



KOTHE
REAL ESTATE PARTNERS

OFFICE BUILDING
FOR LEASE
UP TO ~80,000 RSF

**10 TERRACE
COURT**

**MADISON,
WI**

**LEASE RATE
\$13.50 RSF**



CORPORATE HEADQUARTERS OPPORTUNITY

Prime Class A Office Space with Unbeatable Amenities

Discover this exceptional Class A office building that offers up to ~80,000 RSF of office space.

Enjoy the convenience of **underground parking**, 24-hour **secure access**, flexible **26,200 RSF floorplates**, **onsite ownership** and a brand **new fitness center, relaxation room and golf simulator** all located in the prestigious American Center Business Park with prominent **signage availability** facing Highway 90/94.

Elevate your office space and employee satisfaction in this modern, 5-story building with attractive amenities and preferred location.

TERI BELL
608.354.2808
teri@kotherep.com

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 SPECIFICATIONS

Lease Rate: \$13.50 RSF NNN

Expenses: \$8.50 RSF (includes in-suite utilities & janitorial)

Year Built: 2001



BUILDING SF: 154,163 RSF

Avg Floor Size: 26,200 RSF

Stories: 5 stories + underground parking

Up to +/- 78,600 RSF contiguous available

Up to +/- 80,000 RSF available

1st Floor: Suite A - 2,687 RSF, Suite B - 1,552 RSF

2nd Floor: Up to +/- 15,000 RSF available, divisible

3rd Floor: Up to 26,200 RSF available

4th Floor: Occupied, may relocate for 3-floor user

5th Floor: Up to 26,200 RSF available

- Class A Office Space
- Flexible floorplates +/- 26,200 RSF, divisible to 2500 RSF
- 358 surface parking stalls; 35 underground parking stalls
- Located within American Center Business Park on Madison's Eastside
- Building signage available - exceptional visibility from 90/94
- Ceiling Heights 10' to the drop ceilings; 14' to the deck
- Sound deadening glass on east and south facing windows
- Secured 24-hour key card access
- Redundant High Speed Fiber Providers (Spectrum and AT&T)
- Onsite owners and management
- HVAC controlled by direct, digital control
- VAV HVAC designed to exceed ASHRAE standards



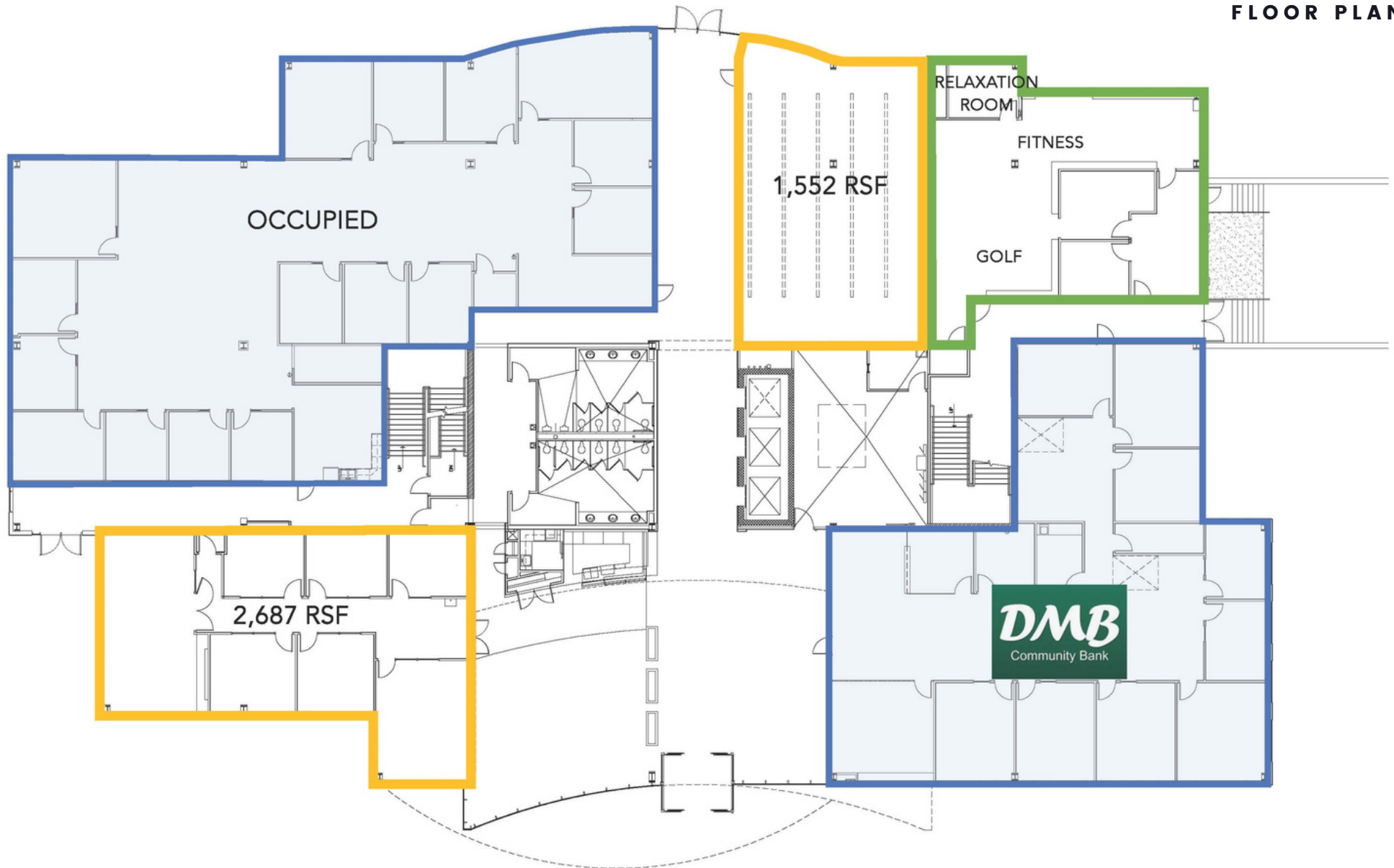
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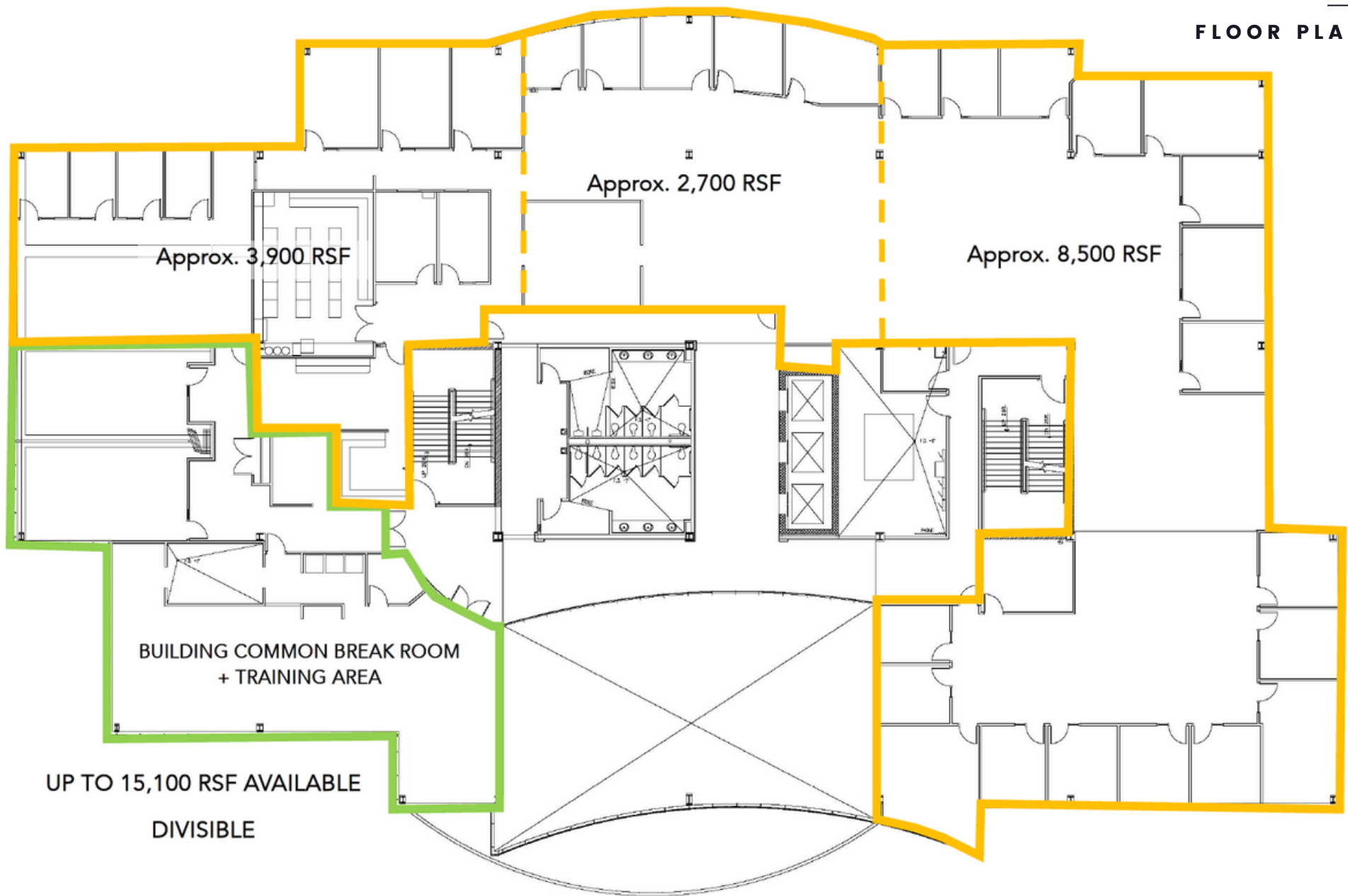
FLOOR PLANS



FIRST FLOOR

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FLOOR PLANS

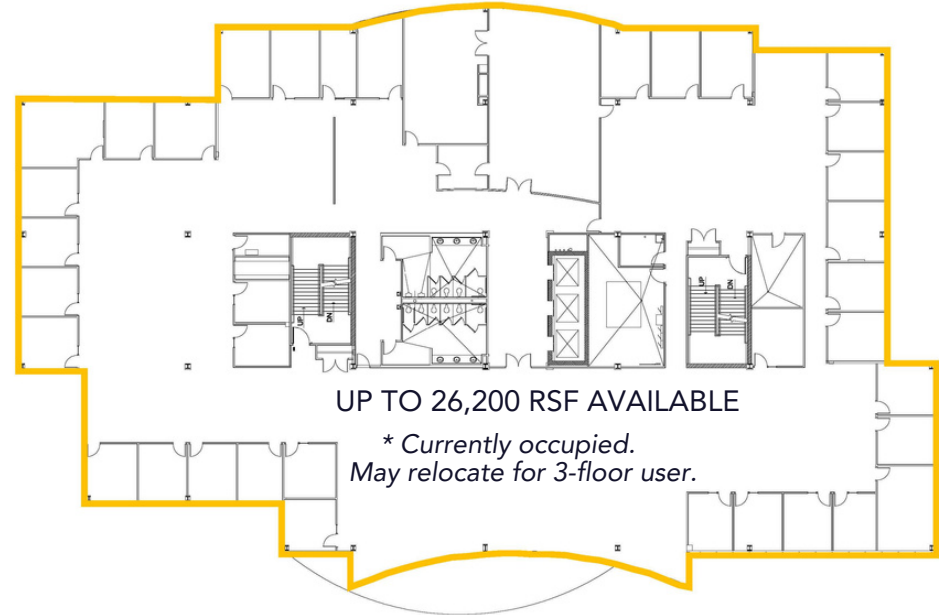


SECOND FLOOR

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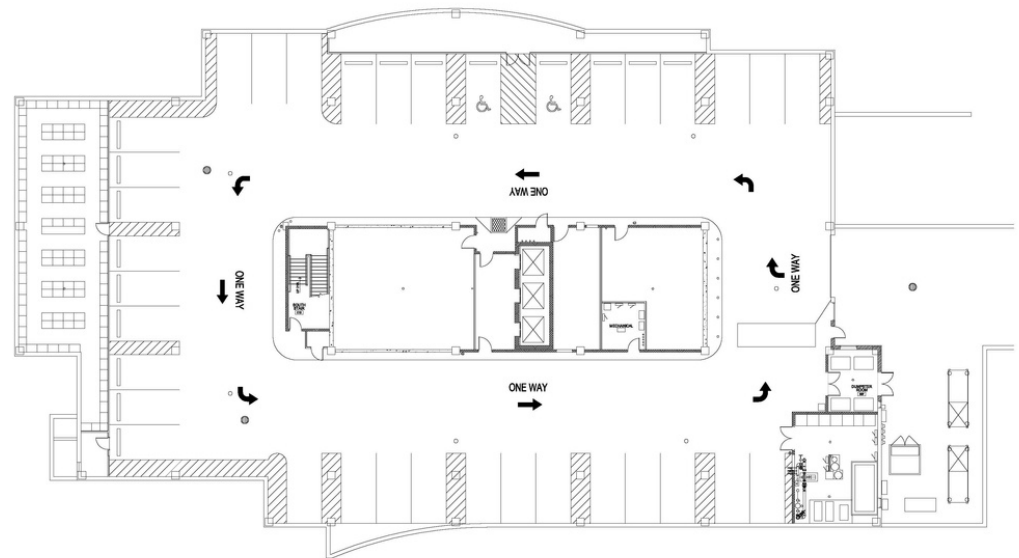
THIRD FLOOR



FOURTH FLOOR



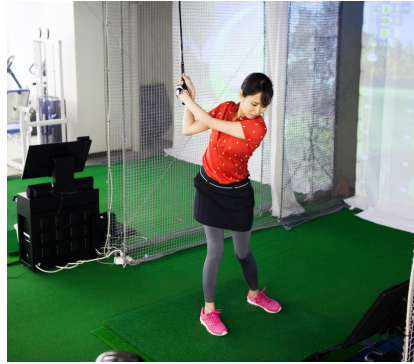
FIFTH FLOOR



GARAGE LEVEL

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BUILDING AMENITIES



Welcome to a remarkable opportunity to lease Class A office space with outstanding amenities and unbeatable convenience!

Onsite Owners and Management

Enjoy responsive & personalized service for a seamless leasing experience.

Flexible Space Options

Up to 78,000 RSF of contiguous space or 80,000 RSF available, divisible to 2,500 RSF.

Convenient Ample Parking

Newly resurfaced parking lot provides easy access & ample parking for employees & visitors with underground parking options.

Spacious Floorplates

With 26,200 RSF per floor, you'll have room to grow and optimize your layout.

Modern 5-Story Building

Impress clients & guests with a prominent corporate building & address.

Prime Business Park Location

Situated in The American Center Business Park on Madison's east side.

Highway Visibility

Capture attention with prominent building signage on Hwy 90/94, with 100,000 cars per day.

Bright and Airy Spaces

10' ceiling heights create a welcoming & comfortable atmosphere.

Secure and Connected

24-hour access & redundant high-speed fiber providers ensure seamless operations.

Unparalleled Amenities

Experience a new fitness center, golf simulator, & relaxation room, catering to your well-being.

COMING SOON:

**Fitness Center | Golf Simulator | Relaxation Room
Common Break Room | Conference Rooms (up to 40 seats)**



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PHOTOS



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SITE PLAN



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LOCATION OVERVIEW

MADISON,
WISCONSIN

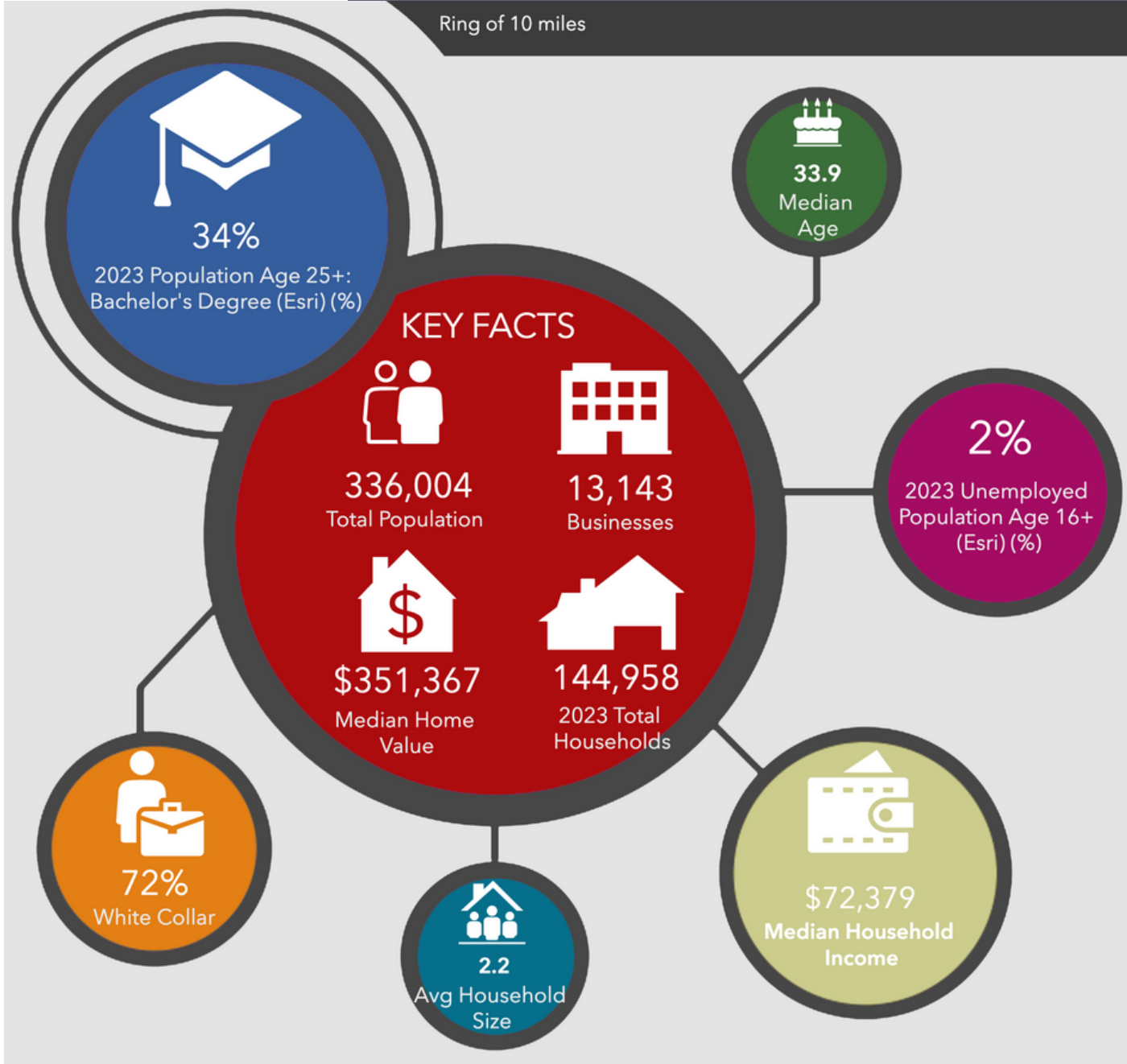


AREA DEMOGRAPHICS

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Ring of 10 miles

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

BROKER DISCLOSURE TO CUSTOMERS

You are the 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 a broker's duties 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 section 452.01 (5g) of the Wisconsin statutes (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 is 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 that 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)

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.

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.

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



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