



Corporate Office For Sale

2401-2501 INTERNATIONAL LN
MADISON, WISCONSIN

Gross Building Size

± 159,404 SF

Land Size

± 13.9 Acres

Tax ID

251/0810-304-0298-7

2022 Taxes

\$120,947.53

Sale Price

\$ 9,950,000

Property Highlights

- Two, three story office buildings connected via a single story cafeteria area.
- Existing furniture systems available
- 675 surface parking spaces
- Current layout could seat ±900 employees
- Located near the entrance to the Dane County Airport with convenient access to the Madison Metro and Interstate system
- Long term ground lease with Dane County Regional Airport expires 2084

For information, please contact:

Chuck Redjinski

Managing Director

t 608-663-6006

chuck.redjinski@nrmk.com

4602 S Biltmore Ln

Suite 117

Madison, WI 53718

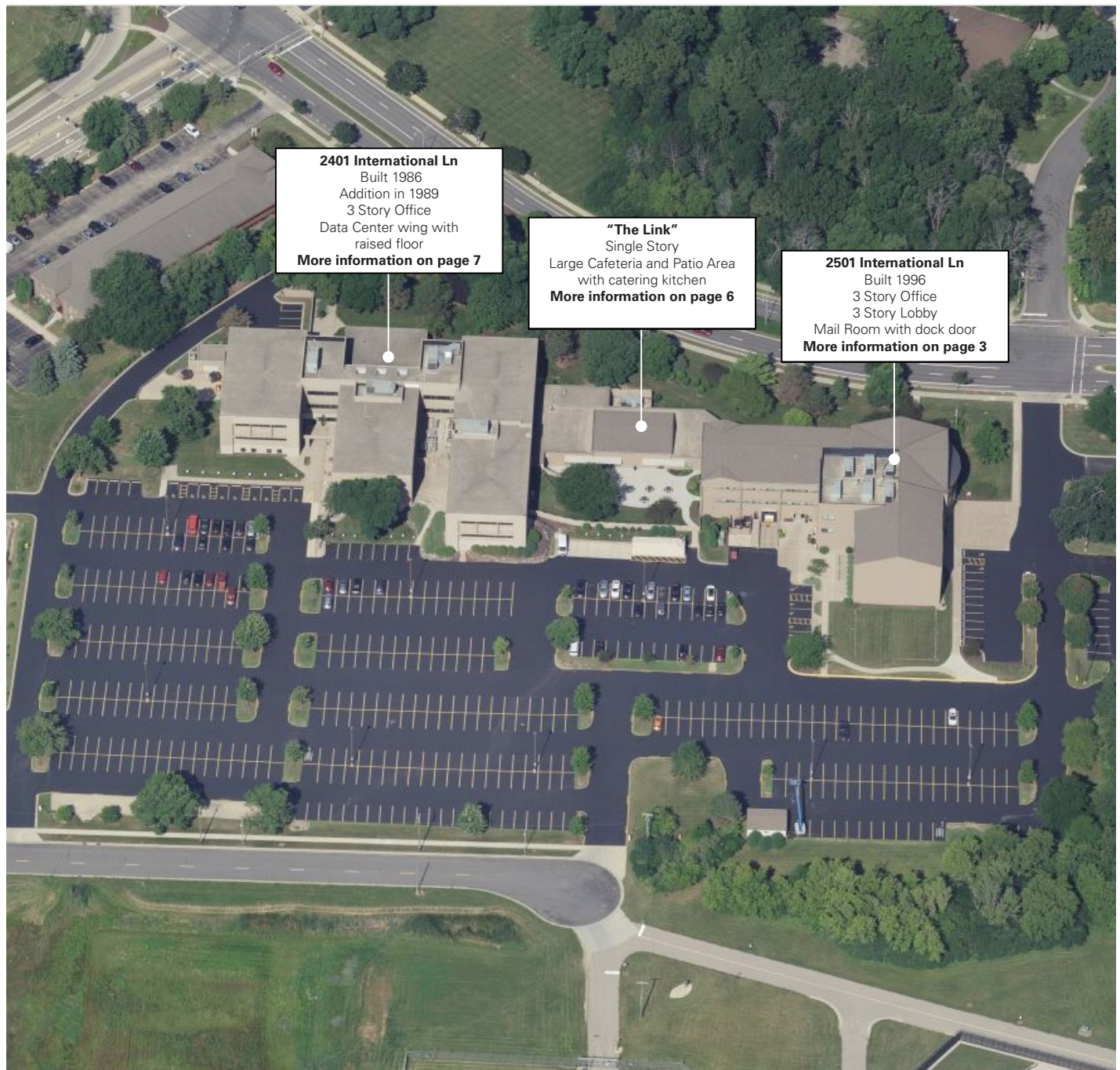
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The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

2401-2501 INTERNATIONAL LN, MADISON, WISCONSIN



2401 International Ln
Built 1986
Addition in 1989
3 Story Office
Data Center wing with
raised floor
More information on page 7

"The Link"
Single Story
Large Cafeteria and Patio Area
with catering kitchen
More information on page 6

2501 International Ln
Built 1996
3 Story Office
3 Story Lobby
Mail Room with dock door
More information on page 3

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2501 International Ln



2501 INTERNATIONAL LN

Building Features

Stories

Three

Year Built

1996

Heating System

VAV system with hot water heat

Power

1600A switchgear

Generator

Leased from MG&E until August 2024

Freestanding Garage

635 SF

Zoning

SE (Suburban Employment)

Fully Sprinkled

Items Of Note

Large three story lobby. First floor mail room with dock door. Multiple conference rooms.

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2401-2501 INTERNATIONAL LN, MADISON, WISCONSIN

2501 International Ln - Lobby



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2501 International Ln



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The Link



THE LINK

Building Features

Stories

One

Year Built

1996

Heating System

VAV system with hot water heat

Power

1600A switchgear

Zoning

SE (Suburban Employment)

Items Of Note

Large cafeteria with patio, catering kitchen, and vending machine area.

Building connects
2401 International Ln to
2501 International Ln.



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2401-2501 INTERNATIONAL LN, MADISON, WISCONSIN

2401 International Ln



2401 INTERNATIONAL LN

Building Features

Stories

Three

Year Built

1986 (addition in 1989)

Zoning

SE (Suburban Employment)

Heating System

VAV system with electric heat

Power

1200A switchgear

Generator

Owned

Fully Sprinkled

Items Of Note

Data Center wing with raised floors and backup generator.

C-Level wing with large private offices, kitchenette & conference rooms

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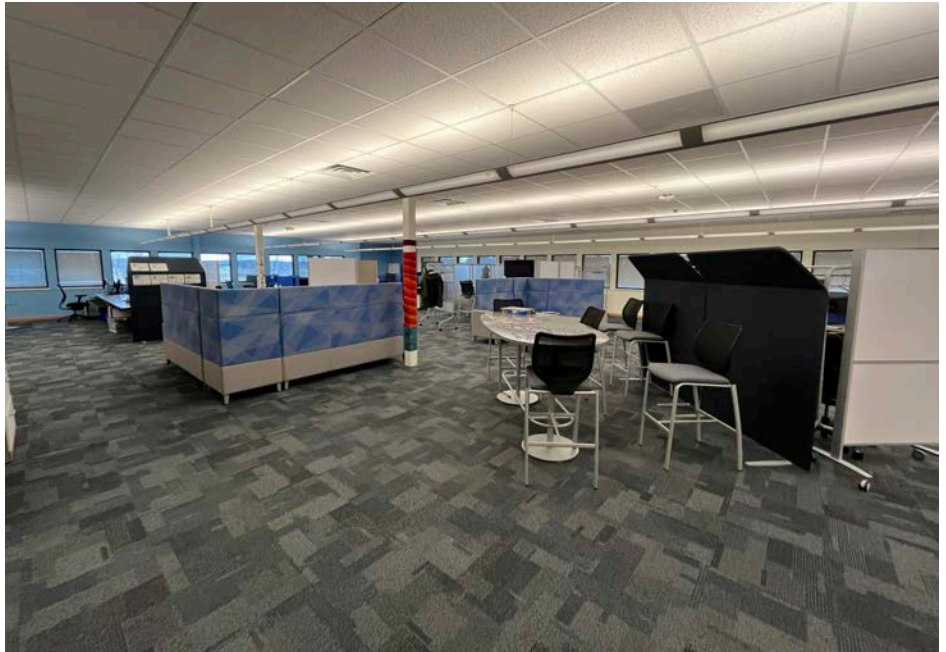
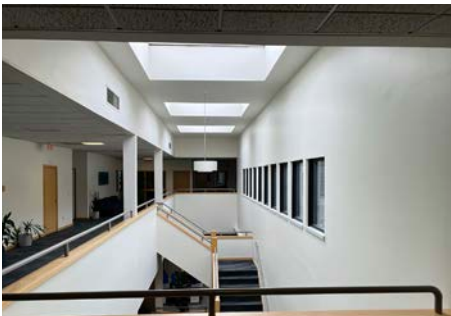
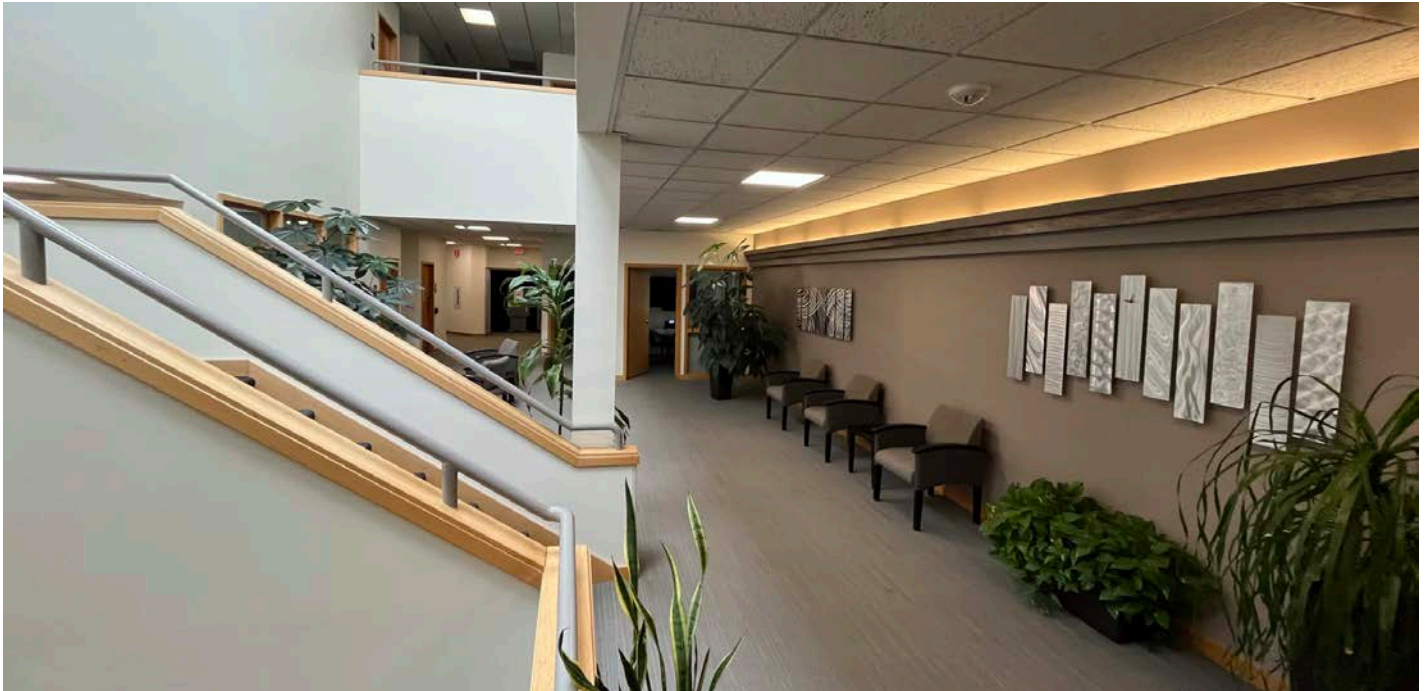
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2401 International Ln



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2401 International Ln - Executive Wing



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Parcel Boundaries



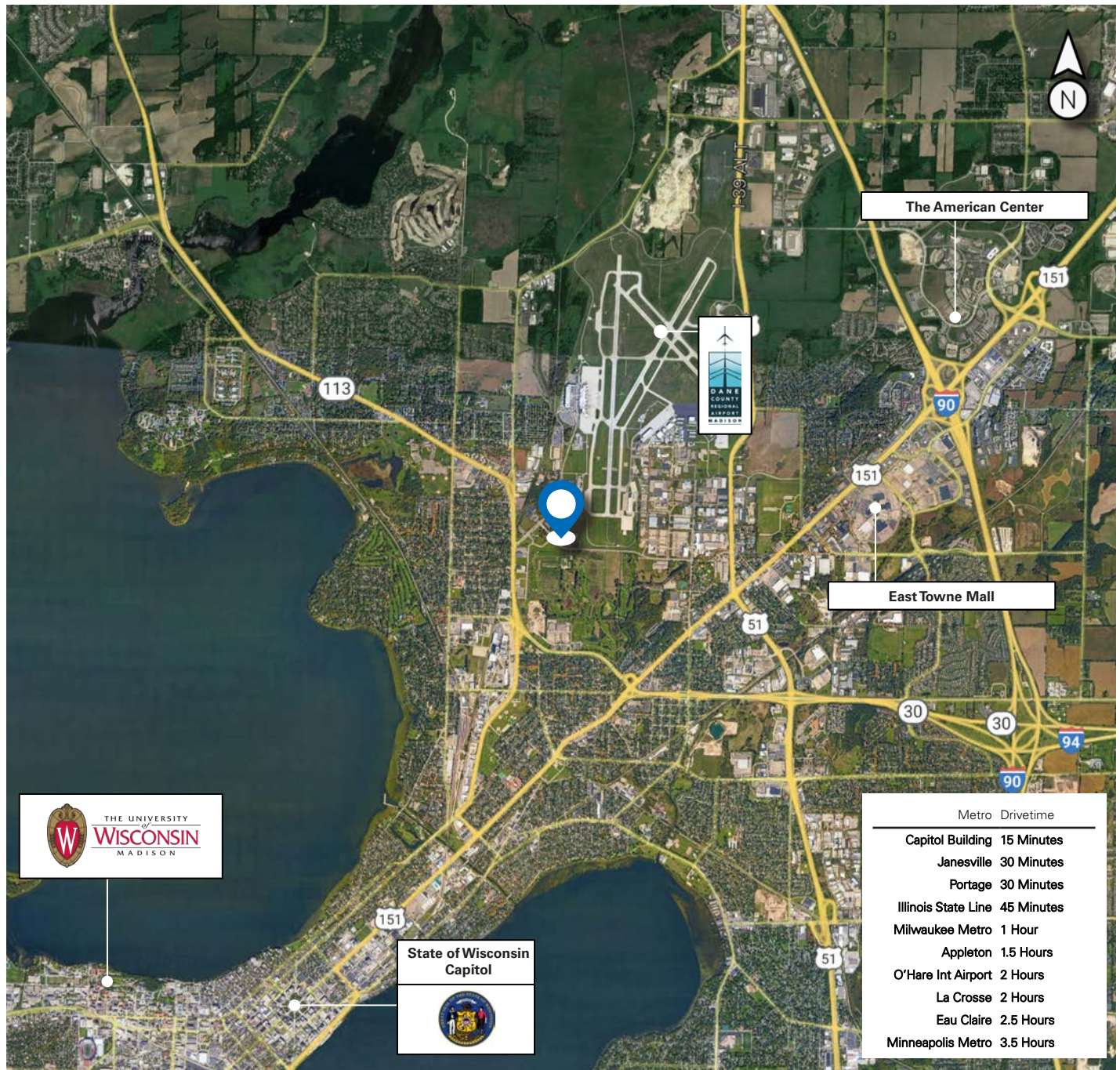
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Local Points of Interests



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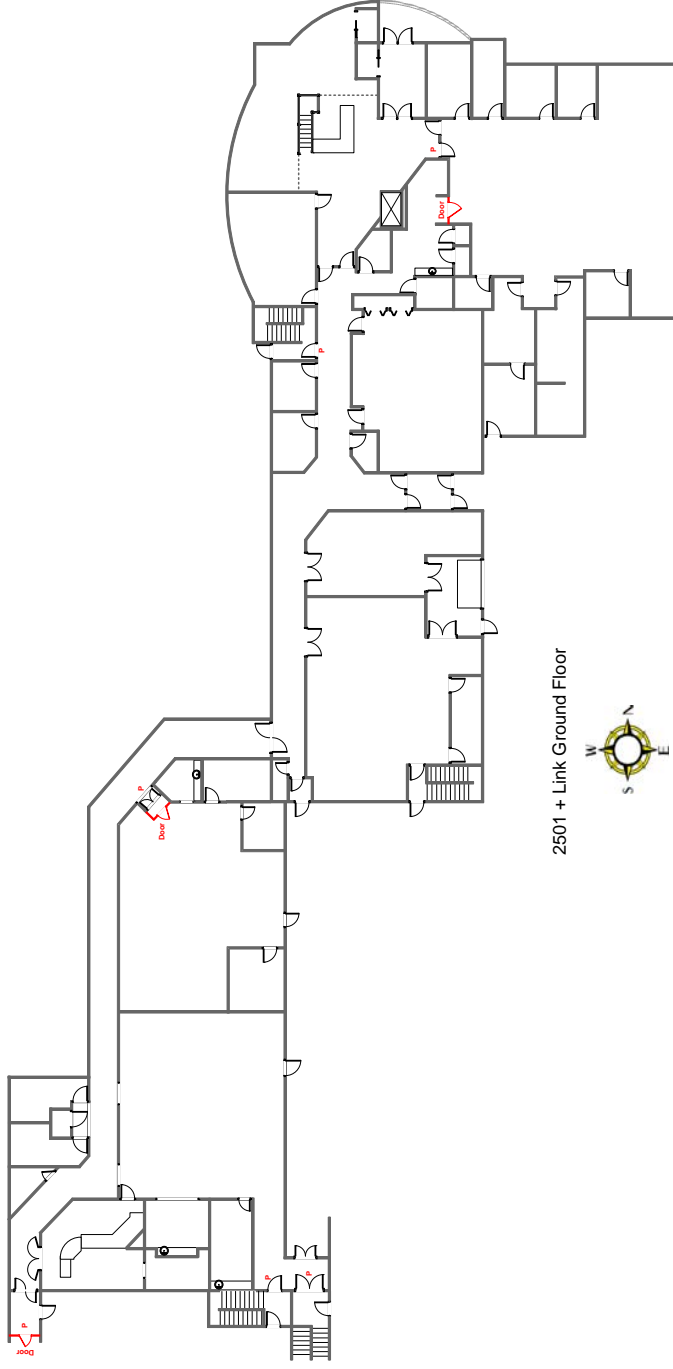
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2501 + Link Ground Floor



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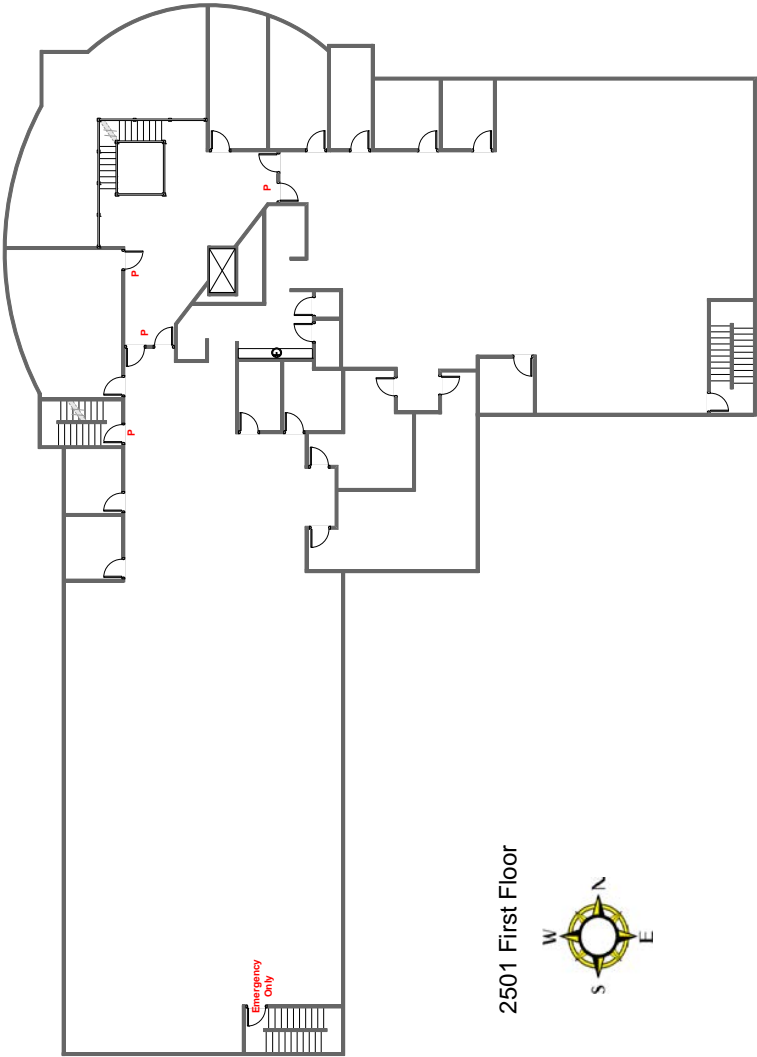
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2501 First Floor



2501 First Floor

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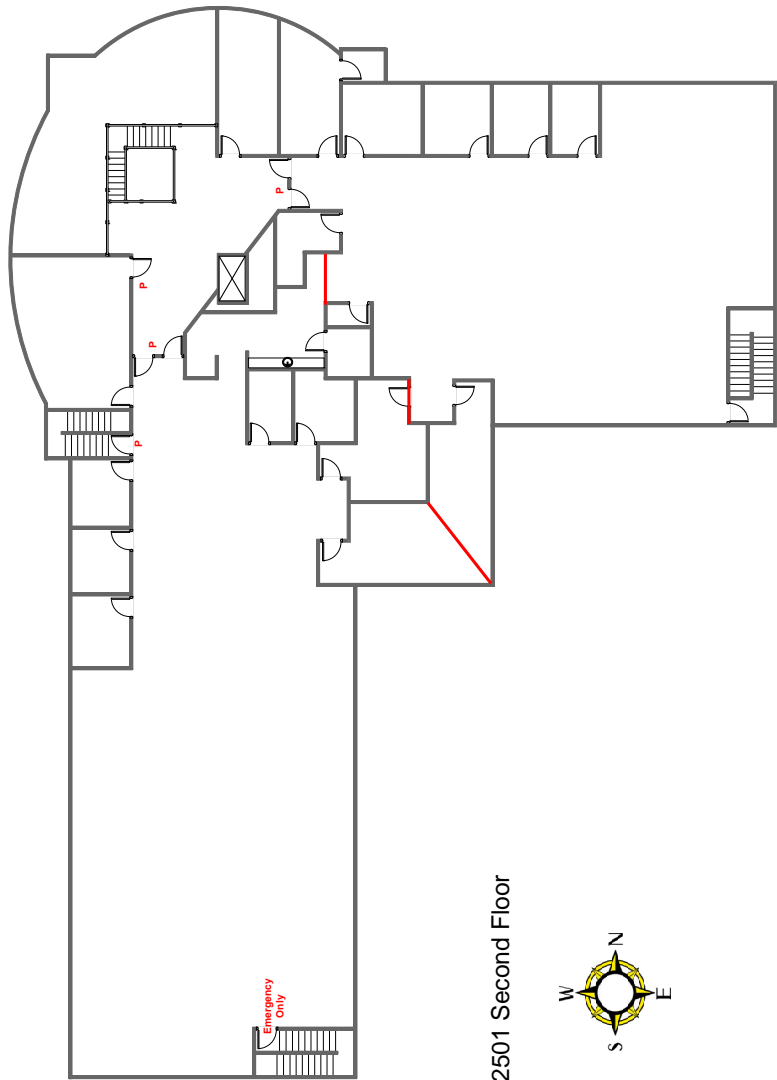
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2501 Second Floor



2501 Second Floor

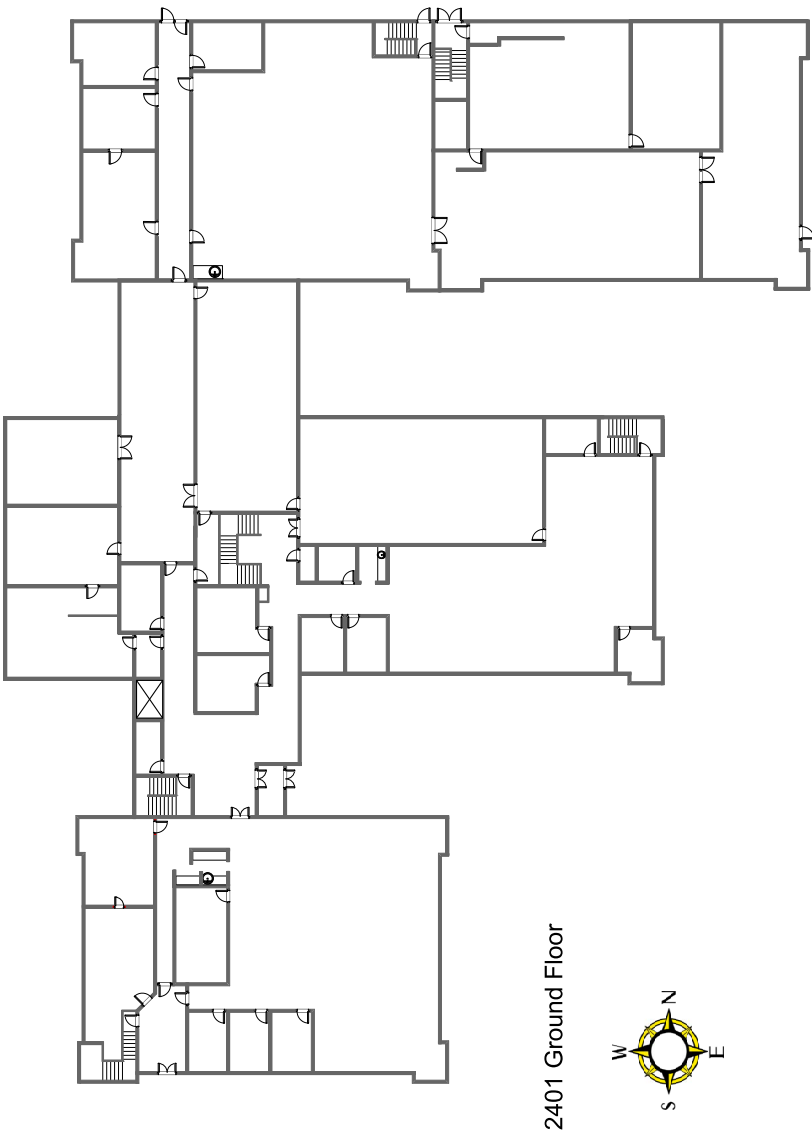
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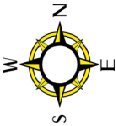
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2401-2501 INTERNATIONAL LN, MADISON, WISCONSIN

2401 Ground Floor



2401 Ground Floor



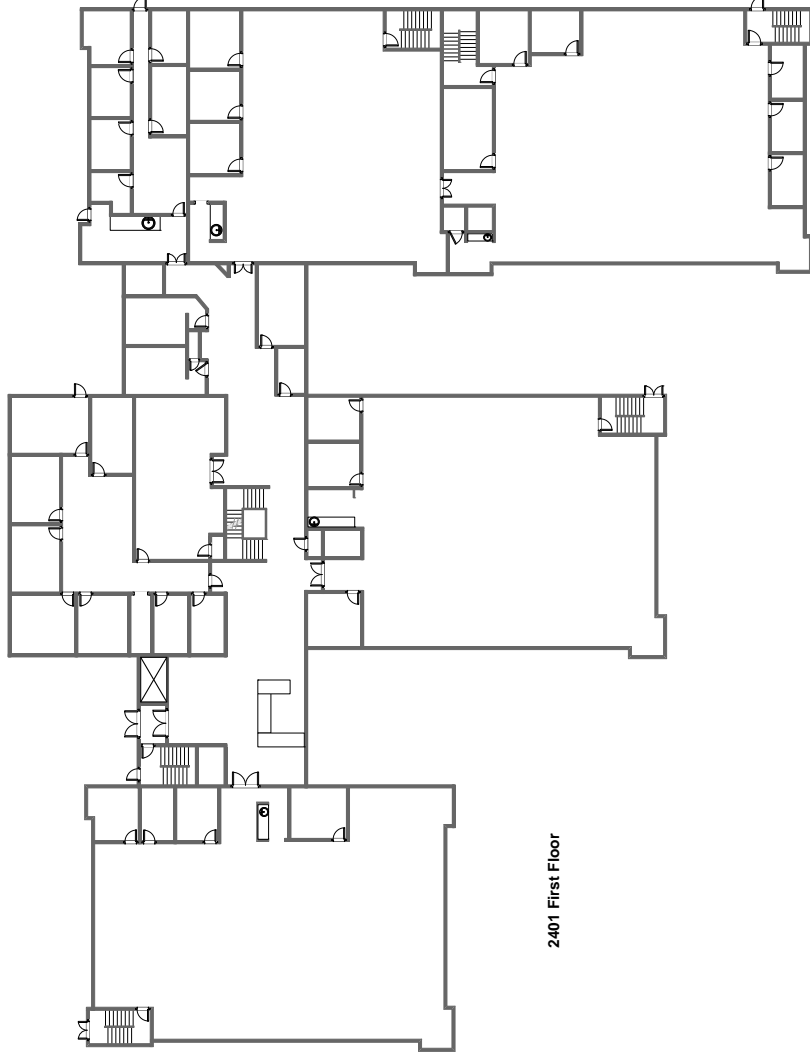
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2401 First Floor



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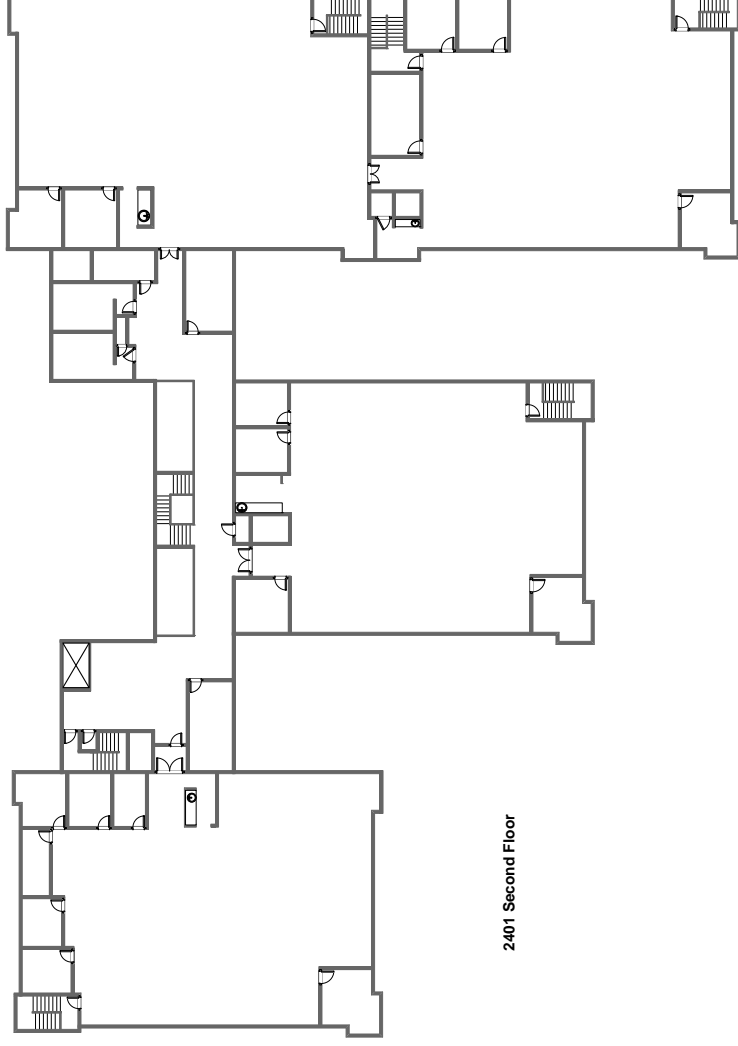
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2401 Second Floor



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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 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:

- The duty to provide 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 Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see “Confidentiality Notice To Customers” below).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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 property inspection, contact an attorney, tax advisor, or property 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 or 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 “definition of material adverse facts” below).
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 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.

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://www.doc.wi.gov/> or by phone 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.