \$ 1,275,000**



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## PROPERTY SUMMARY

Office Building For Sale  
170 Business Park Circle | Stoughton, WI 53589

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### Property Summary

Property Type:	Office (Condominium)
Price:	\$1,275,000
Building SF:	18,000
Price / SF:	\$70.83
Lot Size:	1.5 Acres
Year Built:	2012/2018
Parking:	60 stalls
Private Offices:	23
8'x8' Workstations:	40
Conference Rooms:	5
Est. Op.Ex. p/sf:	\$3.00
Est. Utilities p/sf:	\$1.90

### Property Overview

Beautiful, near new office building available for sale. Amenities include a large training room that seats 50+ people, a fitness room, a work room, an IT room, a backup generator, and a break room. Skylights throughout the space bring in lots of natural light. Furniture, IT racking, shelving, and AV equipment are included in the list price. Three fiber optic providers (AT&T, Spectrum and TDS).

### Location Overview

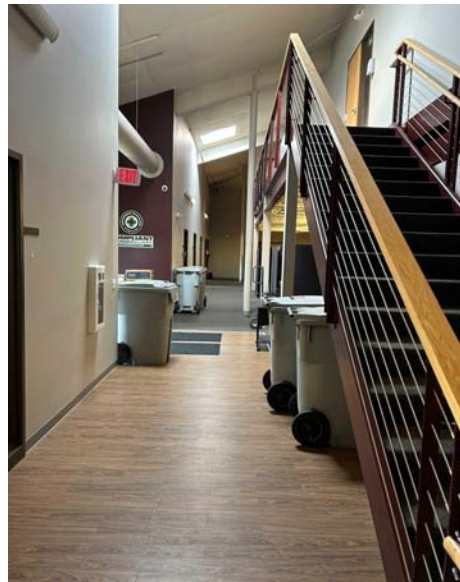
Located in Stoughton, WI near other office and industrial users including Emmi Roth, Nelson Global, Traverro Logistics, and Alliant Energy.



## PROPERTY PHOTOS

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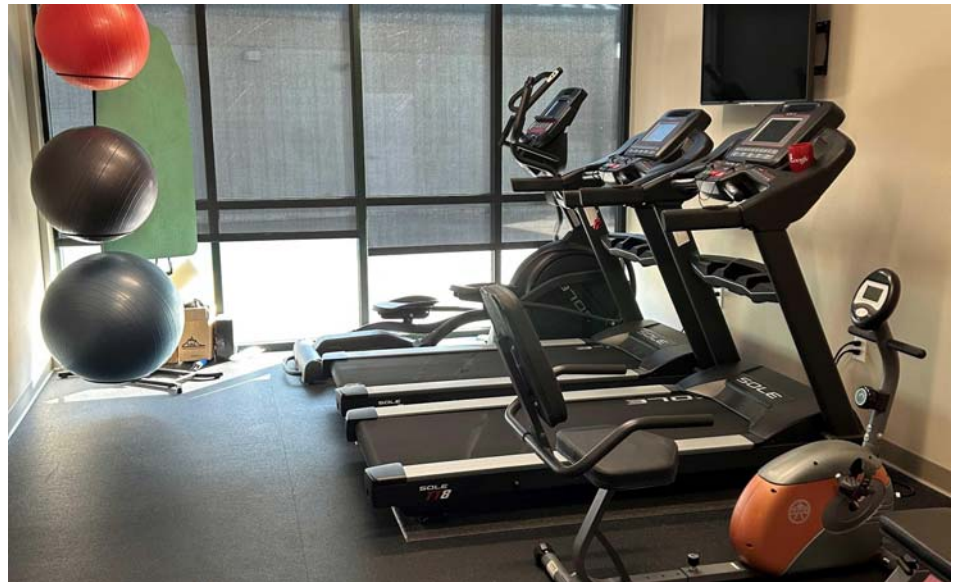




## PROPERTY PHOTOS

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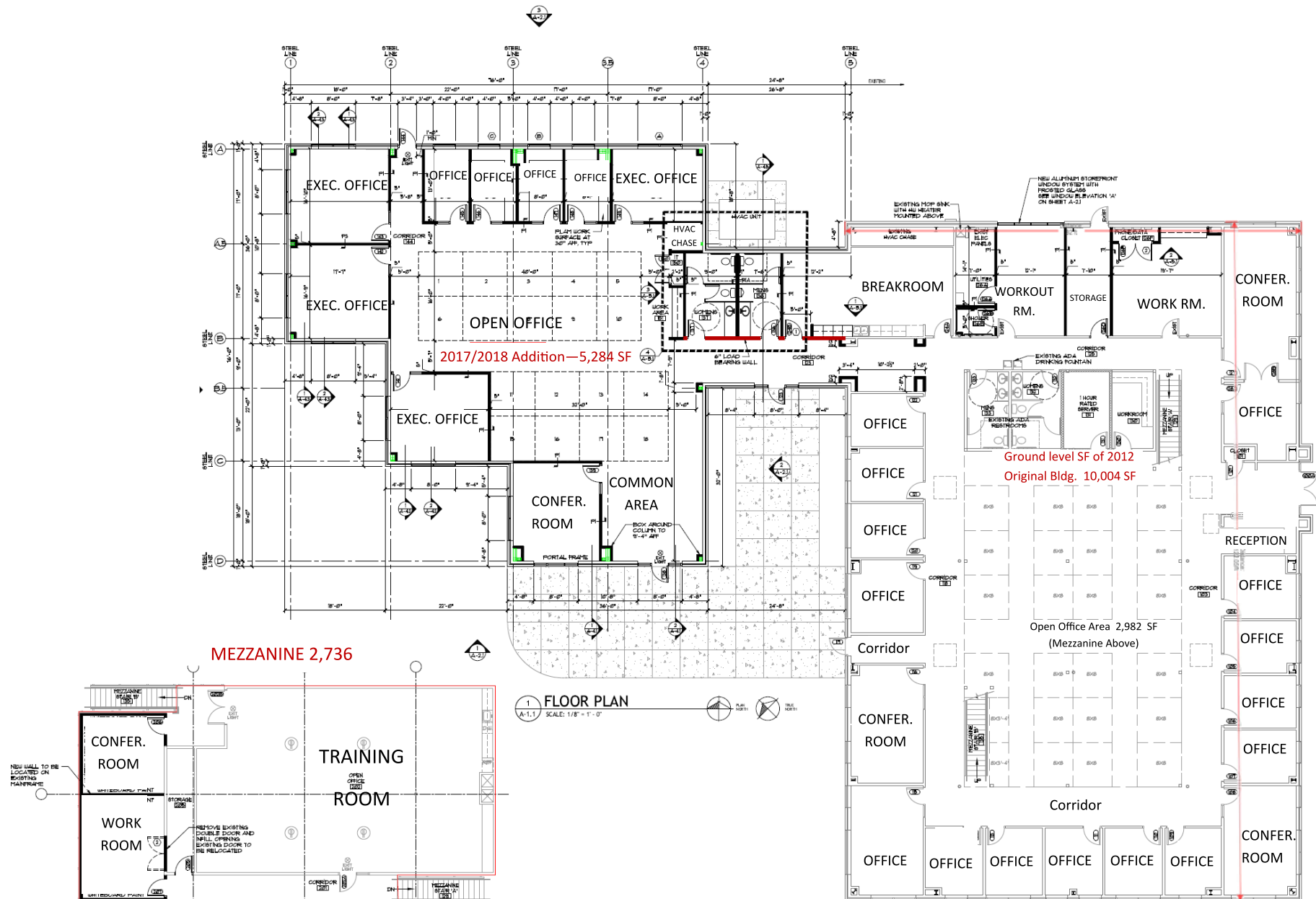
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# FLOOR PLAN

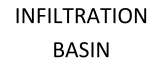
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Office Building For Sale  
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**AVAILABLE**  
**18,000 SF**

**This Building Not Included in the Sale**

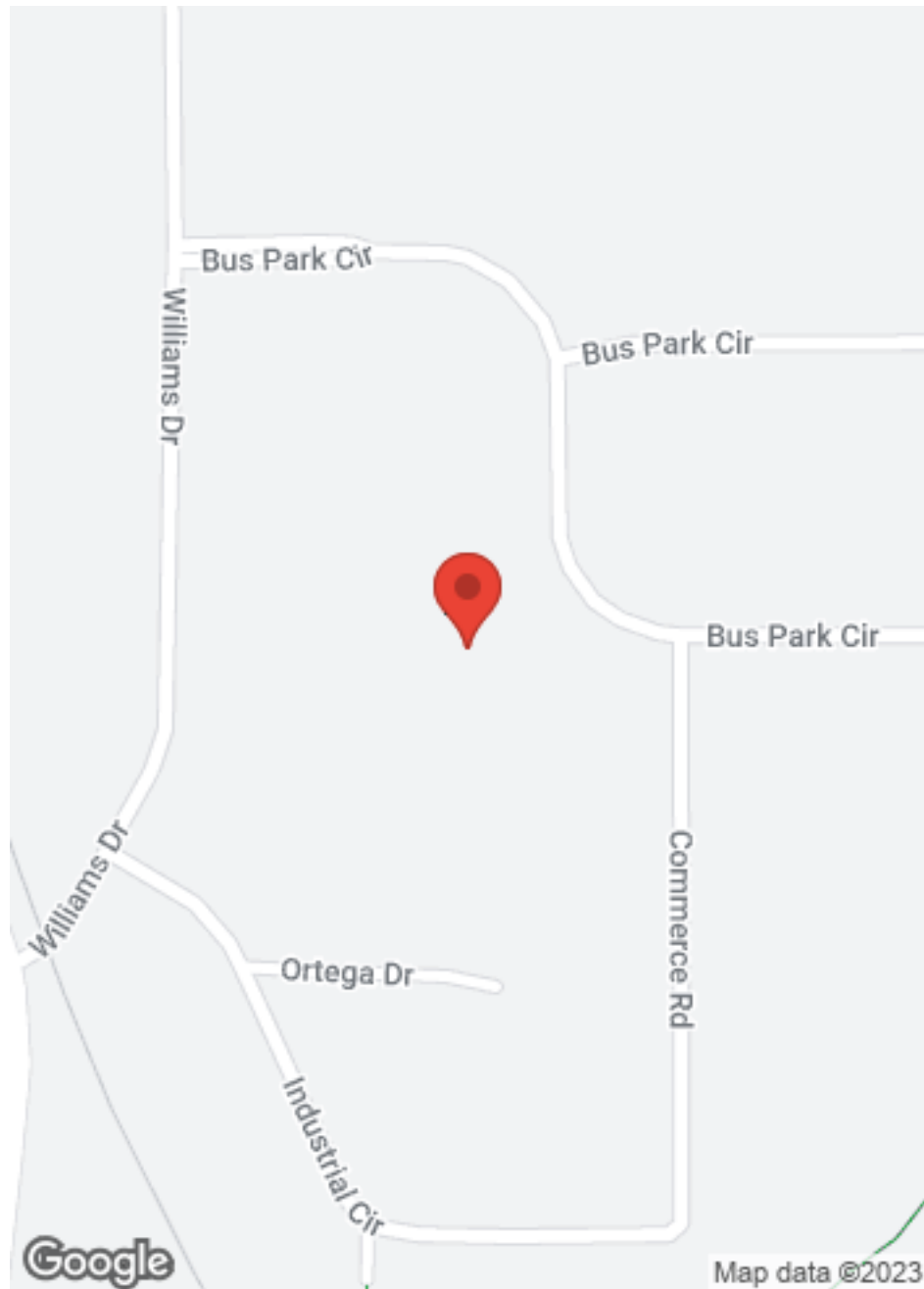
EXISTING BUILDING  
6,000 SQ FT



## LOCATION MAPS

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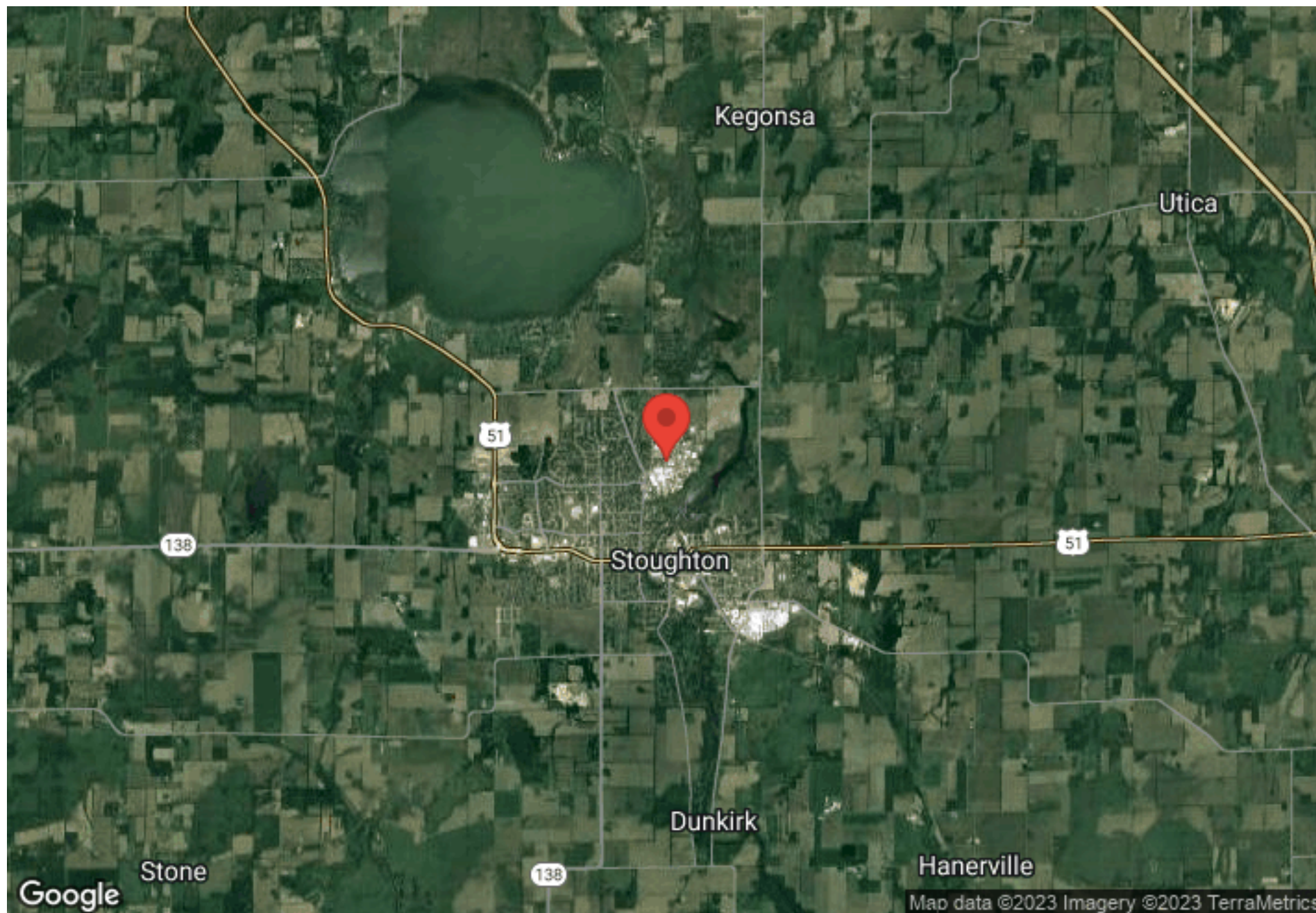
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## REGIONAL MAP

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## AERIAL MAP

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