

OFFICE FOR LEASE

1117-1125  
Deming Way

MADISON, WISCONSIN

CBRE



# Property Overview

1117-1125 DEMING WAY

Building Size	62,507 SF
Available Space	10,000 - 62,507 RSF
Lease Rate	\$18.00/SF, NNN
Operating Expenses	\$10.50 PSF (Est. 2024)
Signage	Monument signage available
Parking	6.25/1,000; free surface parking

Completely remodeled in 2012, 1117-1125 Deming Way is a Class A office space on Madison's west side in the Old Sauk Trails Park. Easily accessible from the Beltline, this spacious single-story building is ideal for an office, lab or production facility.

The space features approximately 14' exposed ceilings with spiral ductwork and unique design elements, including several glass-walled conference rooms and a large training room with folding walls to convert to smaller conference rooms. The high-end lobby features two-story ceiling height and ability for new tenant to have a receptionist at the front door. Common area space features two-story great rooms with a fireplace and casual seating areas. Skylights and large perimeter glass windows bring in plenty of natural light.







# On Site Amenities

1117-1125  
DEMING WAY

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- Conference Rooms
- Meeting Areas
- Outdoor Patio
- Exercise Room
- Mother's Rooms
- Kitchen / Break room
- In-suite restrooms
- White Noise System
- Loading Docks (2)
- Backup Generators (2)





Large Conference Room



Workout Facility

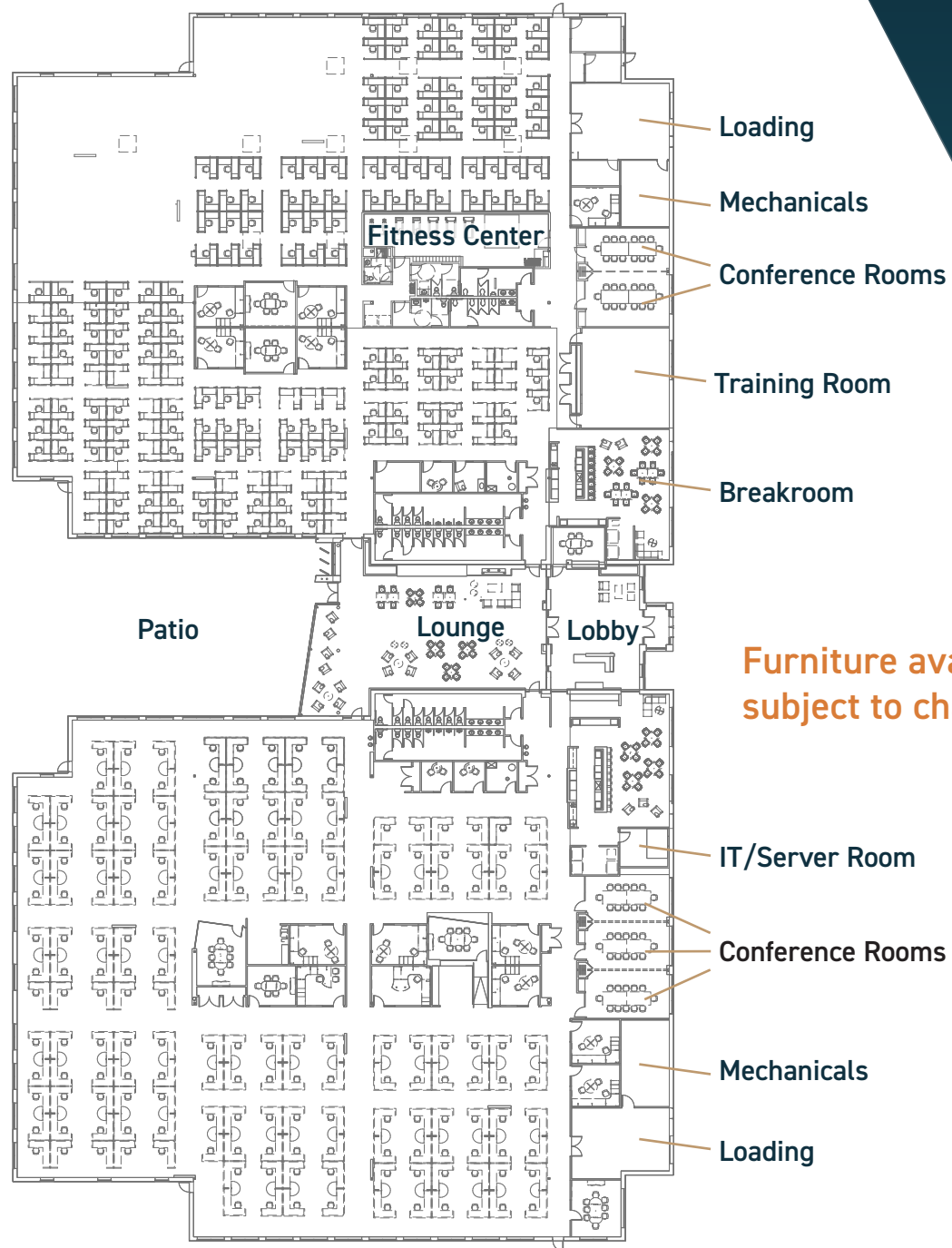


Kitchen / Breakroom



# Floor Plan

1117-1125 DEMING WAY



Loading

Mechanicals

Conference Rooms

Training Room

Breakroom

Patio

Lounge

Lobby

Furniture available,  
subject to change.

IT/Server Room

Conference Rooms

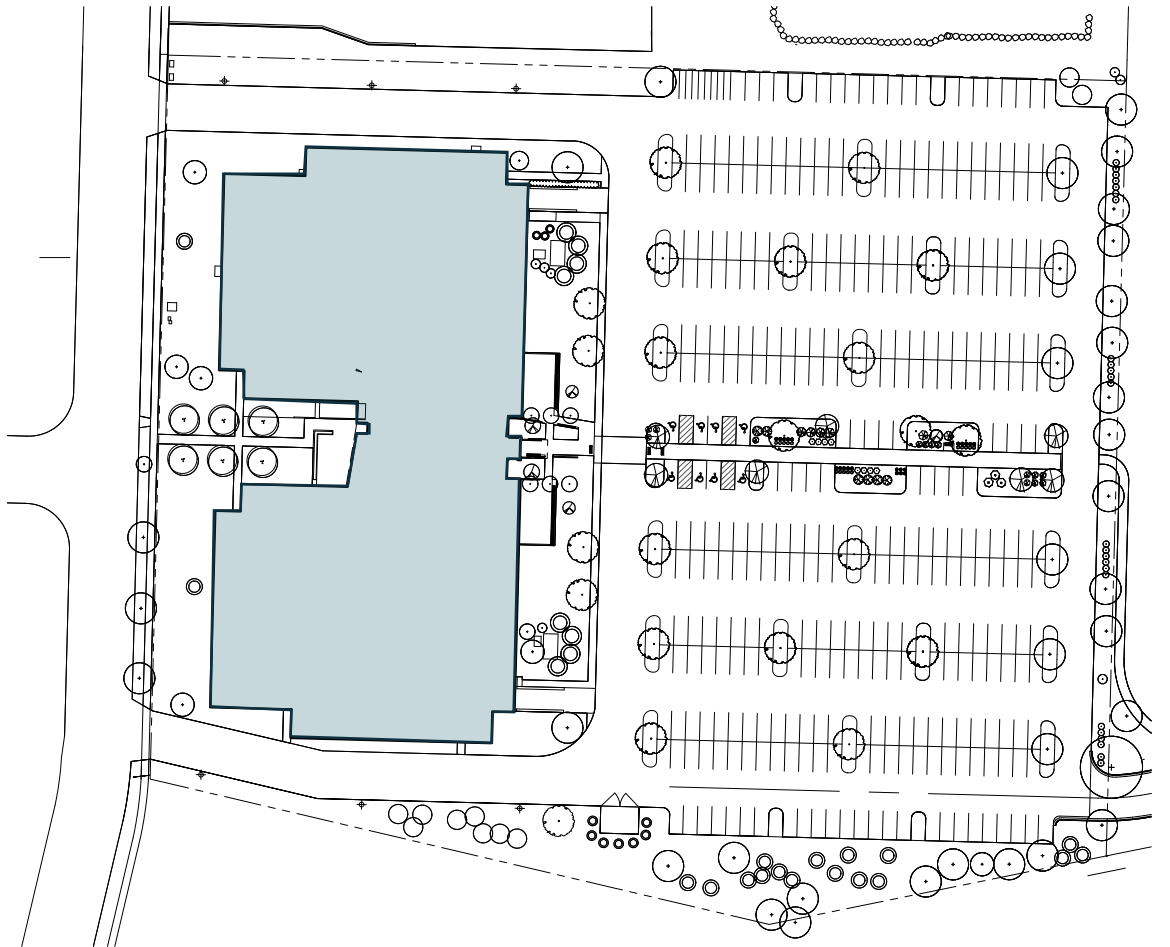
Mechanicals

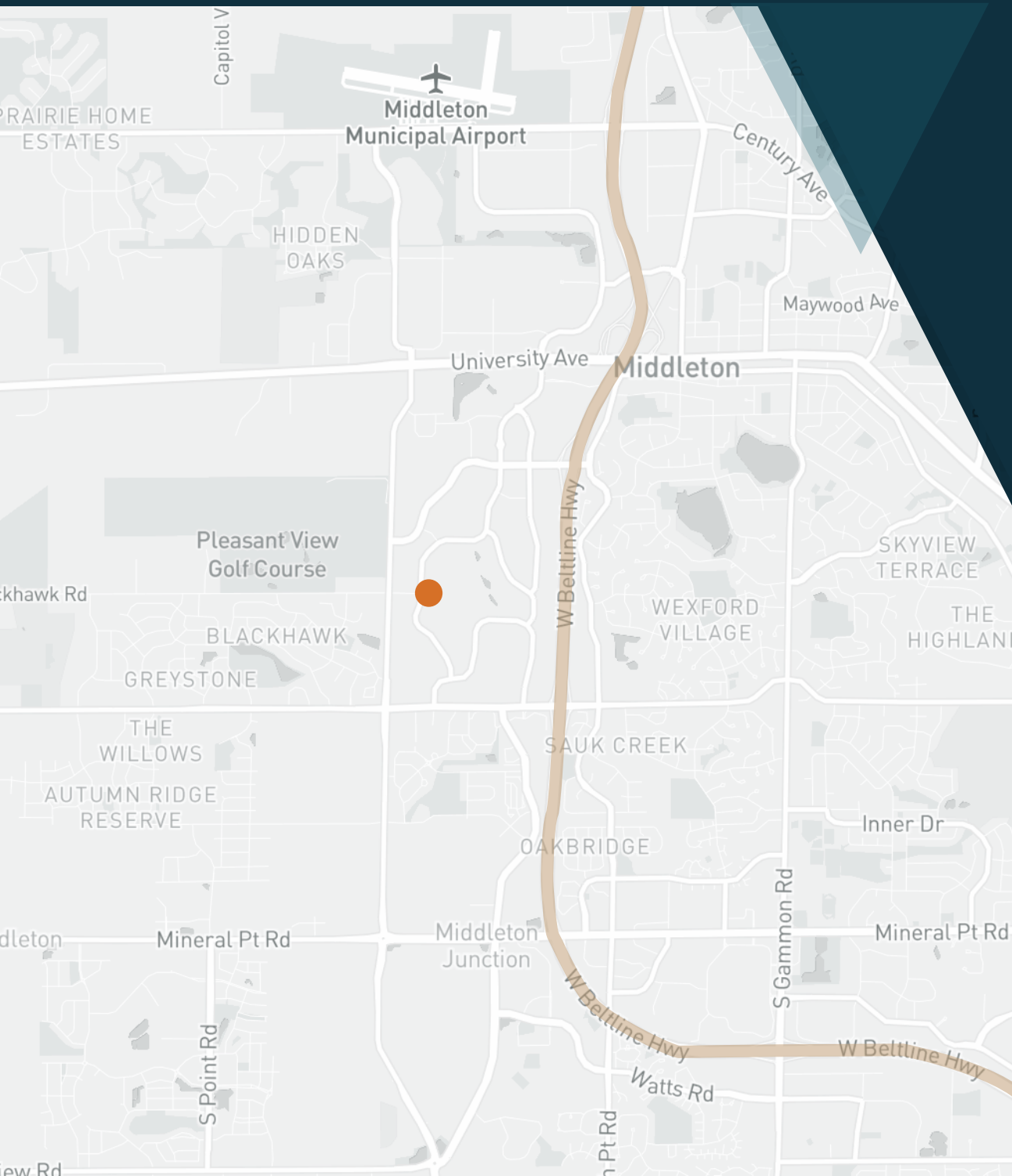
Loading

# Site Plan

1117-1125 DEMING WAY

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# Location Map

- Located in **OLD SAUK TRAILS PARK**, with a dedicated green space with jogging and walking trails
- Located minutes off the **BELTLINE**
- Large **PARKING LOT**, making it easily accessible for deliveries

**62.5K SF**

**CLASS A OFFICE SPACE**



# Area Demographics

Within 7 miles of 1117-1125 Deming Way (2023 estimates)

**206,972**

Population

**252,251**

Daytime Population

**192,240**

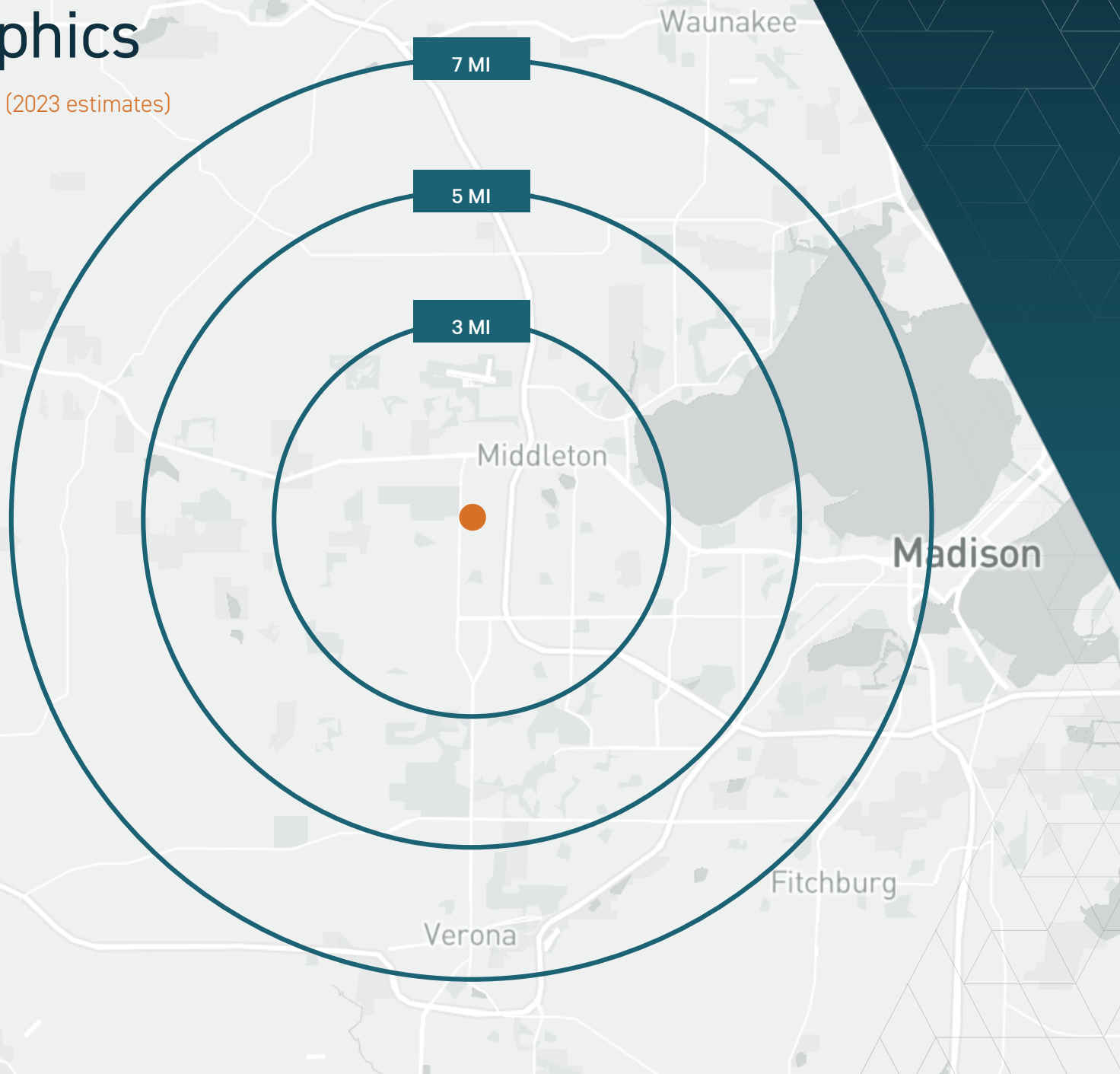
Employees

**\$127,557**

Average Household Income

**66.5%**

Population with  
Bachelor's, Graduate, or  
Professional Degree







# 1117-1125 Deming Way

MADISON | WISCONSIN

## CONTACTS

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**CBRE**

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# State of Wisconsin Broker Disclosure To Non-Residential Customers

CBRE

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

## Broker Disclosure to Customers

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to prove brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see “Definition of Material Adverse Facts” below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective & unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker’s duties to a customer under section 452.133(l) of the Wisconsin Statutes.

## Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see “definition of material adverse facts” below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: \_\_\_\_\_

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): \_\_\_\_\_

\_\_\_\_\_

(Insert information you authorize to broker to disclose such as financial qualification information)

## Consent to Telephone Solicitation

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing. List Home/Cell Numbers: \_\_\_\_\_

## Sex Offender Registry

*Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.<http://offender.doc.state.wi.us/public/> or by phone at (608) 240-5830.*

## Definition of Material Adverse Facts

A “material adverse fact” is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party’s decision to enter into a contract or agreement concerning a transaction or affects or would affect the party’s decision about the terms of such a contract or agreement. An “adverse fact” is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

*No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.*