



# 4300 Duraform Lane Windsor, WI 53598

## For Sublease

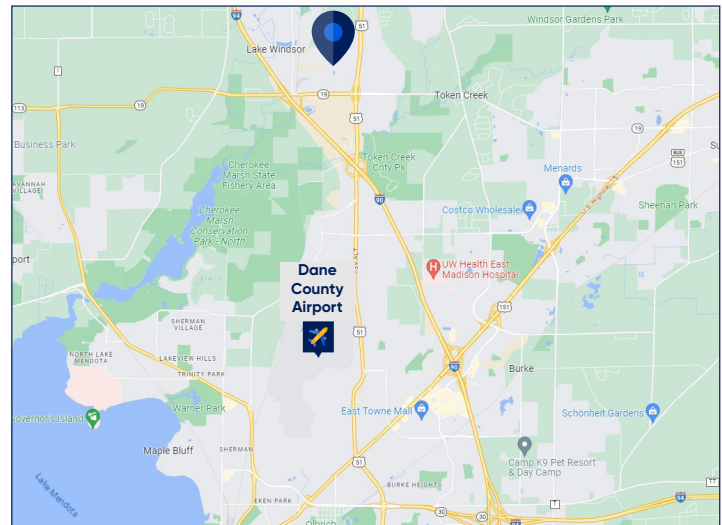
### Property Overview

Class A flex building available for sublease. The building was built in two phases. Phase one: the East building, consists of office space, a warehouse. Phase 2: the West building, consists of office space. The buildings are contiguous and connected via a glass breezeway. Sublessor is willing to lease the entire building or demise the building as needed.

### Space Profile

<b>Premises</b>	<p>Total building area: 14,061 SF</p> <p>West: 5,316 SF of office</p> <p>East: 6,520 SF</p> <ul style="list-style-type: none"> <li>• 3,800 SF of warehouse</li> <li>• 2,270 SF of warehouse/sport facility</li> </ul>
<b>Rental Rate</b>	<p>Office: \$13/ SF NNN</p> <p>Warehouse: \$10/NNN</p>
<b>2023 Est. OpEx</b>	\$5.75/SF + utilities & janitorial
<b>Availability</b>	Immediate
<b>Building Class</b>	A
<b>Parking</b>	3:1,000
<b>Notes</b>	<ul style="list-style-type: none"> <li>• Existing furniture negotiable: Space could come fully furnished to provide plug and play solution</li> <li>• Excellent access off Interstate 39/90/94 and US Highway 51</li> <li>• Solid/new construction on concrete pad</li> <li>• Total site consists of over 2 acres</li> <li>• Outdoor patio with grill area</li> <li>• Internet providers include: TDS and Century Link</li> <li>• Warehouse clear height exceeds 24'</li> <li>• Exposed high beams and roof trusses to achieve a modern/contemporary environment</li> <li>• Multiple kitchen/kitchenettes/break areas available</li> <li>• Showers</li> </ul>

### Map



### For More Information



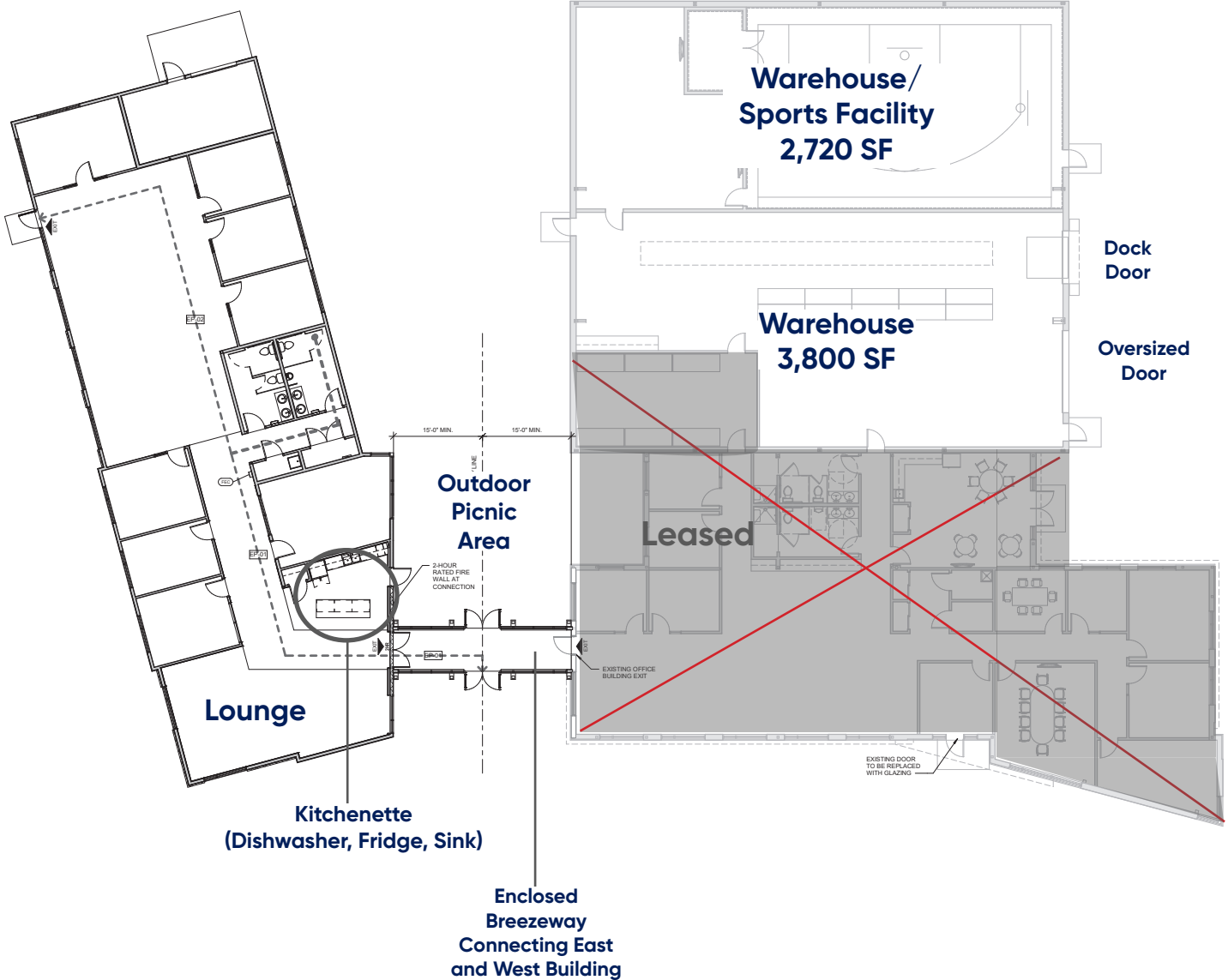
**Ross Rikkers**  
608.239-7724  
rrikkers@cresa.com

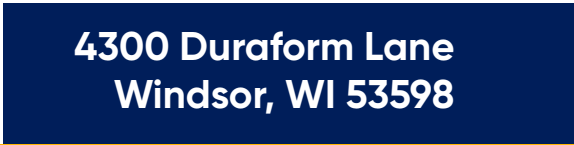
**Cresa**  
613 Williamson Street  
Suite 210  
Madison, WI 53703  
cresa.com/madison

## Full Building Floor plan

### West Building

### East Building

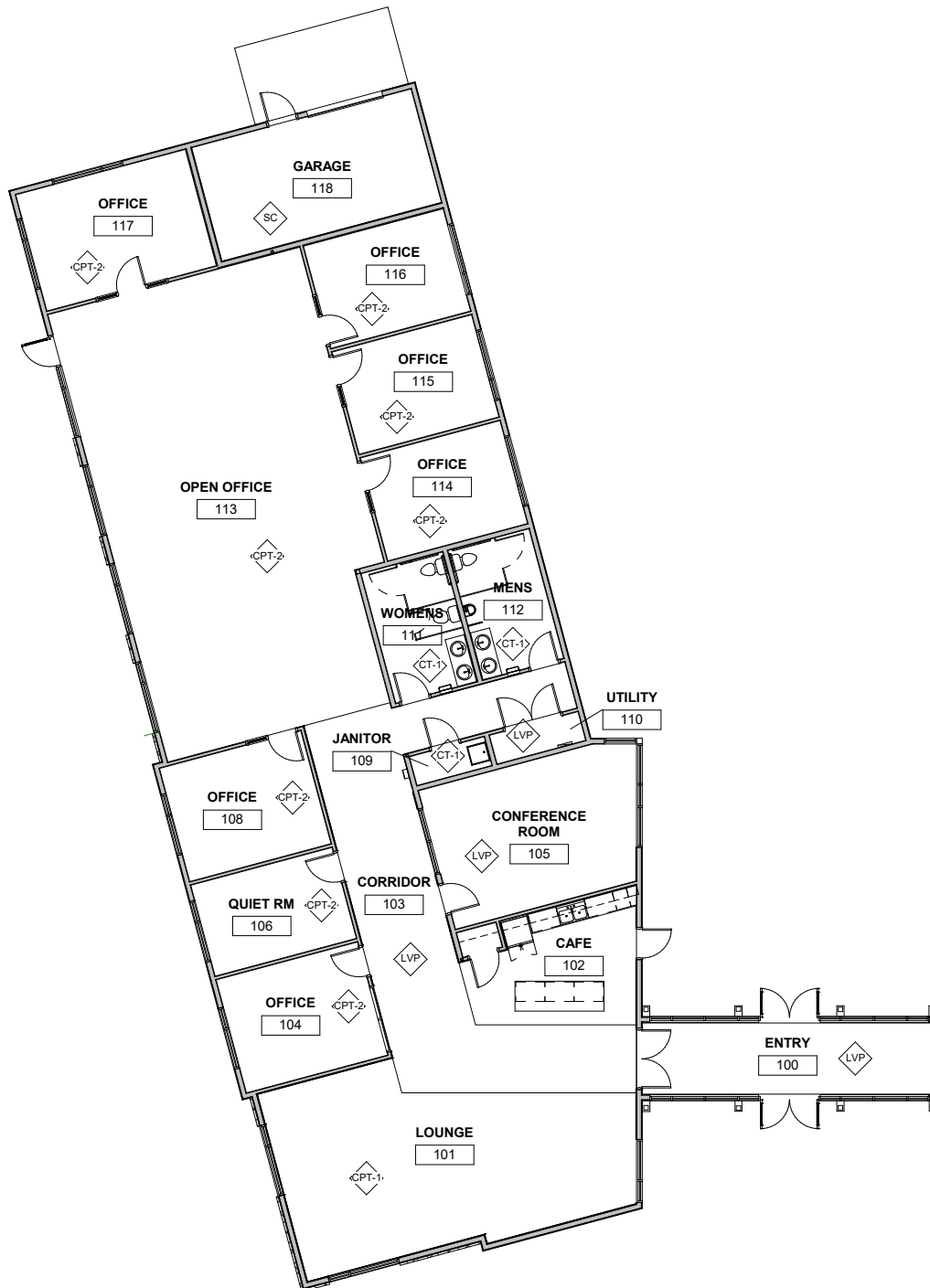






4300 Duraform Lane  
Windsor, WI 53598

## Phase Two: West Building



## Site Plan

