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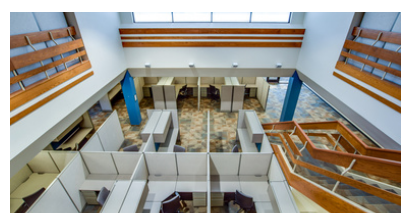
REAL ESTATE PARTNERS

**744
HEARTLAND
TRAIL**

**MADISON,
WI**

SALE PRICE
\$9,975,000
\$122/SF

LEASE RATE
\$15.50 RSF
MIN 20,000 SF



OFFICE BUILDING
FOR SALE OR LEASE
UP TO 82,000 SF



ABOUT THE PROPERTY

This Class A/B, 2-Story office building provides an exceptional opportunity for an owner-occupant or investor to purchase or lease up to 82,000 SF of office space, settled on 7.2 acres on Madison's west side. Located in the heart of the Old Sauk Trails Office Park, this building is just minutes from the Beltline (Hwy 12/18) and is easily accessible to nearby amenities including hotels, restaurants, shopping, fitness centers and more.

The furniture is negotiable and has potential for plug and play opportunities. There is street frontage on both Deming Way and Heartland Trail. Many expansion opportunities available on the 7.2 acres. Noteworthy features include many recent interior mechanical and exterior updates, 1000 KV full-building back-up generator, redundant fiber options with Cat 6 cabling, expansion possible on the 2nd floor and onsite, a fitness center and ceiling heights 12-14' to the deck.

TERI BELL
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Information presented herein is based on estimates and assumptions and is for illustration purposes only. No representation, warranties, or guarantees of any kind are made.

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BUILDING INFORMATION



BUILDING SF: 82,017 SF
1st Floor Office: 54,078 SF
2nd Floor Office: 20,067 SF
LL Flex/Storage: 7,872 SF

Year Built: 1988
Parcel Size: 7.2 acres

Parking: 322 stalls; 3.93 per 1,000 SF, resurfaced 2014

Zoning: Suburban Employment Center

Roof: TPO, flat rubber membrane (2014)

Generator: 1000 KV (2014) Full building back-up

HVAC: Forced-air VAV rooftop units (4) controls updated 2022; RTU 1 (2023); RTU 3&4 (2014)

Water Heater: One (2023)

Fiber: Redundant fiber options (TDS & Charter, CAT 6)

Fire Protection: Wet sprinkler system, Flow 272.4

Interior Updates: Carpet (2014), most Restrooms (2020)

Workstations: Negotiable. Knoll, 6x8 cubes (~212)

Overhead Door: One (1) 8'x8'

Expansion: Additional 20,000+ SF possible on 2nd Floor. Site expansion also possible.

Ceiling Heights: 8'-9' to ceiling grid; 12-14' to deck

Boilers: Three (2014)

Exterior Lighting: LED (2017)

Existing Tenant: Short-term lease existing on 5,588 RSF



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AREA AMENITIES

Rare opportunity to own or lease up to 82,000 SF, perfectly suited for a single user with expansion available to make your own. With ample parking and easy access to major highways, this prime location offers convenience and accessibility for both employees and clients.

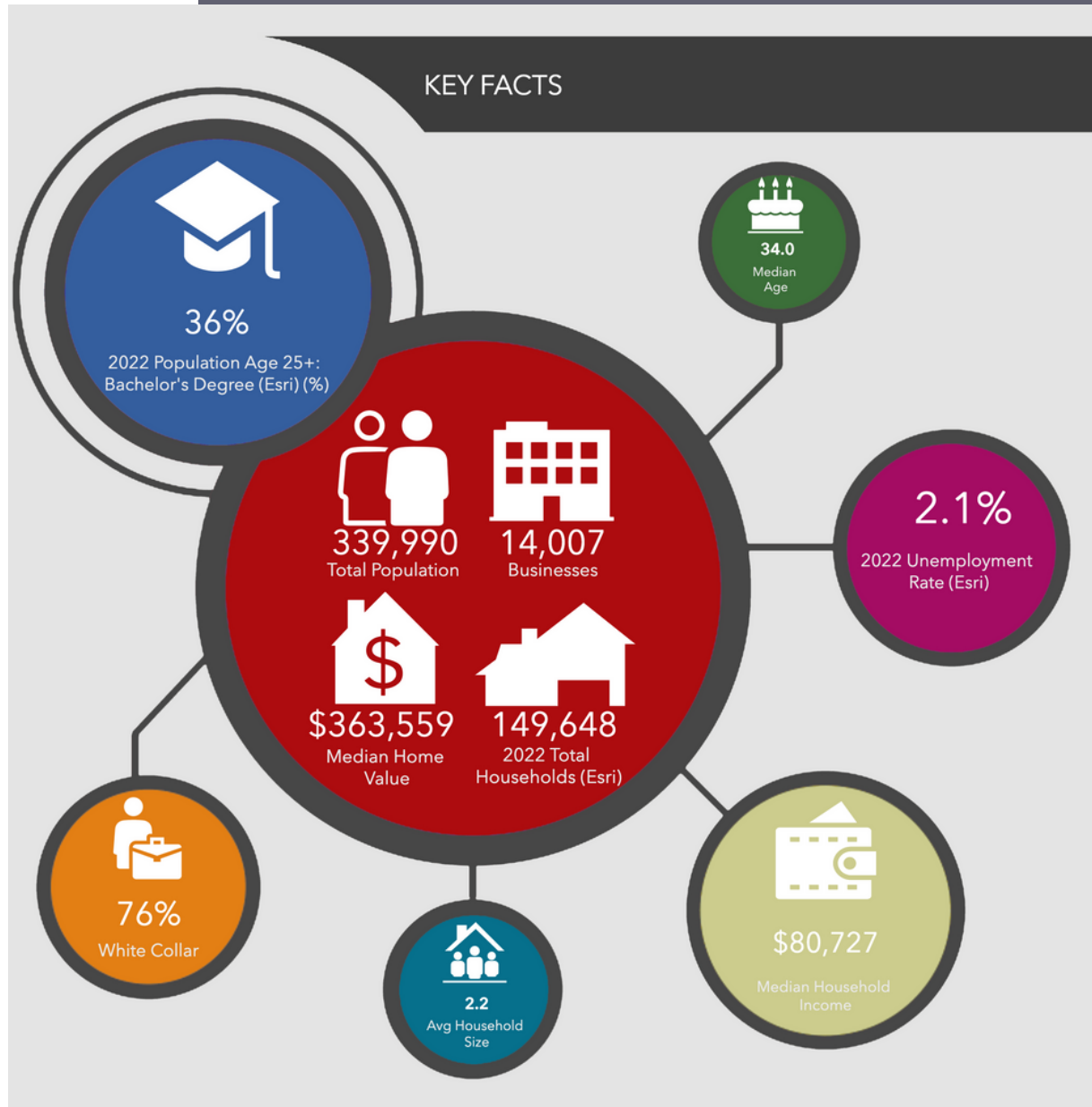


AREA DEMOGRAPHICS

*Within 10 miles

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Source: ESRI, Esri-Data Axle, Esri-U.S. BLS. Esri forecasts for 2022, 2027.



Grade A for Cost of Doing Business in Wisconsin, CNBC 2022

#4 Best State for Long-Term Fiscal Stability, US News 2022

Top 10 Best State for Business Regulatory Environments, Forbes 2019

6th Highest R&D Funding for a University (UW Madison), Best Colleges 2022

#4 Most Educated Cities (Madison), Wallethub 2022

#8 Tech Talent Leader (Madison), Business Facilities 2022

#7 Best Places to Live for Families (Madison), US News 2022

#1 Most Livable State Capitals, Smart Asset 2021

Top 10 City to Live in US (Madison), Curbed.com 2020

#1 City for Work-Life Balance (Madison), Smartasset.com 2020

Source: Wisconsin Economic Development Corporation



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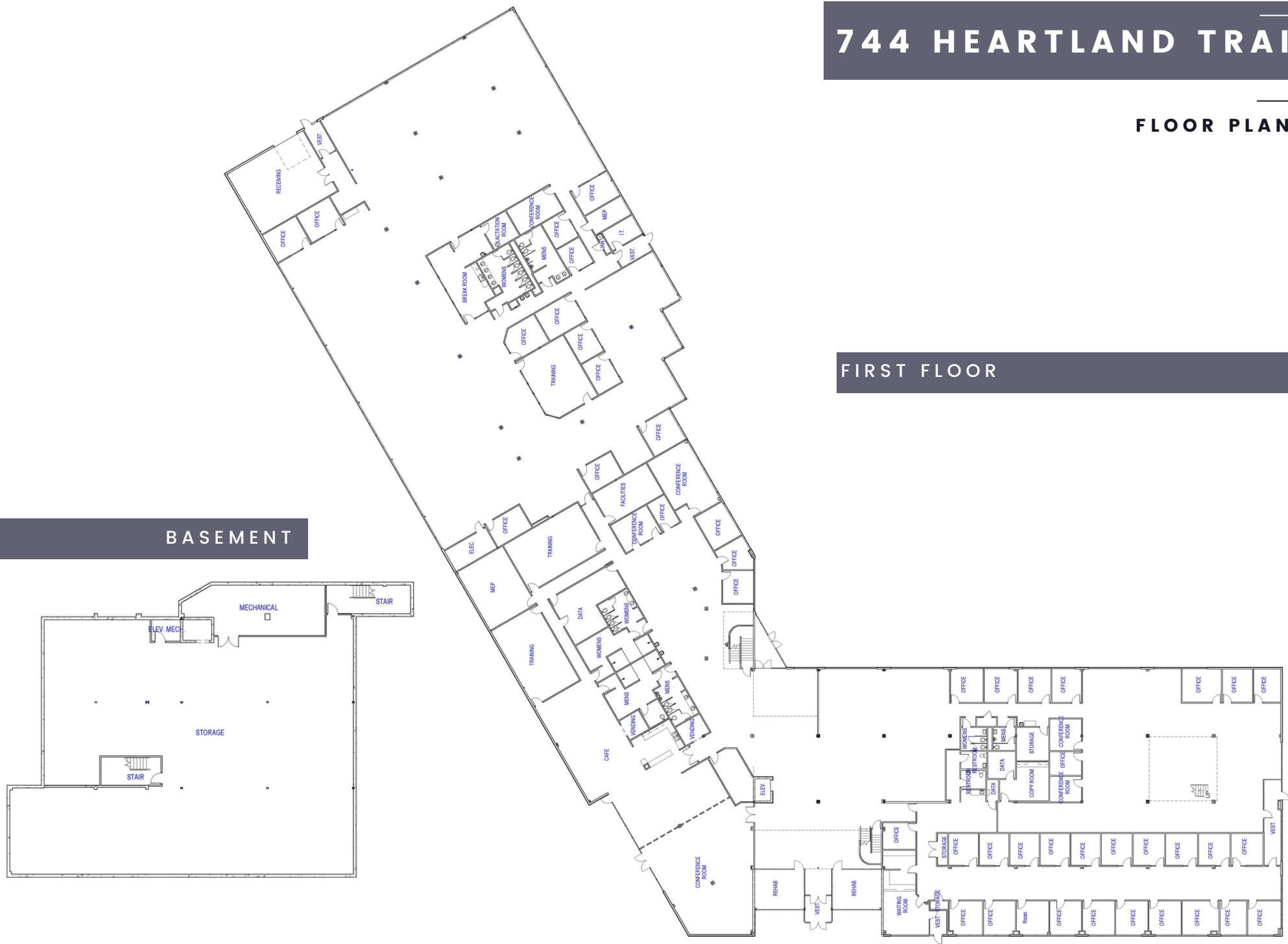
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FLOOR PLANS

FIRST FLOOR

BASEMENT



SECOND FLOOR

744 HEARTLAND T

FLOOR

SECOND FLOOR

This floor plan illustrates the second floor of 744 Heartland Tower, a long, narrow building with a complex internal layout. The plan is divided into several functional zones:

- Left Wing:** Features a series of rooms including multiple offices, conference rooms, a training room, and a storage room. A large open area is labeled "OPEN TO BELOW".
- Central Core:** Contains a central staircase labeled "ELEV", a rest area with "MEN", "WOMEN", and "UNID" (unisex) restrooms, and a "COPY ROOM".
- Right Wing:** Includes a large open area labeled "OPEN TO BELOW", a "CONFERENCE ROOM", a "TRAINING ROOM", and a "STORAGE" room. It also features a "RESTROOM" and a "COPY ROOM".
- Far Right Wing:** Consists of a row of offices and a "RESTROOM".

The plan also shows various other rooms such as "OFFICE", "CONFERENCE ROOM", "TRAINING ROOM", "STORAGE", "RESTROOM", "COPY ROOM", "MEN", "WOMEN", "UNID", and "ELEV". Arrows indicate "OPEN TO BELOW" areas, suggesting a multi-level design with open spaces connecting different levels of the building.

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FLOOR PLANS

FIRST FLOOR

EXISTING FURNITURE

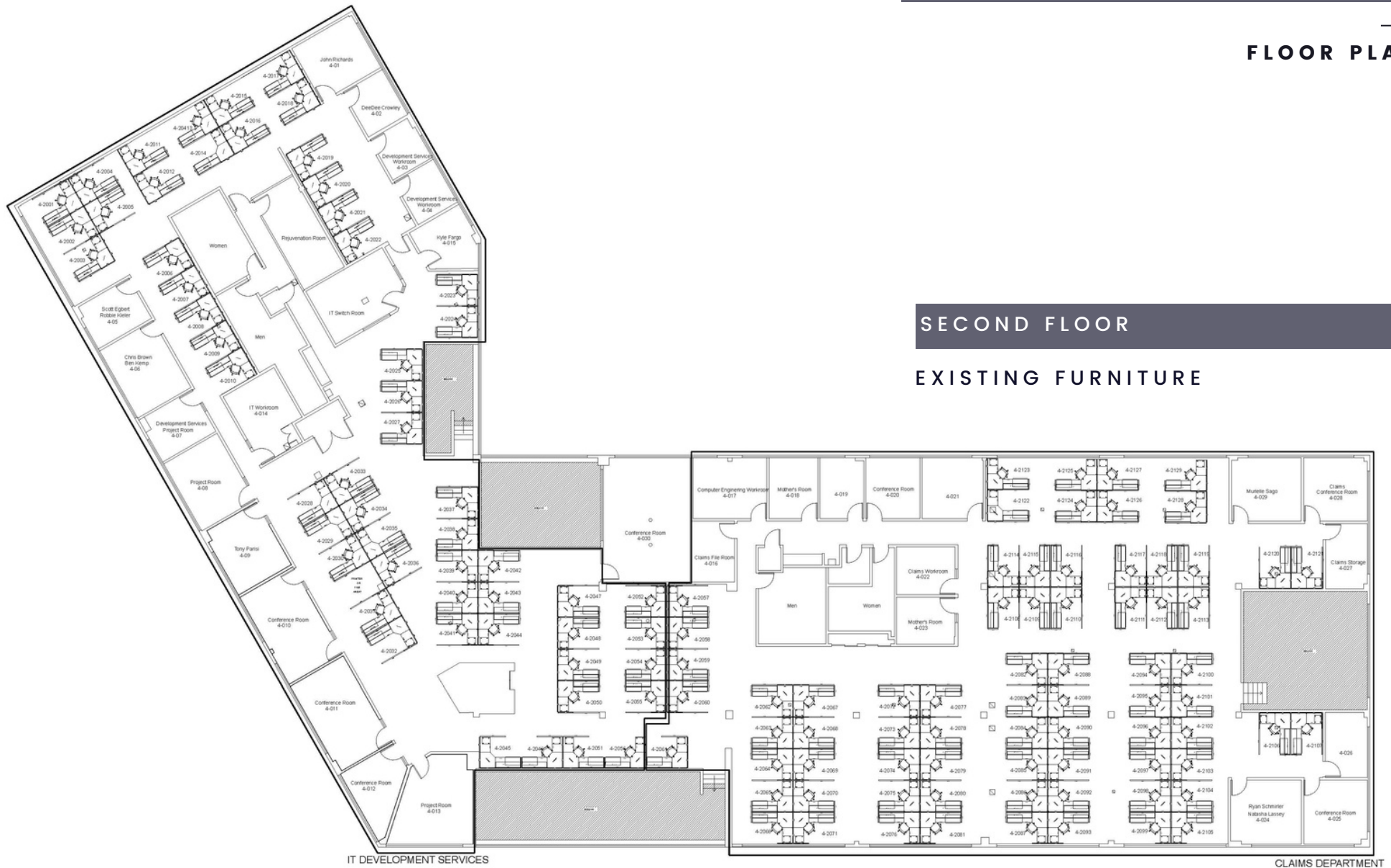


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FLOOR PLANS

SECOND FLOOR

EXISTING FURNITURE



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WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, WI 53704

Kothe Real Estate Partners LLC
Effective July 1, 2016

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

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

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
- 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 _____

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

39 _____

40 _____

41 _____

42 _____

43 **DEFINITION OF MATERIAL ADVERSE FACTS**

44 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
45 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
46 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
47 or affects or would affect the party's decision about the terms of such a contract or agreement.

48 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
49 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
50 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
51 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
52 contract or agreement made concerning the transaction.

53 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
54 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
55 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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