

For Sale | Lease 8150 Excelsior Drive

Exceptional Commercial Building for Sale | Lease
Located in Old Sauk Trails Park in Madison, Wisconsin



SALE PRICE
\$2,500,000

LEASE RATE
\$20.00/RSF/NNN



8150 Excelsior Drive

Single Story
Office Building
and land for future
expansion located on
Madison's far west side

Constructed in
1996
8,313 SF
1 parcel
2.297 acres

Easy access and
direct visibility from
Beltline Highway
12/14 providing
incredible
signage
opportunities



The Gialamas Company, Inc.

Commercial Real Estate | Development | Brokerage | Property Management
8040 Excelsior Drive | Madison | 53717 | 608-836-8000 | gialamas.com

8150 Excelsior Drive



ADDRESS: 8150 Excelsior Drive
Madison, WI 53717

LOCATION: Old Sauk Trails Park

MARKET: Far west side of Madison

GSF: 8,313

FLOORS: 1 Above Ground

PARKING: 174 surface parking stalls

LAND: 2.297 Acres

YEAR BUILT: 1996

PARCEL # 251/0708-154-0109-0

MADISON ZONING DISTRICT: SEC

Designed with flexibility to meet needs of various uses.

Current Use: Office

Previous Use: Restaurant

The building is a single-story structure. The foundation support for the building consists of reinforced concrete spread footings. Conventional reinforced concrete walls are installed around the perimeter of the building with brick veneer exterior. Building is built slab on grade with roof made of wood trusses with asphalt shingles. Landscaping designed to enhance the beauty of the building and provide outdoor space for staff and client enjoyment.



8150 Excelsior Drive



1 FLOOR PLAN
SCALE 3/16" = 1'-0"

NEW WORK GENERAL NOTES

- 1 Provide new countertop at bathrooms
- 2 Provide new floor tile at bathrooms
- 3 Replace tile at new entrance and reception area, see plan.
- 4 Relocate exterior ramps per plan.

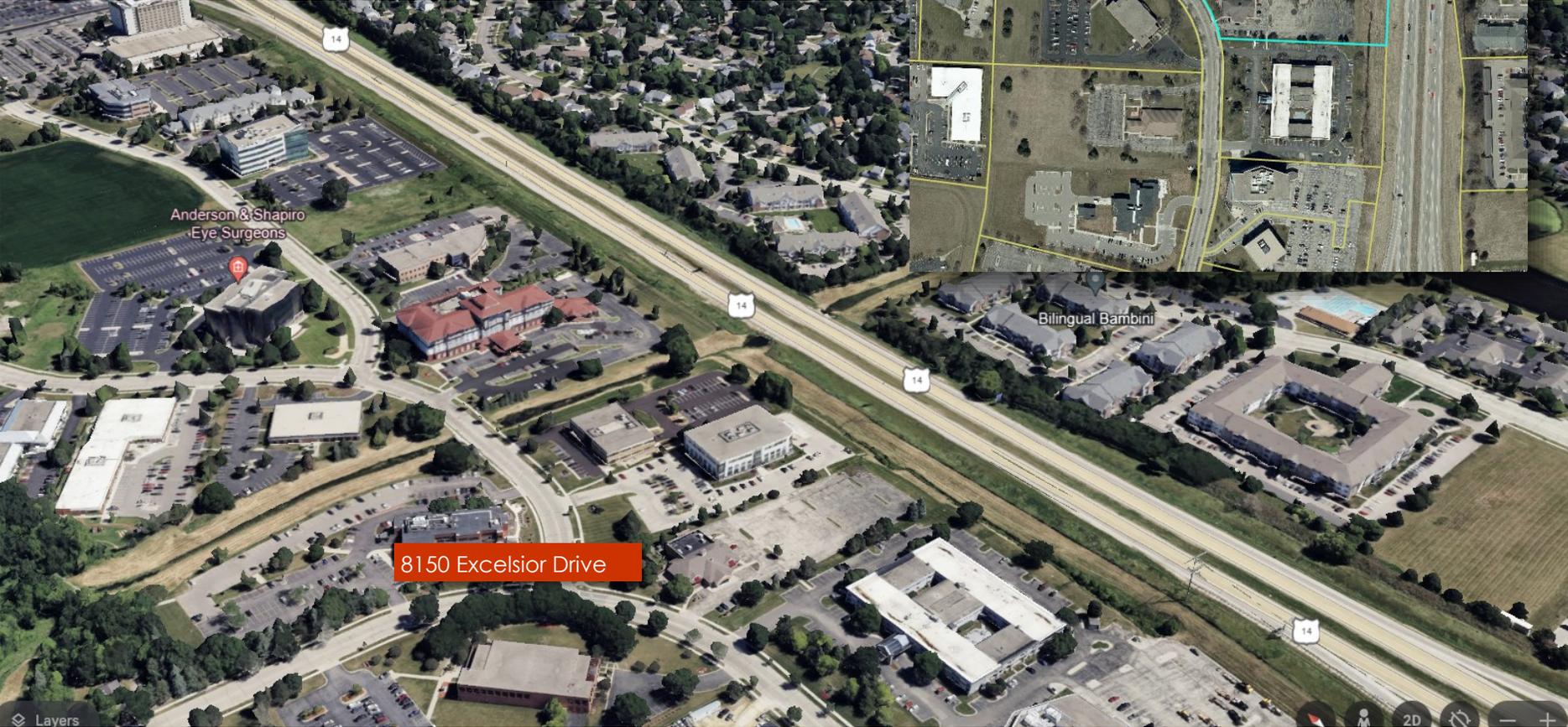
8150 Excelsior Drive



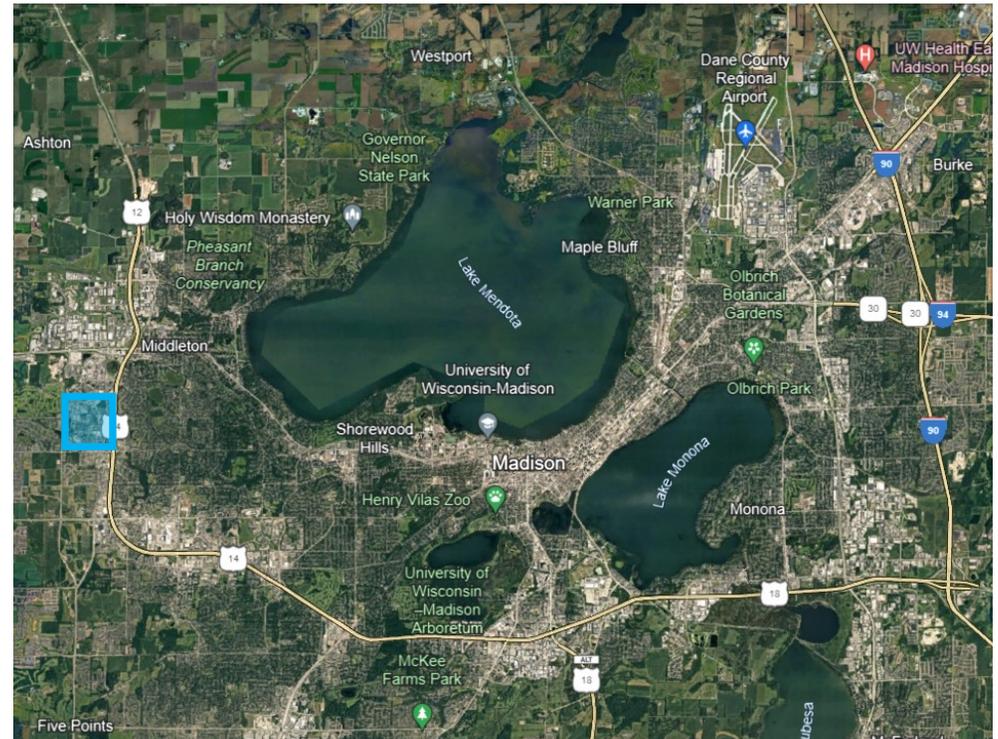
Incredible
Signage
Opportunities

Building is highly visible from Beltline Highway 12/14

Annual average daily traffic count is over 60,000 for Highway 12/14



8150 Excelsior Drive



About Old Sauk Trails Park

Created in 1984, Old Sauk Trails Park offers the best elements of city and country on the prominent far west side of Madison. The Park has over 60 buildings containing 200+ companies, occupying over 3 million square feet. Located on 460 acres of Wisconsin countryside, the peaceful, campus-like design preserves much of the native terrain, offering an enriched working environment seamlessly combined with the technology your business requires to thrive. Strong development covenants ensure value and protect your corporate investment indefinitely.

A generous amount of dedicated green space with jogging and walking trails offers employees a chance to exercise, relax, enjoy the changing seasons and refresh their minds during breaks. Additional amenities within the park include day care centers, medical facilities, financial and investment firms, fitness centers, wide and well-lit roadways. There are numerous quality shopping, dining and hotel accommodations all within walking distance. Nationwide experience shows that this type of business climate raises employee morale and loyalty, sharpens skills and creativity, and generally increases wellness and productivity.

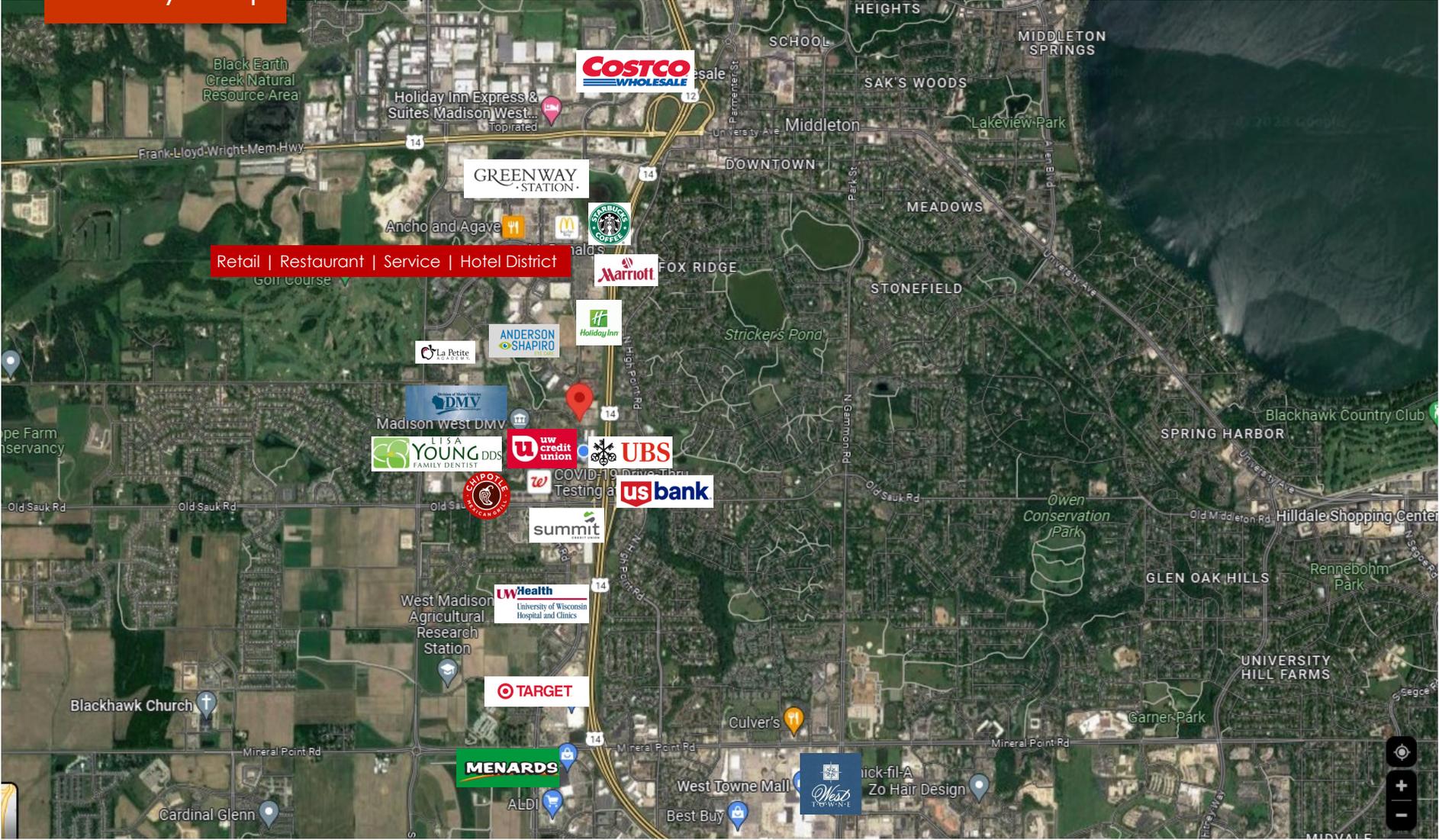
Old Sauk Trails Park is conveniently accessible to all parts of the Madison Metropolitan Area. It is located 5 miles from the UW Madison Campus, 8 miles to the State Capitol, and 13 miles to the Dane County Airport and Madison Area Technical College. The Park's roads are directly linked to the Beltline Hwy 12/14, connecting easily to Chicago, Milwaukee, and Minneapolis-St. Paul and beyond.

Location Amenities

- Dining and hotel accommodations in and at Park borders.
- Established, professional community with a wealth of amenities in the immediate vicinity, including hotels, shopping, health/dental clinics, child/pet care facilities, and financial institutions.
- Wide, well-lit roadways offer easy access to Highways.
- Public transportation throughout the Park.
- Ample green space and walking areas.
- Abundance of attractive housing options within walking distance.
- High speed, premium fiber optics.

8150 Excelsior Drive

Vicinity Map



8150 Excelsior Drive



About Madison

Madison, the state capital, is located in the center of Dane County in south-central Wisconsin, 77 miles west of Milwaukee and 122 miles northwest of Chicago. As of 2020, the population in the greater Madison area was estimated to be 680,796, which made it the 2nd largest city in Wisconsin and 89th largest in the nation.

The largest employer in Madison is the Wisconsin state government, excluding employees of the University of Wisconsin Hospital and Clinics. UW Health, a comprehensive health system that includes the renowned University of Wisconsin Hospital and American Family Children's Hospital, is recognized as one of the most progressive and prominent medical centers in the country and is ranked in the top 20 in the nation.

Greater Madison is an eclectic mix of cultures, from college town to capital, from single students to families large and small. Besides boasting natural beauty and outdoor recreation, Madison plays host to stimulating cultural offerings, distinctive restaurants, excellent music venues and unique shopping. Madison is a true college town, and the intellectual offerings of the University of Wisconsin-Madison and surrounding schools attract scholars from around the world.

MADISON ON THE MAP

- Nestled between lakes Mendota and Monona, Madison is one of only two major U.S. cities built on an isthmus.
- In 2021, Madison was ranked the Best Place to Live in America by Livability.com.

ARTS & MUSEUMS

- Madison is home to several high-quality art institutions, including the Madison Children's Museum and Madison Central Library, who both earned the National Medal for Museum and Library Service – a prestigious honor in the museum world.

FOOD AND ACTIVE LIVING

- Madison is one of only 5 platinum level bike cities in the U.S., and has been named one of the best cities on earth for biking
- In 2016, Fitbit named Madison the fittest city in America
- Madison is home to over 260 parks, 6,000 acres of parkland, and over 200 miles of off-road and multi-use paths and trails
- Madison has 15,000 acres of lakes, where residents enjoy sailing, canoeing, kayaking, fishing, swimming, and stand-up paddle boarding
- The Dane County Farmers' Market (located on around the Capitol Square) is the largest producer-only market in the U.S.
- Madison is home to the World Dairy Expo, which celebrated its 56th anniversary in 2023. The event is the largest dairy expo in the world, and one of the largest trade shows in the world, too.

GREEN CITY

- Earth Day was founded in Madison
- In 2014, Madison was named the greenest city in America
- Madison has the most park playgrounds per 100,000 residents
- Over 40+ buildings, including the Dane County airport and the Monona Terrace, have earned (LEED) certifications
- *Horticulture Magazine* named Olbrich Botanical Gardens one of the 10 most inspiring gardens to visit

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In evaluating offers, ownership will consider all circumstances as applicable to each offer, including but not limited to:

- Offering Price
- Financial Capacity to Perform
- Contingencies
- Due Diligence Requirements
- Schedule and Timing for Closing
- History of Similar Transactions

All offers should be presented in the form of a non-binding Letter of Intent and include:

- Offer Price and the amount of earnest money deposit
- Detailed list of any contingencies, including but not limited to, required approvals in order to complete transaction and closing
- Detailed outline of schedule including timeframe for due diligence and proposed date for closing

Offers should be sent via email to:

Aris Gialamas

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