

OFFICE SPACE FOR LEASE

The American Center Office Park

5250 East Terrace

MADISON, WI 53718

Price: Negotiable/Gross



KATIE WEST
Commercial Real Estate Broker
(608) 443-1023
kwest@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
(608) 443-1004
bmeyer@oakbrookcorp.com

PROPERTY SUMMARY

5250 EAST TERRACE DRIVE



Property Summary

Lease Rate:	Negotiable
Lease Term:	Negotiable
Suite A:	196 RSF
Suite B:	196 RSF
Suite 112:	1,024 RSF
Suite 148:	1,806 RSF
Building SF:	31,989
Year Built:	1997
Building Class:	A
Floors:	1
Parking:	132
Parking Ratio:	4.92
Zoning:	SEC

Property Overview

High-quality office space located in the American Center Office Park on Madison's northeast side. Convenient access from Interstate 90/94 and Highway 151. Great windows with lots of light. Minutes from East Towne Mall and the Dane County Regional Airport.

Brand new common area updates including lobby, common conference room, restrooms and building entrances.

Location Overview

Located on Madison's northeast side with easy access to the Beltline and Hwy. 90/94. 10 minutes to downtown/campus.

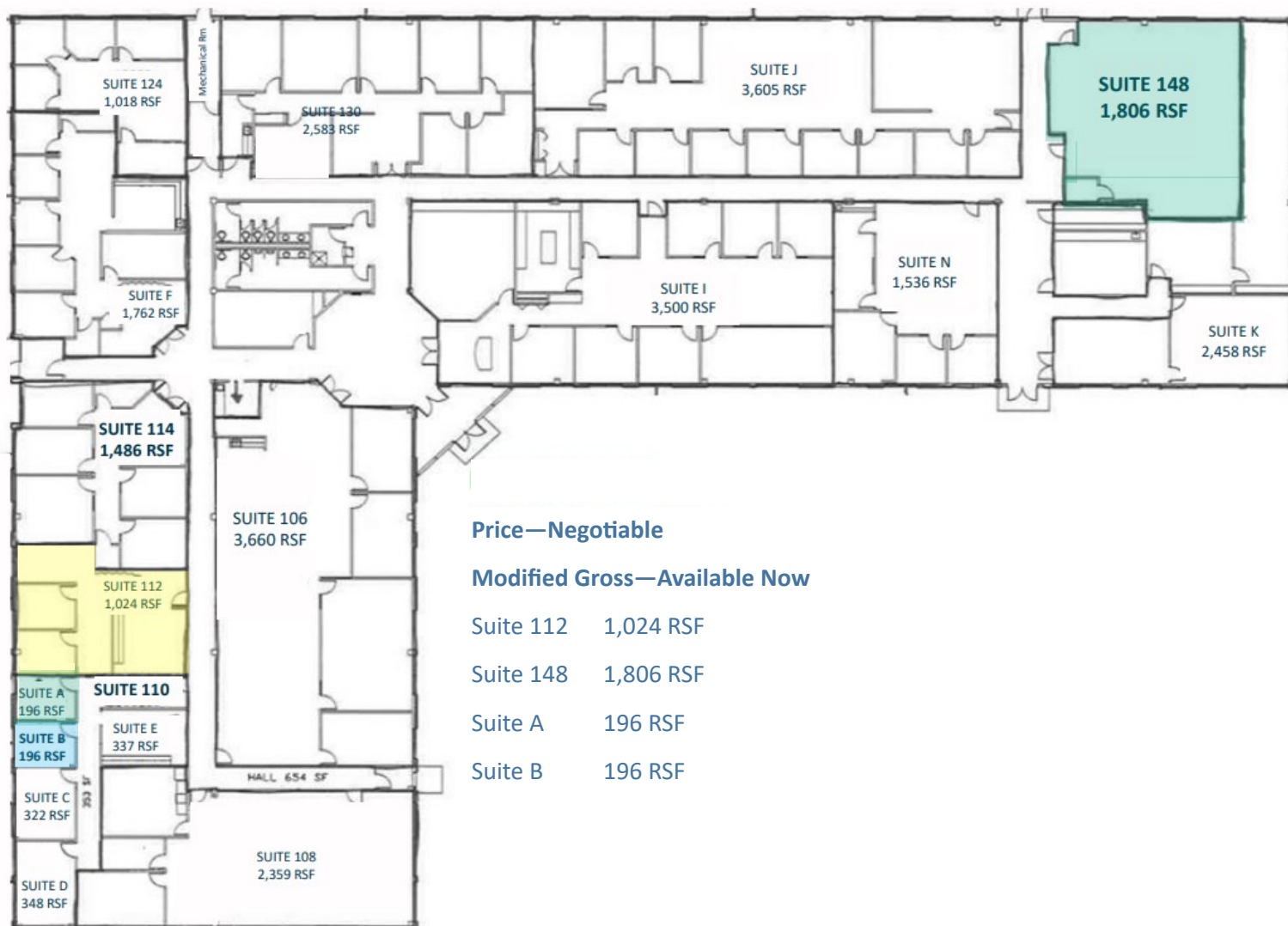
OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

KATIE WEST
Commercial Real Estate Broker
O: (608) 443-1023
C: (608) 833-6333
kwest@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

FLOOR PLAN

5250 EAST TERRACE DRIVE



Price—Negotiable

Modified Gross—Available Now

Suite 112 1,024 RSF

Suite 148 1,806 RSF

Suite A 196 RSF

Suite B 196 RSF

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

KATIE WEST
Commercial Real Estate Broker
O: (608) 443-1023
C: (608) 833-6333
kwest@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

PROPERTY PHOTOS

5250 EAST TERRACE DRIVE



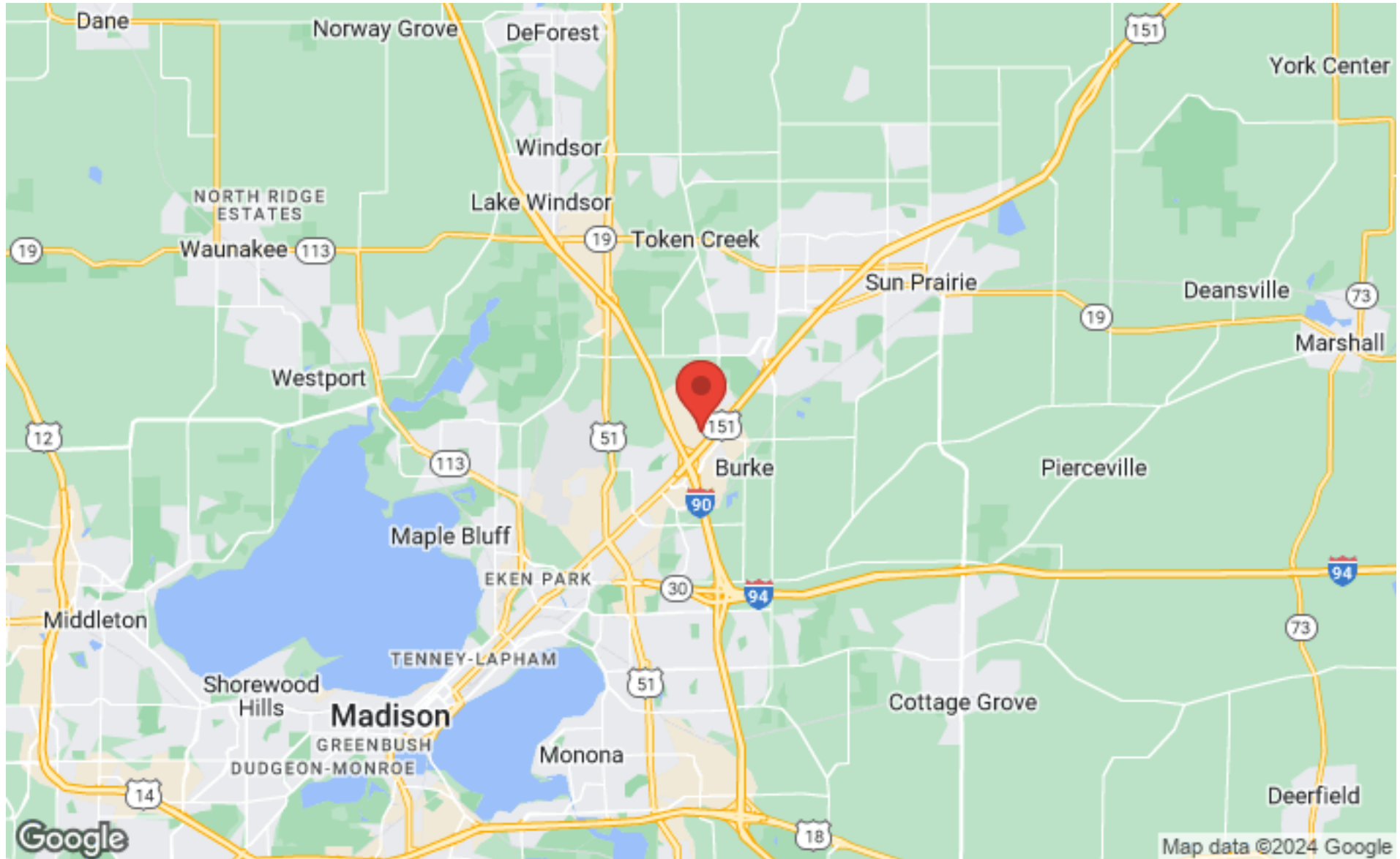
OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

KATIE WEST
Commercial Real Estate Broker
O: (608) 443-1023
C: (608) 833-6333
kwest@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

REGIONAL MAP

5250 EAST TERRACE DRIVE



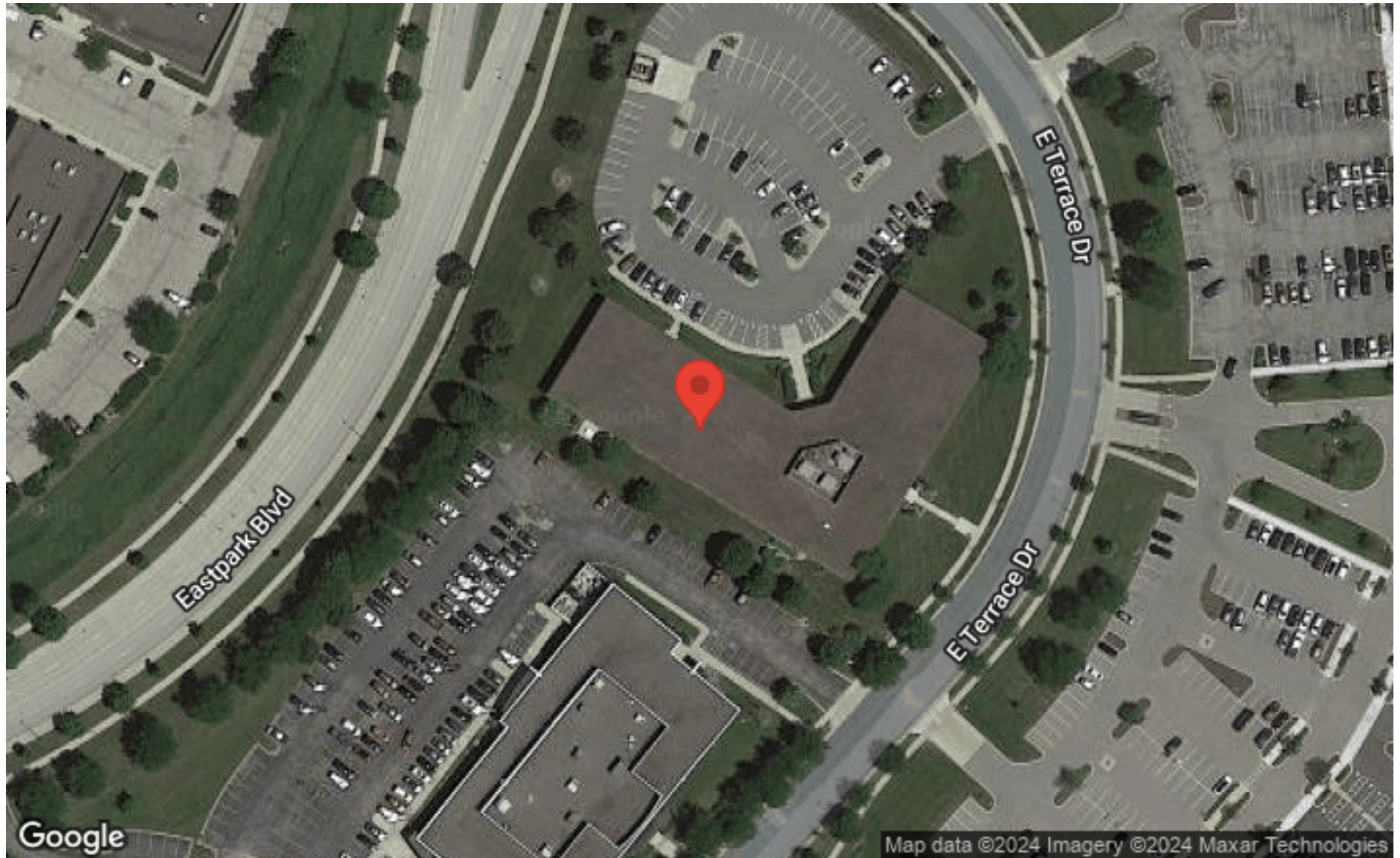
OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

KATIE WEST
Commercial Real Estate Broker
O: (608) 443-1023
C: (608) 833-6333
kwest@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

AERIAL MAP

5250 EAST TERRACE DRIVE



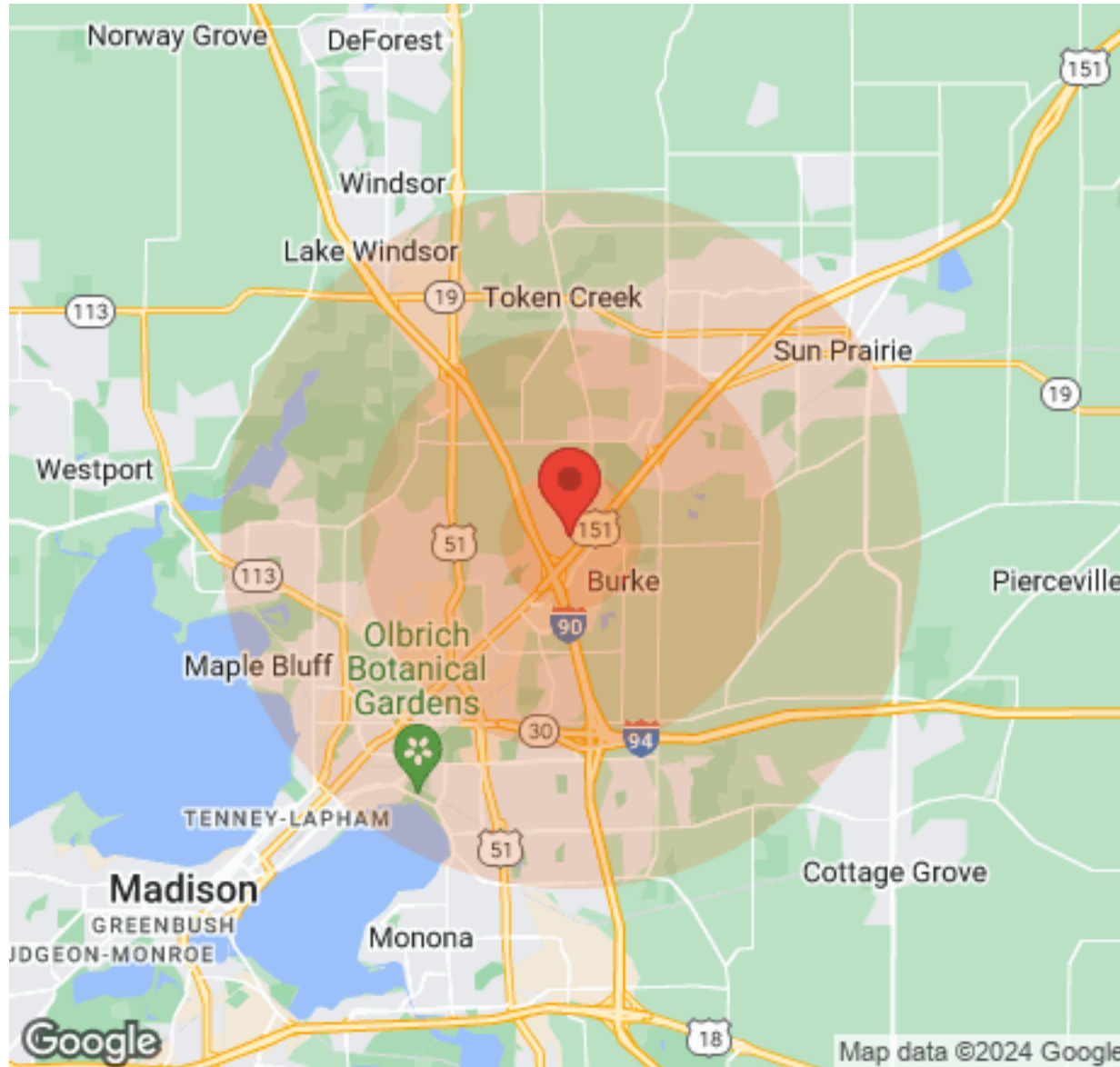
OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

KATIE WEST
Commercial Real Estate Broker
O: (608) 443-1023
C: (608) 833-6333
kwest@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

DEMOGRAPHICS

5250 EAST TERRACE DRIVE



Population	1 Mile	3 Miles	5 Miles
Male	1,758	14,595	53,539
Female	1,557	14,086	54,911
Total Population	3,315	28,681	108,450

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	506	5,583	19,451
Ages 15-24	300	3,416	13,362
Ages 25-54	1,675	12,478	43,541
Ages 55-64	371	3,320	14,583
Ages 65+	463	3,884	17,513

Income	1 Mile	3 Miles	5 Miles
Median	\$69,499	\$58,676	\$56,127
< \$15,000	160	806	3,689
\$15,000-\$24,999	101	976	4,242
\$25,000-\$34,999	159	1,157	4,848
\$35,000-\$49,999	210	1,495	6,295
\$50,000-\$74,999	378	3,019	10,358
\$75,000-\$99,999	352	2,179	7,960
\$100,000-\$149,999	222	1,938	6,508
\$150,000-\$199,999	18	474	1,620
> \$200,000	9	220	989

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,661	12,461	48,870
Occupied	1,541	11,678	46,173
Owner Occupied	474	6,013	28,220
Renter Occupied	1,067	5,665	17,953
Vacant	120	783	2,697

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

KATIE WEST
Commercial Real Estate Broker
O: (608) 443-1023
C: (608) 833-6333
kwest@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

DISCLAIMER

5250 EAST TERRACE DRIVE

All materials and information received or derived from Oakbrook Corporation its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Oakbrook Corporation its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Oakbrook Corporation will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Oakbrook Corporation makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Oakbrook Corporation does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Oakbrook Corporation in compliance with all applicable fair housing and equal opportunity laws.

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

PRESENTED BY:

KATIE WEST
Commercial Real Estate Broker
O: (608) 443-1023
C: (608) 833-6333
kwest@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.