



For Lease
Office/Retail Space

Capitol Square

8 S. Carroll Street, Madison

Key Commercial Real Estate LLC

608-729-1800 | www.keycomre.com



Property Details

Capitol Square office or retail space available! This classic Queen Anne style has first floor space that offers exceptional views of the Capitol. Built in 1904, the property's historic charm offers a distinct identity against the backdrop of other large scale buildings located on the Square. Tenant signage is available

Date Available:	Immediately
Square Footage:	2,427 RSF on 1st floor 2,790 RSF in lower level for storage
Annual Lease Rate:	\$24.00/sf Modified Gross—1st floor (Tenant pays utilities & janitorial)

- Street parking and public ramps available
- Signage on the front of building?
- Walkable to all Capitol Square and State Street amenities
- Prime Capitol views from the suite
- Lower level storage space available
- Professionally managed by local ownership

FOR DETAILED INFORMATION CONTACT:

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KEYCOMMERCIAL
REAL ESTATE, LLC

Location Overview



Number of Employees



Downtown Madison:

2020: 50,627

2022: 49,118

Median Value of Owner-Occupied Housing Units

Downtown Madison

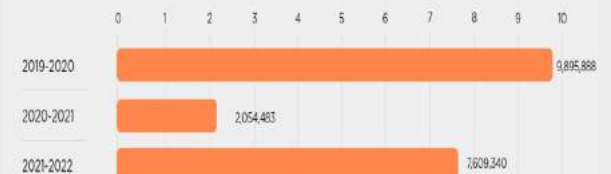
\$500,532

City of Madison

\$313,068

2022

Visits to Destinations in Greater Downtown Madison* (in millions)



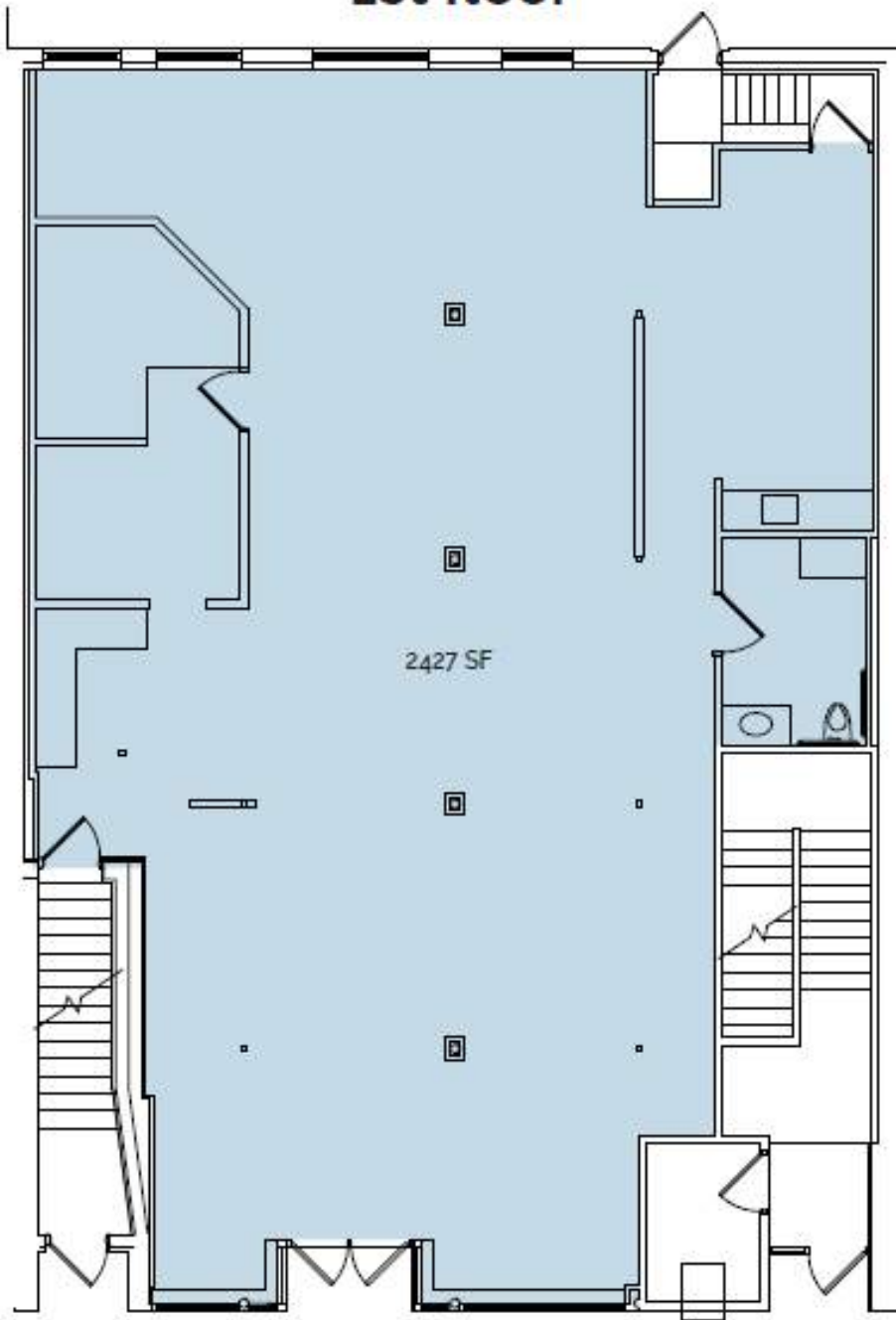
Visitor Spending by Category in Downtown Madison in 2021 (in millions)



Source: Destination Madison, Tourism Economics. *Lodging includes 2nd home spending. **Transportation includes both ground and air transportation.



1st floor



Floor Plan & Suite Details

BASE RENT: \$24.00/SF MODIFIED GROSS

- Storefront window views of Capitol
 - Existing restroom & kitchenette
 - Exposed brick
 - Recessed lighting
 - Spiral ductwork
 - Abundant natural light
 - Lower level storage
-



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 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

DEFINITION OF MATERIAL ADVERSE FACTS

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

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

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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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