

# CLASS A OFFICE SPACE | BELTLINE VISIBILITY

34 SCHROEDER CT, MADISON, WI

// PROPERTY SUMMARY



## VIDEO

### PROPERTY DESCRIPTION

Quality Class A steel & concrete professional office property for sale. Great West Beltline visibility located near Whitney Way exit. Mostly leased, varied expiration dates. Now available: 10,277 SF finished office space with mix of privates & open area. Could be leased or occupied by a new owner now. Lighted signage on Beltline Highway with 103,000 avg daily traffic! Shared conference room on 2nd floor. Ample on-site and underground parking. Current 8.66% cap rate does not include any rent on the vacant space.

### PROPERTY HIGHLIGHTS

- Beltline frontage, 103,000 cars per day!
- Quality Class A steel & concrete professional office property
- Mostly leased
- Great lighted Beltline signage available for qualifying tenant
- 10,277 SF space available with mix of private and open area

### OFFERING SUMMARY

Sale Price:	\$6,500,000
Lot Size:	55,584 SF
Building Size:	53,000 SF
NOI:	\$562,665.00
Cap Rate:	8.66%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,817	41,114	75,376
Total Population	8,671	93,387	177,476
Average HH Income	\$67,692	\$80,662	\$83,344

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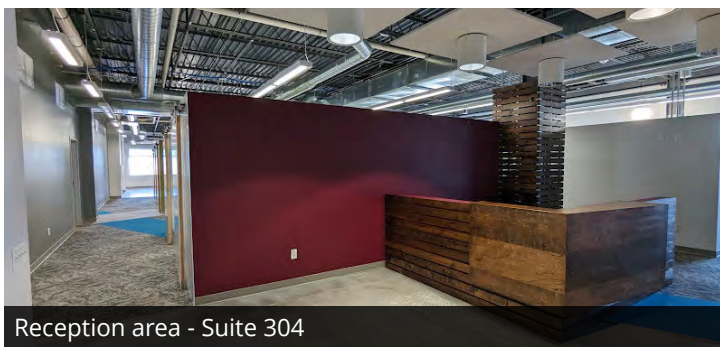
// INTERIOR PHOTOS



First Floor Lobby / Elevators



First Floor Lobby



Reception area - Suite 304



Entrance to Reception - Suite 304



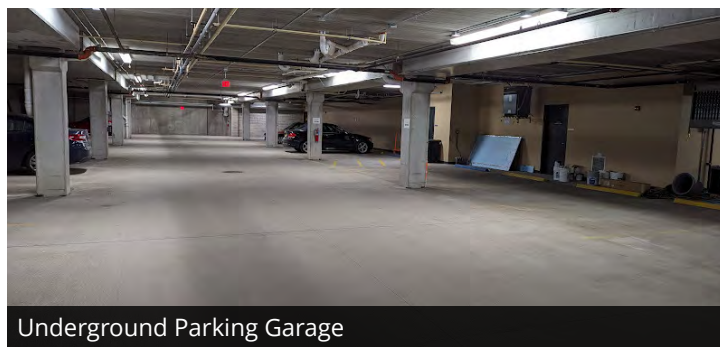
Break Area - Suite 304



Open space off Break Area - Suite 304



Suite 304 - facing Schroeder Ct.



Underground Parking Garage



OFFICE PROPERTY FOR SALE

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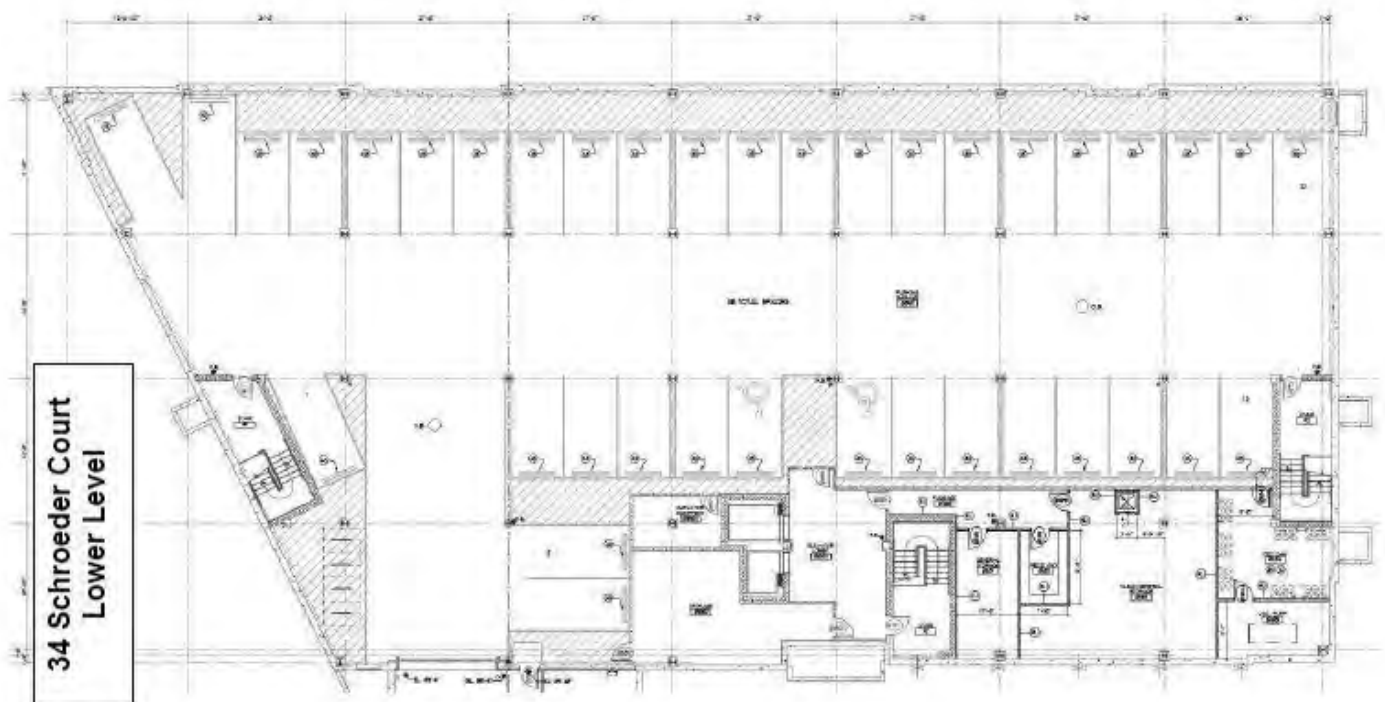
// [ADDITIONAL PHOTOS](#)



# CLASS A OFFICE SPACE | BELTLINE VISIBILITY

34 SCHROEDER CT, MADISON, WI

// FLOOR PLANS



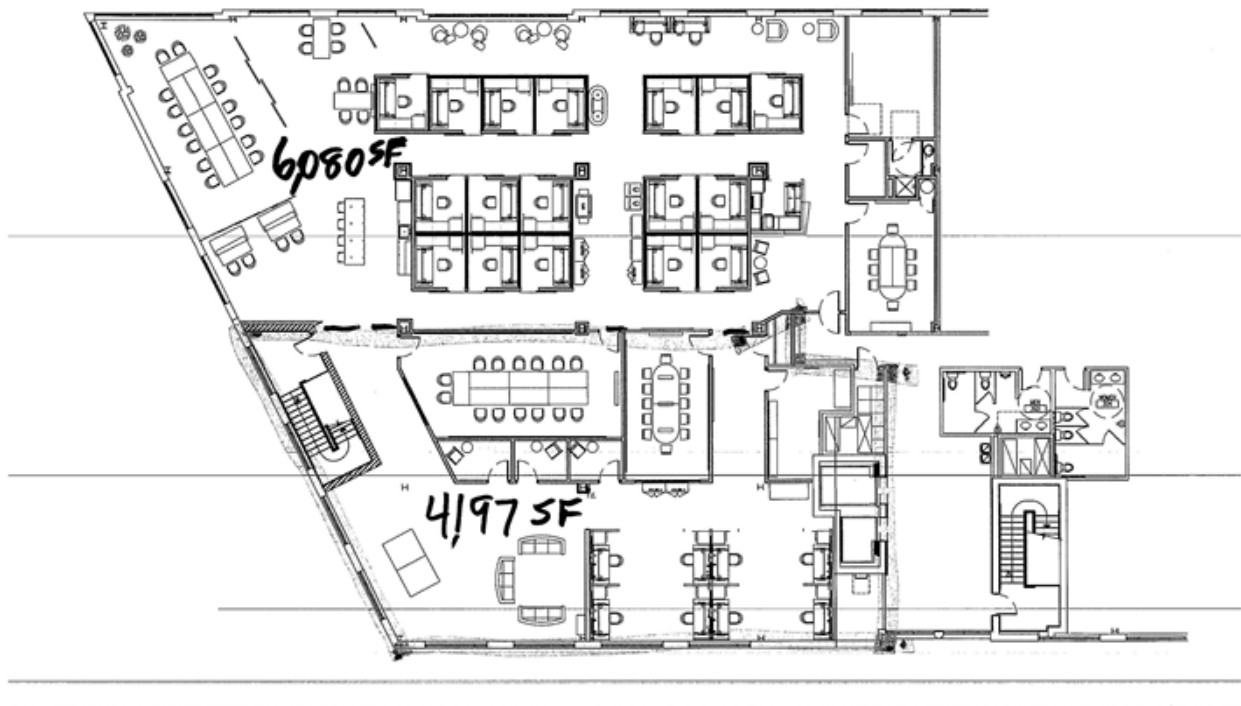
1 UNDERGROUND GARAGE  
Not to scale

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// FLOOR PLANS

## 34 Schroeder Ct. 3<sup>rd</sup> Floor 10,277 SF Available





# CLASS A OFFICE SPACE | BELTLINE VISIBILITY

34 SCHROEDER CT, MADISON, WI

// SITE PLAN



# CLASS A OFFICE SPACE | BELTLINE VISIBILITY

34 SCHROEDER CT, MADISON, WI

// AERIAL MAP





# CLASS A OFFICE SPACE | BELTLINE VISIBILITY

34 SCHROEDER CT, MADISON, WI

// LOCATION MAPS





## WI DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

Altus Comm R/E Inc  
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 \_\_\_\_\_ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

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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