



# **2nd Floor Office Condo For Sale or Lease**

**7601 University Ave**

**Middleton, WI 53562**

**Key Commercial Real Estate LLC**

**608-729-1800 | [www.keycomre.com](http://www.keycomre.com)**







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## COMMERCIAL CONDO

Rare opportunity to lease or own two condo suites in the heart of downtown Middleton. This 2nd floor commercial condo offers the perfect blend of location, visibility, and flexibility, making it an ideal choice for a variety of businesses.

Situated with convenient access to the beltline highway, this location ensures your business is easily accessible from Madison and surrounding areas. Adapt the space to your needs with flexible layout options and the potential to demise the space if needed. Employees and clients will have a variety of shopping and dining options just steps away, including Barriques, Grace Coffee, Longtable Beer Café, Poke Bar Middleton, Compadres, Hubbard Avenue Diner, Capital Brewery, Greenway Station and more!

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**Sale Price:** \$950,000

**Lease Rate:** \$24/sf mg (+ utilities and janitorial)

**Available Size:** 4,501 SF\*

*\*consisting of suite 201 with 3,428 SF and suite 202 with 1,073 SF.  
Can be demised (see floor plan on p. 5)*

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## Property Details



### HIGHLIGHTS

- Four unit, high-end commercial condo with Isthmus Eyecare & Decker Cole Interiors as long term 1st floor owner occupants.
- On building signage available fronting University Avenue with 16,700 vehicles per day and ample natural light within the unit.
- Large second floor patio space connected to the unit with exceptional views of downtown Middleton.
- Parking on site with 29 stalls and a perpetual parking easement with the City for parking along Aurora Street. Additional parking in public lot across University Avenue.
- Walking distance to all downtown Middleton amenities including shopping, coffee shops, restaurants and Capital Brewery.

# Floor Plan



- Four unit commercial condominium with suite 201 and suite 202 available for sale or lease in vibrant downtown Middleton
- Suite 201: Built-in reception desk, waiting area, conference room, 12 built in workstations, 1 private office, kitchenette, work room, & private restrooms
- Suite 202: flexible floor space with 2 private offices
- Ability to easily reconfigure to add more private offices
- Shared rooftop patio connected to suite 201
- Building has elevator, onsite parking and ample natural light
- Constructed in 2003/2004 and long term owner occupants have ensured building is meticulously maintained
- Option to lease or purchase adjacent Suite 202 for additional 1,073 square feet (4,501 SF total)
- Suite 201 has 32.73% of building ownership
- Suite 202 has 10.24% of building ownership
  - Monthly condo fees of approximately \$1,000 for common expenses.
  - Annual Real Estate Taxes of \$9,265

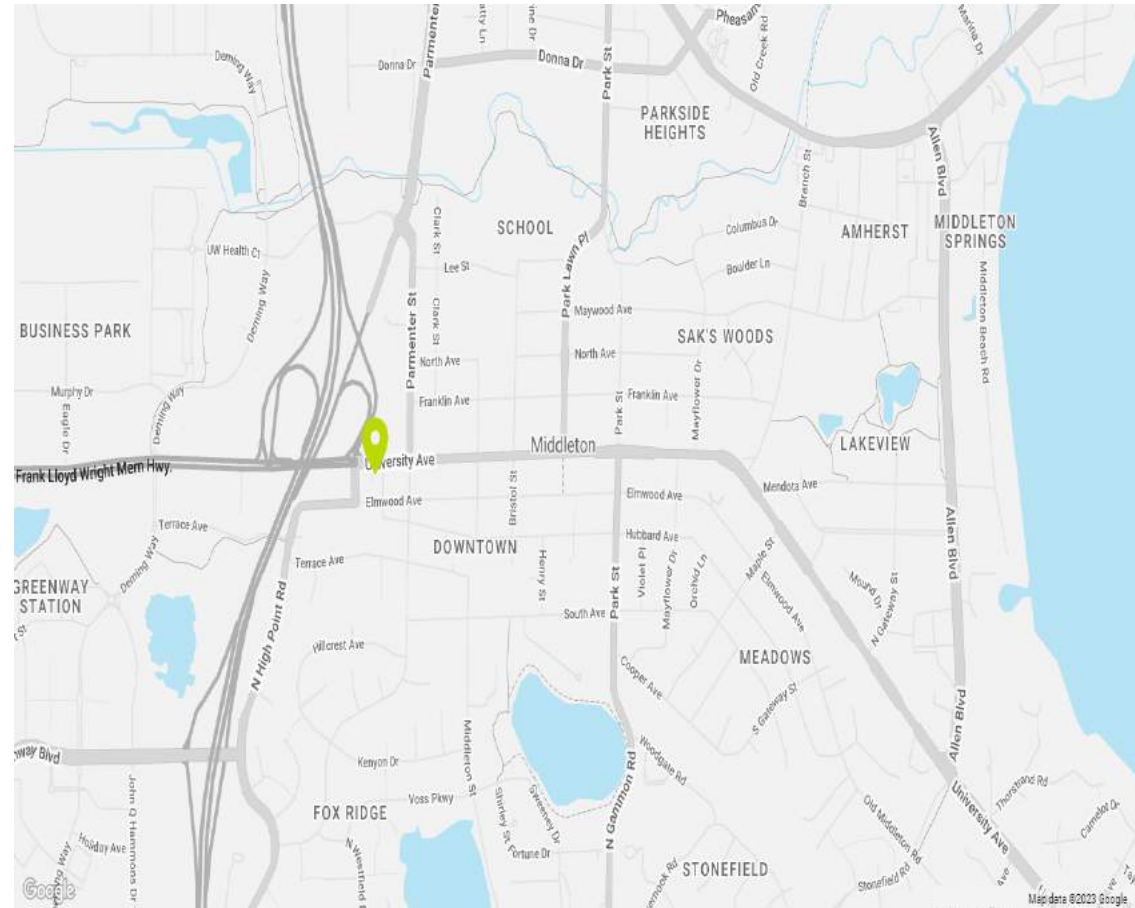
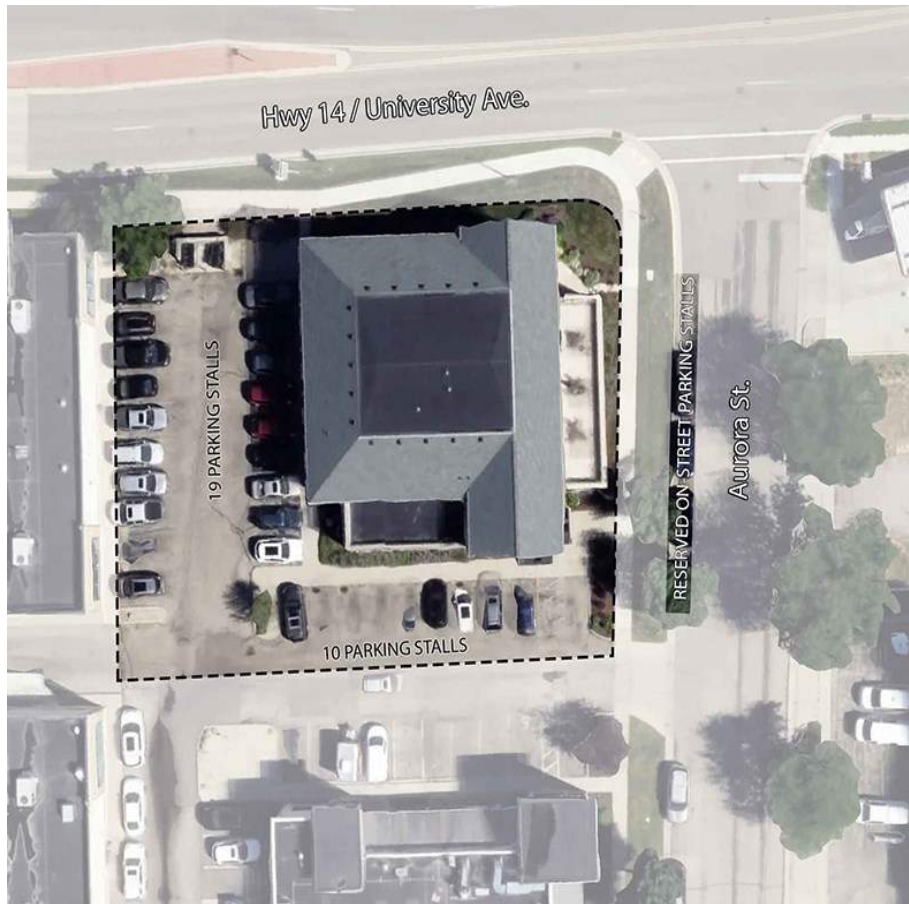


# Photos





# Location & Demographics



## Population

1 mi: 8,605  
3 mi: 51,427  
5 mi: 120,527



## Medium Home Value

1 mi: \$423,077  
3 mi: \$432,979  
5 mi: \$421,823



## Median Household Income

1 mi: \$100,055  
3 mi: \$91,590  
5 mi: \$90,022



# Walkable Amenities





## 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:**

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

42 **DEFINITION OF MATERIAL ADVERSE FACTS** *(Insert information you authorize to be disclosed, such as financial qualification information.)*

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

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

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
54 <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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