



# KOTHE

REAL ESTATE PARTNERS

OFFICE SUBLEASE  
UP TO 127,417 SF

**525  
JUNCTION  
ROAD**

**MADISON,  
WI**

**LEASE RATE**  
**\$24.00 RSF**  
**FULL SERVICE GROSS**

**MIN 5,000 SF**



## ABOUT THE PROPERTY

Up to 127,417 RSF for sublease within City Center West, an 8-story, 400,000+ SF Class A office building at 525 Junction Road, Madison, WI. Strategically located within the growing West Madison business community and minutes from the Beltline Hwy 12/14 with easy access to countless area restaurants, shopping centers and hotels – many also within walking distance.

You won't find many Class A office buildings with the number of amenities that City Center West provides.

- On-Site Conference Center
- Multiple Board Rooms
- Full-Service Cafe
- Fitness Center
- Golf Simulator and lounge
- Multiple fiber internet options
- Covered parking ramp
- Secured card access
- Wonderful views of the City of Madison

**TERI BELL**  
**608.354.2808**  
teri@kotherep.com

Information presented herein is based on estimates and assumptions and is for illustration purposes only. No representation, warranties, or guarantees of any kind are made.

# 525 JUNCTION ROAD

## BUILDING INFORMATION



Building SF: 412,708 SF

AVAILABLE: 5,000 - 127,417 RSF

1-South: 4,721 RSF

1-North: Up to 24,275 RSF

2-North: Up to 17,001 RSF

3-North: Up to 29,149 RSF

4-North: Up to 29,149 RSF

5-North: Up to 22,850 RSF

Rate: \$24.00 Full Service Gross  
Includes in-suite janitorial & utilities.

Year Built: 2000

Stories: 8

TI Allowance: As-is

Parking: ~ 1,516 stalls; 3.46 per 1,000 SF

Security: Key card access, camera system

Accessibility: Two blocks from Hwy 12/14

Fiber: Redundant fiber options (TDS & Charter)

Workstations: Negotiable

Storage: 850 SF for lease (\$7/SF gross)

Amenities: Cafe, fitness center, golf simulation  
and lounge on-site



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## AREA AMENITIES

With ample parking and easy access to major highways, this prime location offers convenience and accessibility for both employees and clients.



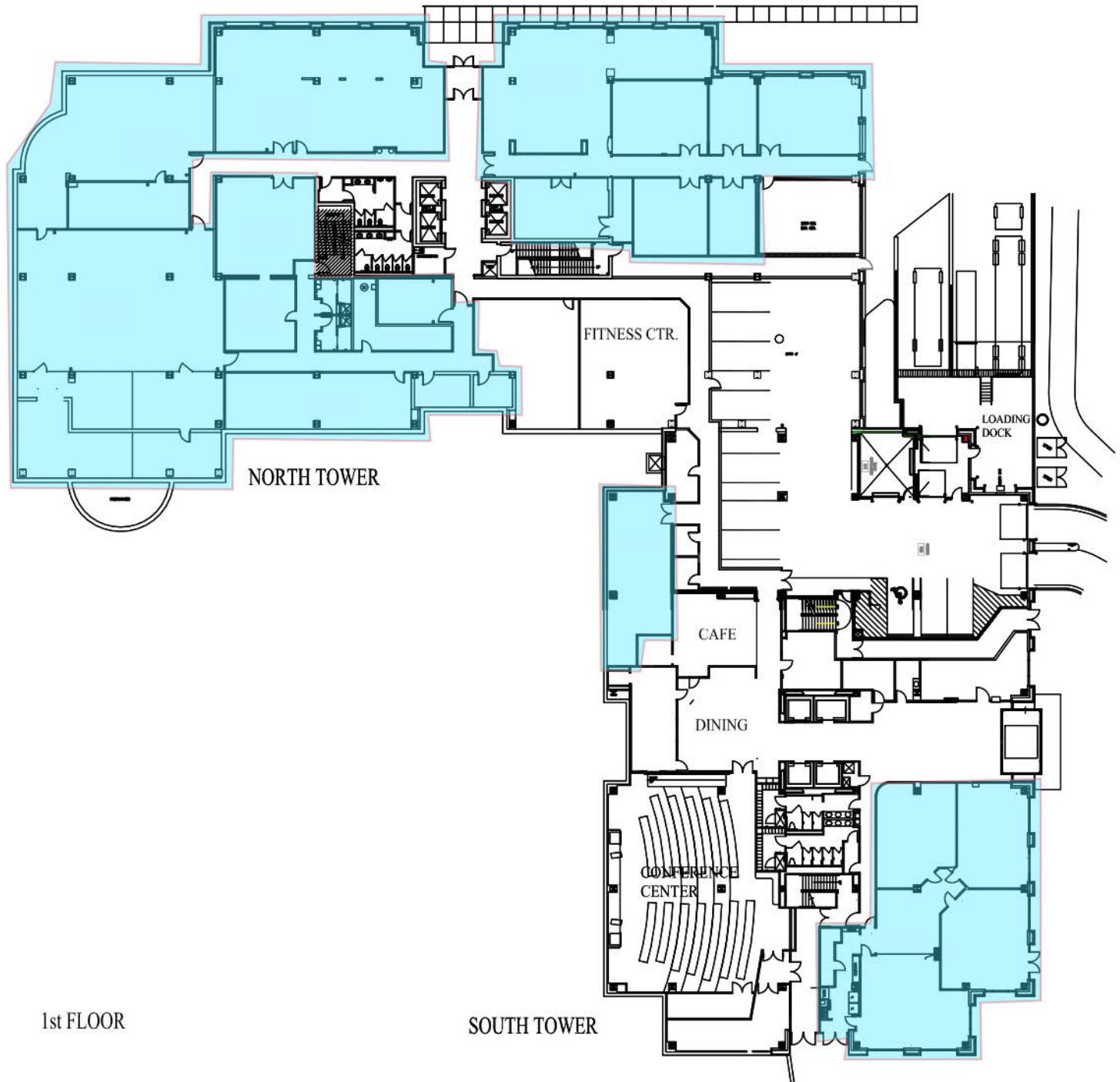


## FLOORPLANS

1st FLOOR

Up to 28,996 SF Available

# 525 JUNCTION ROAD



1st FLOOR

SOUTH TOWER



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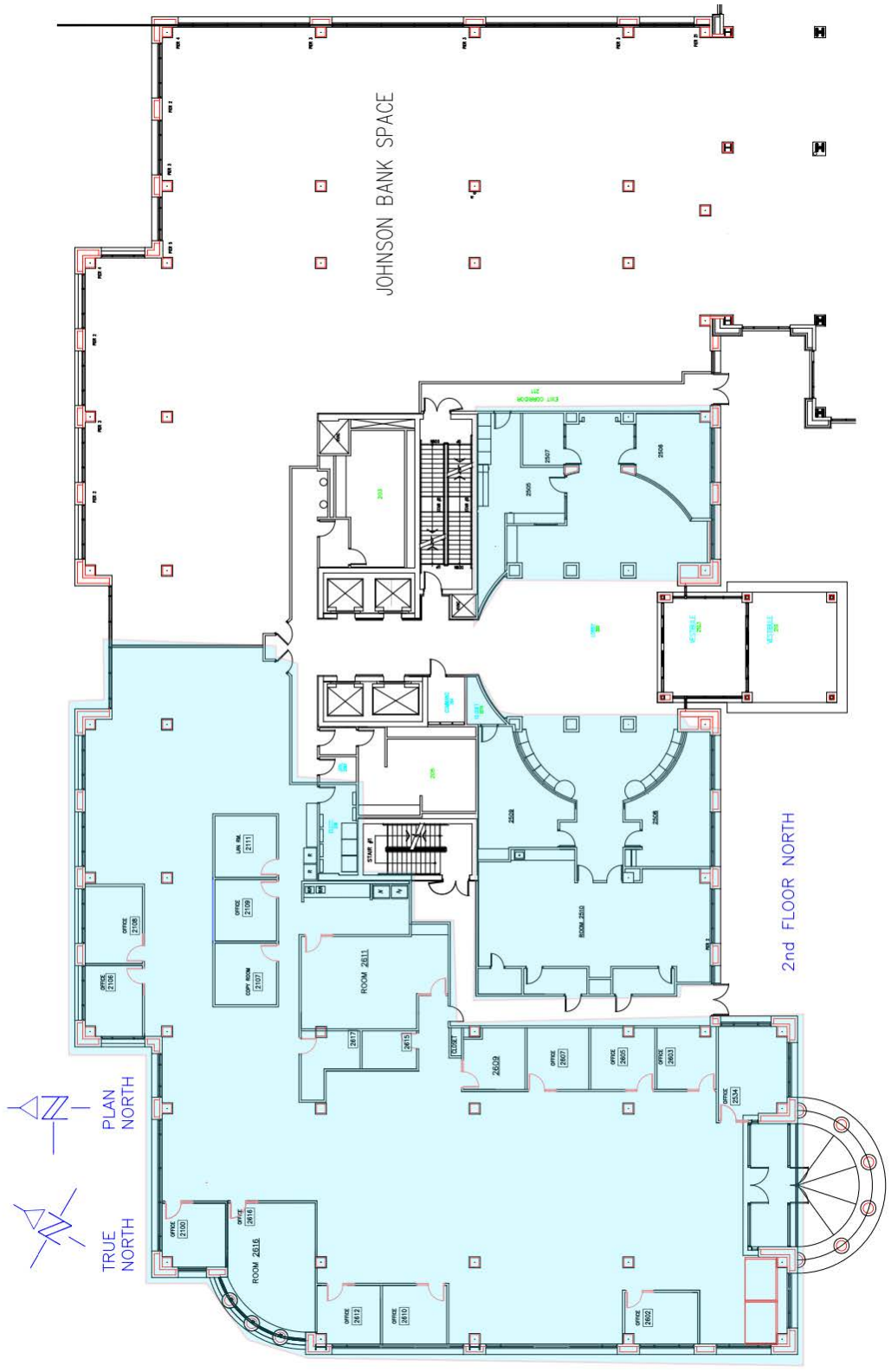
608.354.2808

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FLOORPLANS

2nd FLOOR  
Up to 17,001 SF Available

525 JUNCTION ROAD



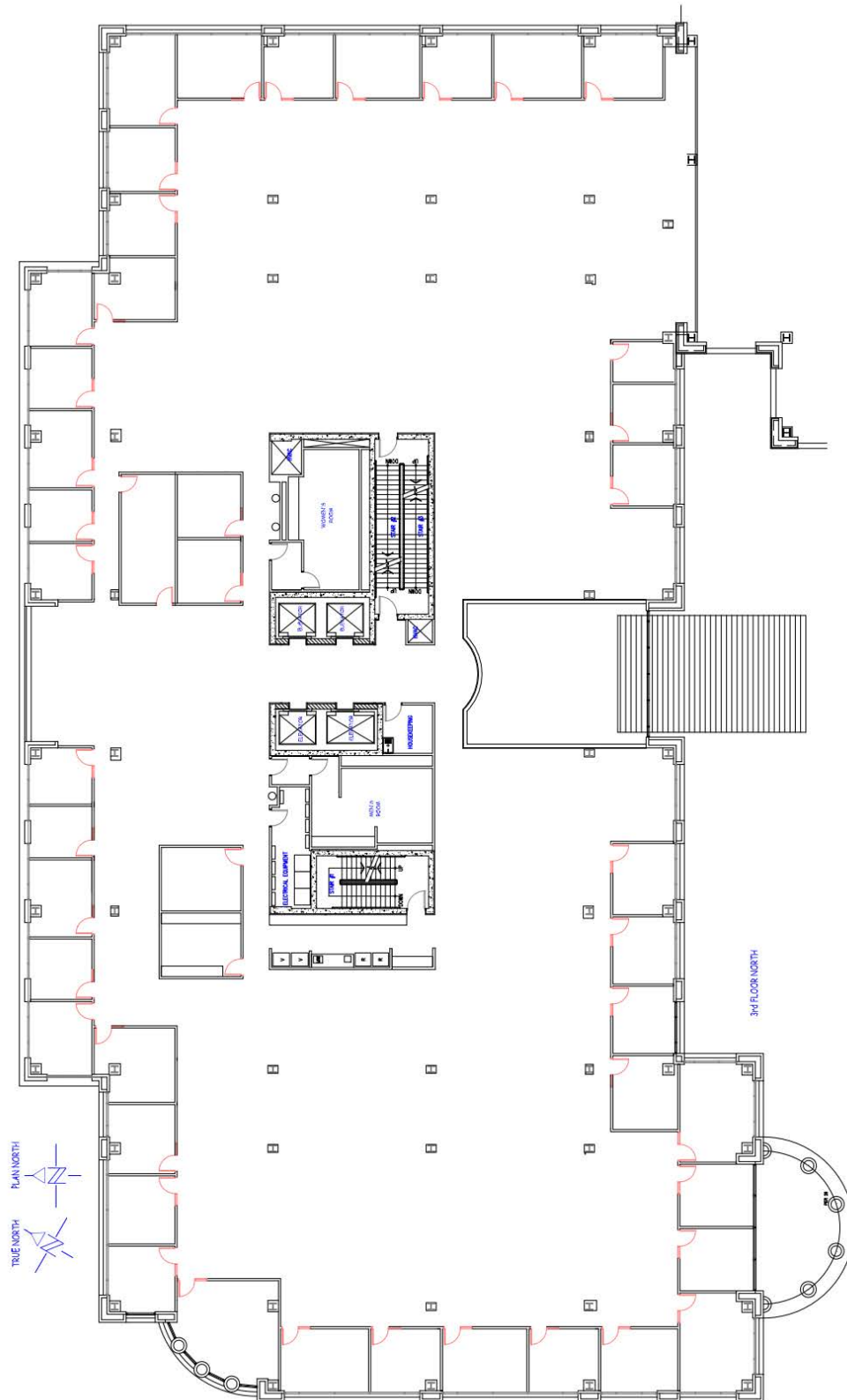
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## FLOORPLANS

3rd FLOOR

Up to 29,421 SF Available

# 525 JUNCTION ROAD



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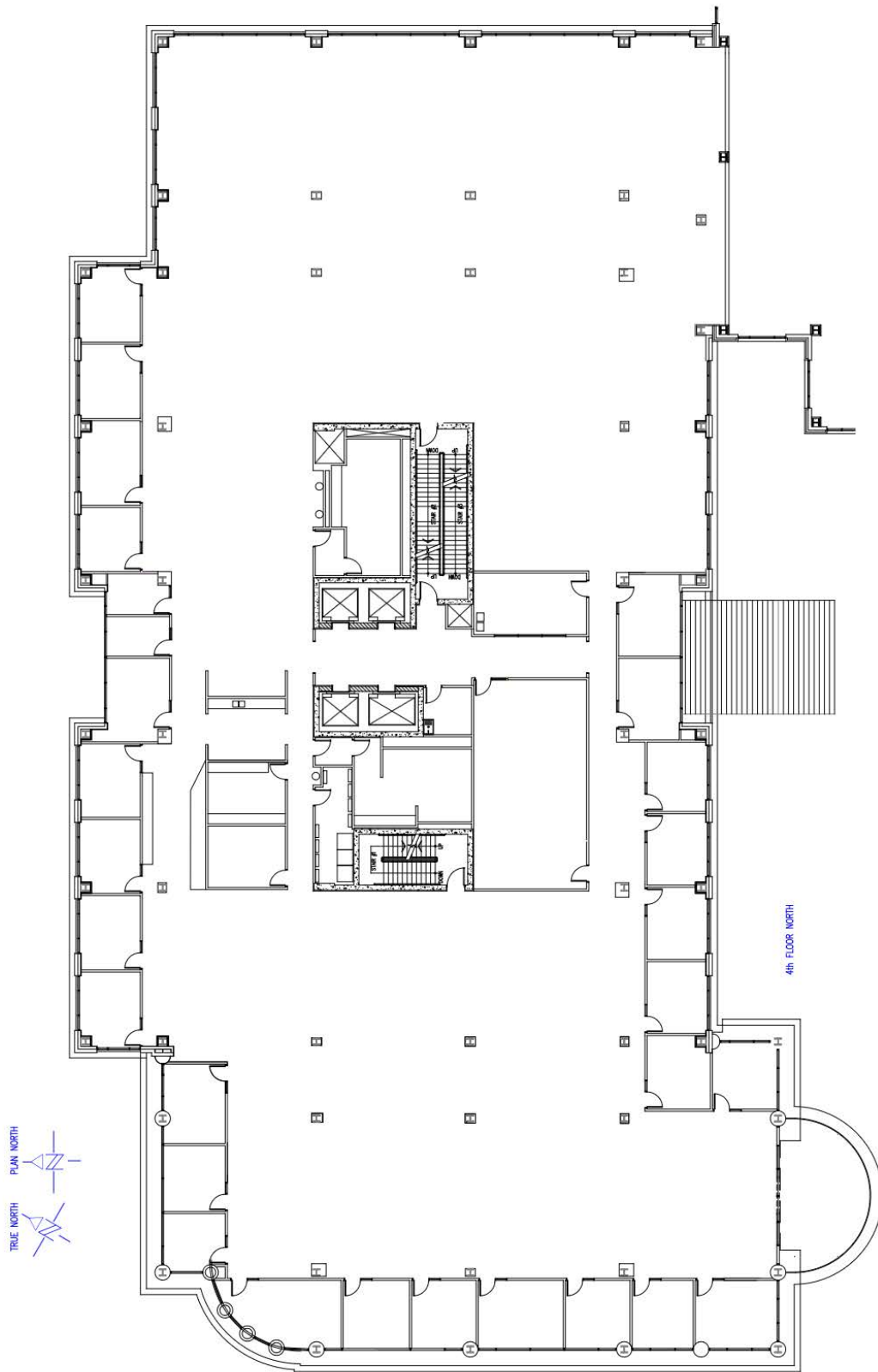
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## FLOORPLANS

4th FLOOR

Up to 29,149 SF Available

# 525 JUNCTION ROAD



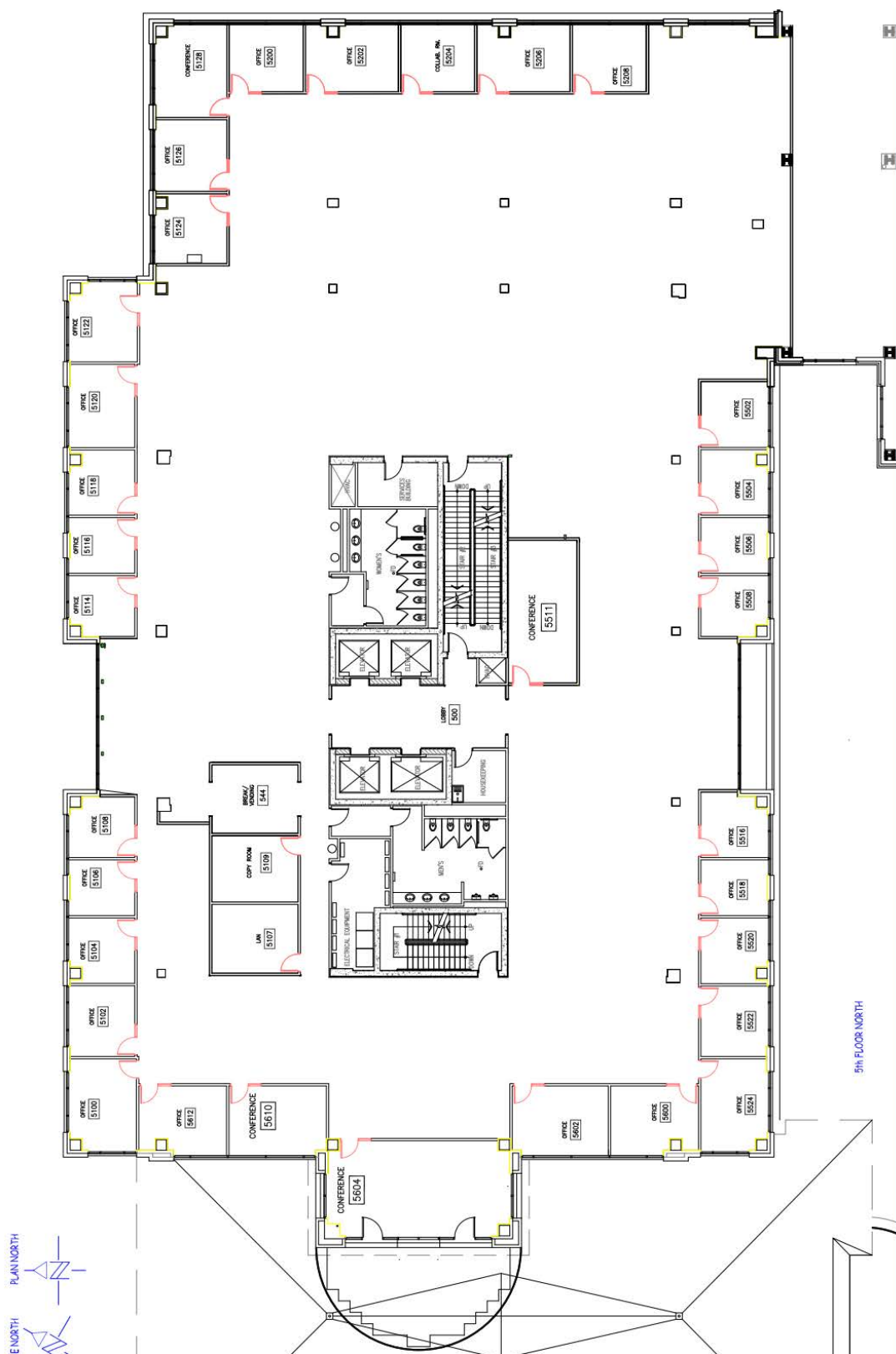
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5th FLOOR  
22,850 SF Available

# 525 JUNCTION ROAD





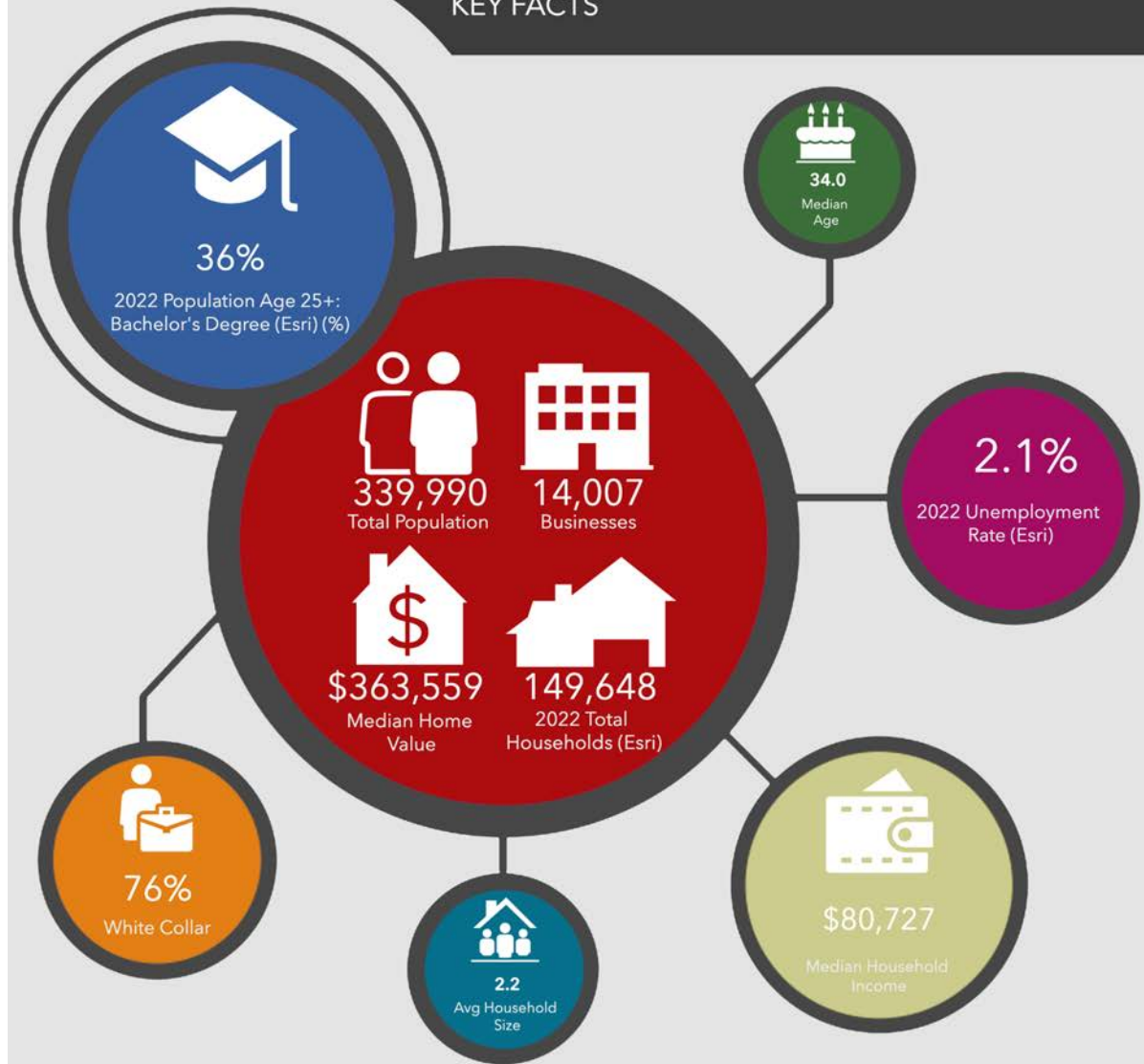
## AREA DEMOGRAPHICS

\*Within 10 miles

Source: ESRI, Esri-Data Axle, Esri-U.S. BLS. Esri forecasts for 2022, 2027.

# 525 JUNCTION ROAD

### KEY FACTS



Grade A for Cost of Doing Business in Wisconsin, CNBC 2022

#4 Best State for Long-Term Fiscal Stability, US News 2022

Top 10 Best State for Business Regulatory Environments, Forbes 2019

8th Highest R&D Funding for a University (UW Madison), Forbes 2023

#5 Most Educated Cities (Madison), Wallethub 2023

#5 Tech Talent Leader (Madison), Business Facilities 2023

#7 Best Places to Live for Families (Madison), US News 2022

#2 Best State Capitals, Wallethub 2023

Top 10 City to Live in US (Madison), Curbed.com 2020

#1 City for Work-Life Balance (Madison), Smartasset.com 2022

Source: Wisconsin Economic Development Corporation



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# 525 JUNCTION ROAD

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

## BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm, may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide 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 Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see "Confidentiality Notice To Customers" below).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional property inspection, contact an attorney, tax advisor, or property 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 (1) of the Wisconsin statutes.

## CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm 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 Firm or its Agents 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 Firm and its Agents is aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information that you consider to be confidential.

## CONFIDENTIAL INFORMATION:

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NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents):

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(INSERT INFORMATION YOU AUTHORIZE TO BE DISCLOSED SUCH AS FINANCIAL QUALIFICATION INFORMATION)

## 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://www.doc.wi.gov/> 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 and 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.



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