

INDUSTRIAL / OFFICE

CBRE

8400
FAIRWAY PLACE
MIDDLETON, WI 53562

FAIRWAY PLACE



265,993 SF
SPACE FOR SUBLEASE

PROPERTY OVERVIEW

8400 Fairway Place

8400 Fairway Place offers top-quality office and warehouse space with a prime location in Middleton just minutes from Highway 14.

Office space stretches between the first and second floor, with private offices, conferences and dedicated restrooms for each space. The high-bay warehouse includes five docks. Ample parking is available between two surface lots.

On-site amenities include two large break rooms (one with a commercial kitchen) and outdoor patio.



BUILDING SPECIFICATIONS

8400 Fairway Place

Available Space	265,993 SF
Lease Rate	Subject to offer
Est. OpEx	\$2.25 / SF
Year Built	1989
Zoning	PDD-S (Planned Development District SIP)
Clear Height	29' - 34'
Docks	Five (5) with levelers and locks
Drive-in Doors	None
Column Spacing	34' x 39' (Main warehouse floor), 20' x 30' (West warehouse floor)
Power	(1) 1200 Amp, 600v, 3-Phase (2) 1600 Amp, 480Y/277v, 3-Phase
Lighting	Primarily T-5 fluorescent fixtures
HVAC	100% heated and cooled
Fire Protection	Wet system with fire pump



SPACE OVERVIEW

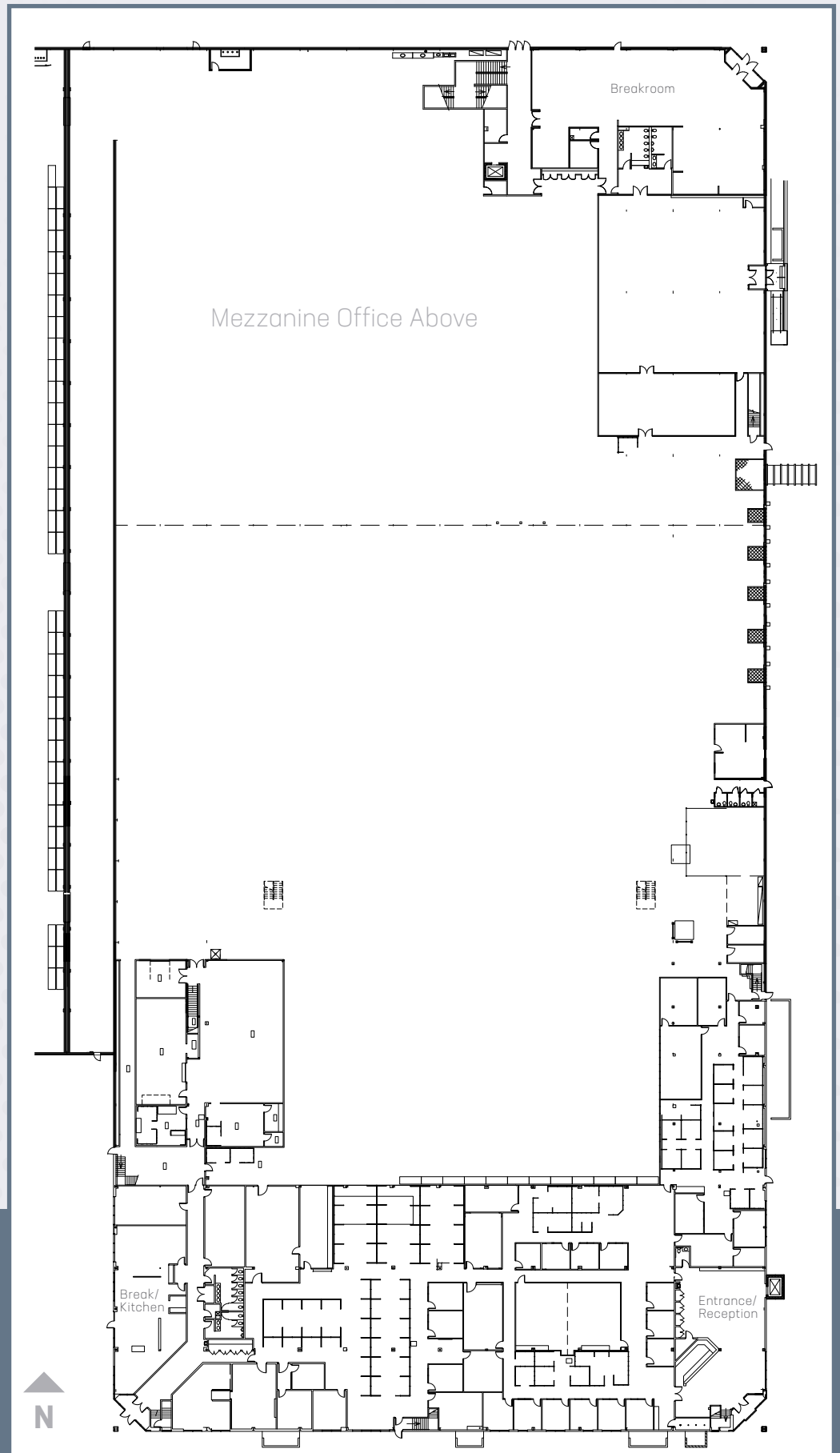
8400 Fairway Place

Office Space	127,161 SF
Warehouse Space	138,832 SF
Break Rooms	2 large employee break rooms/cafeterias, one with a commercial kitchen and patio
Restrooms	Multiple sets
Parking	229 stalls in north surface lot 192 stalls in south surface lot



FLOOR PLAN

FIRST FLOOR

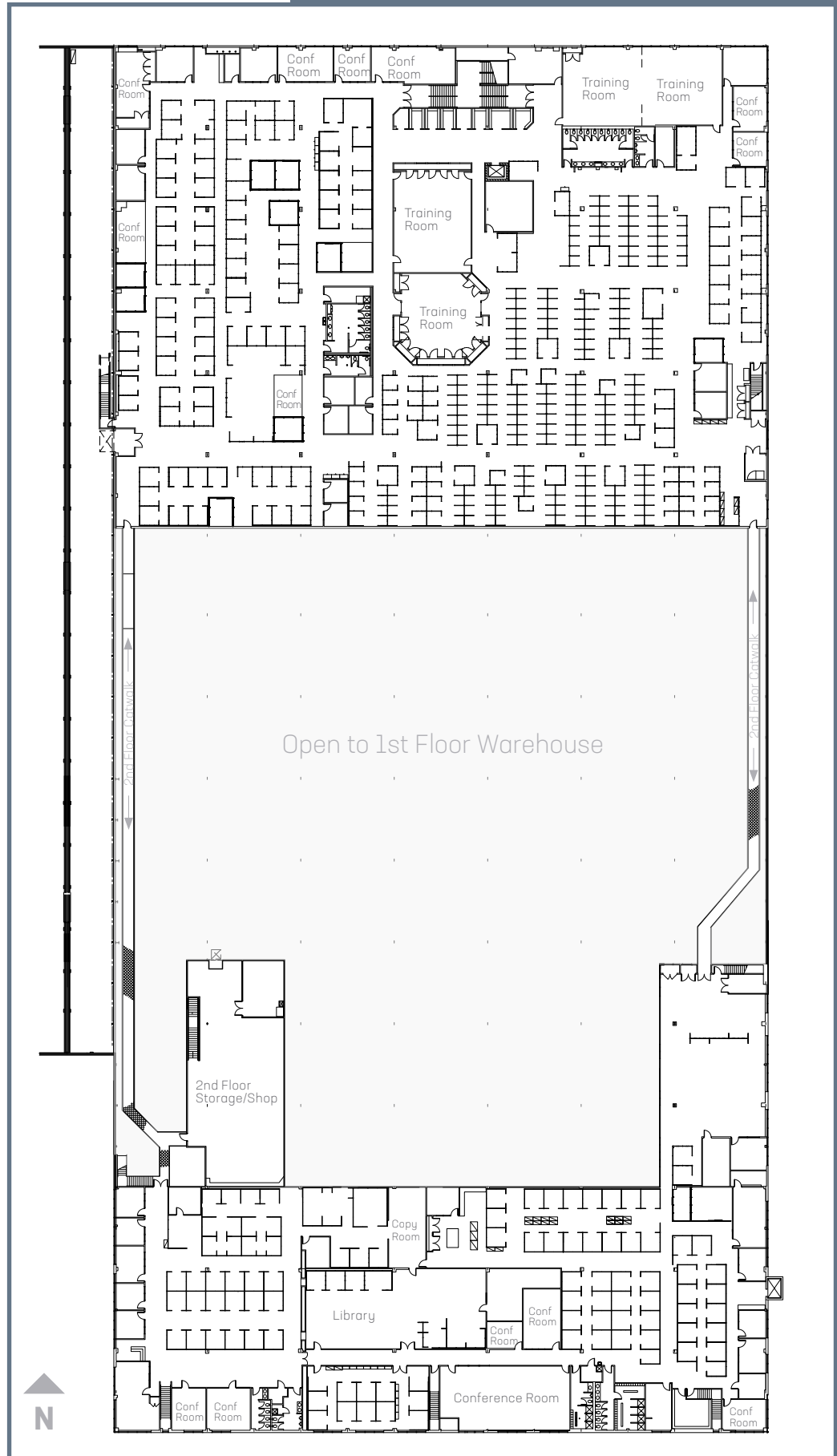


174,276 SF

FLOOR PLAN

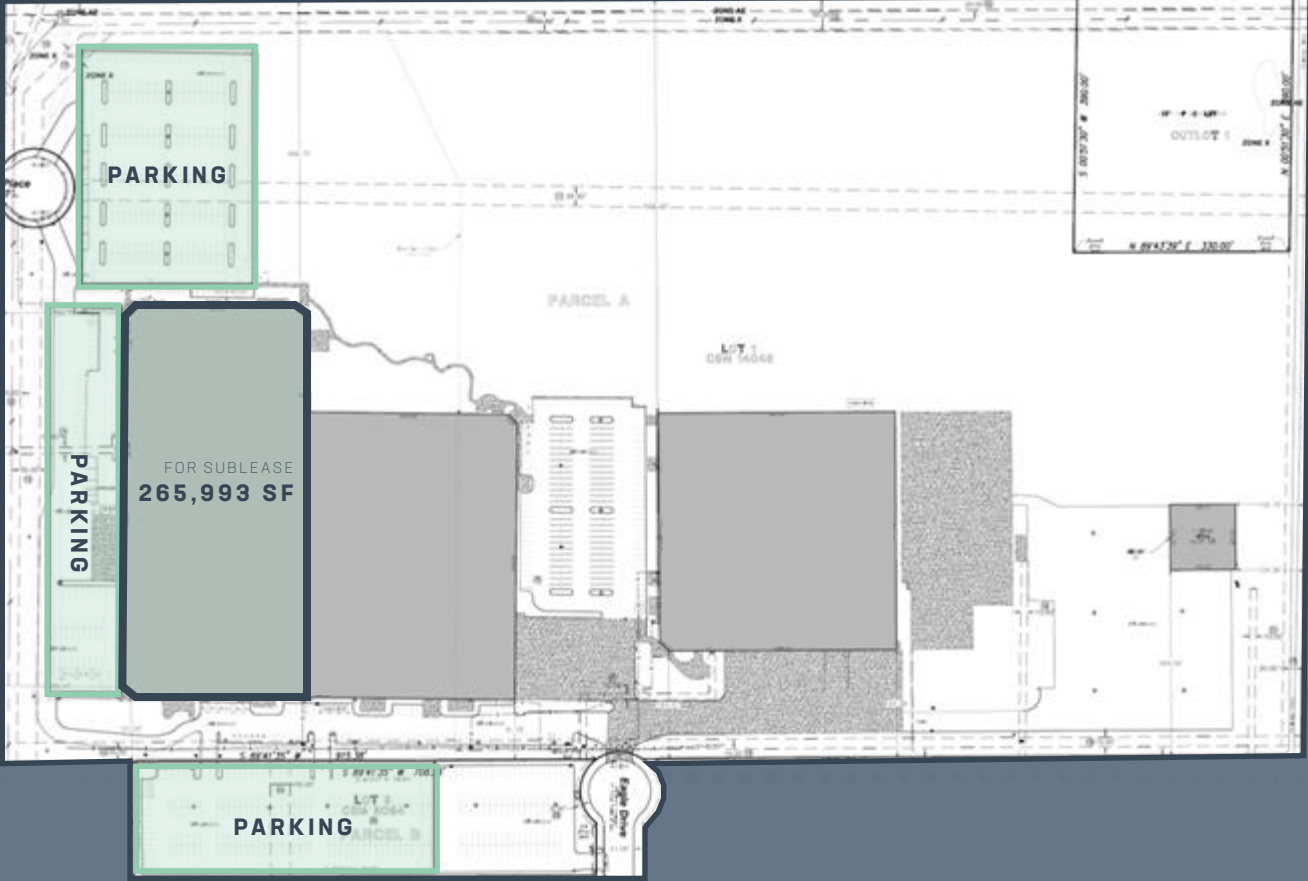
Second Floor

91,717 SF



SITE PLAN

8400 FAIRWAY PLACE



Ample Parking



Office Furniture Available



Five (5) Loading Docks



Elevator

AERIAL MAP



S
T
R
I
G
H
T
H



Clear Height

29' - 34'



Heavy Power

- (1) 1200 Amp, 600v, 3-Phase
- (2) 1600 Amp, 480Y/277v, 3-Phase



Loading Docks

Five (5) with levelers and locks

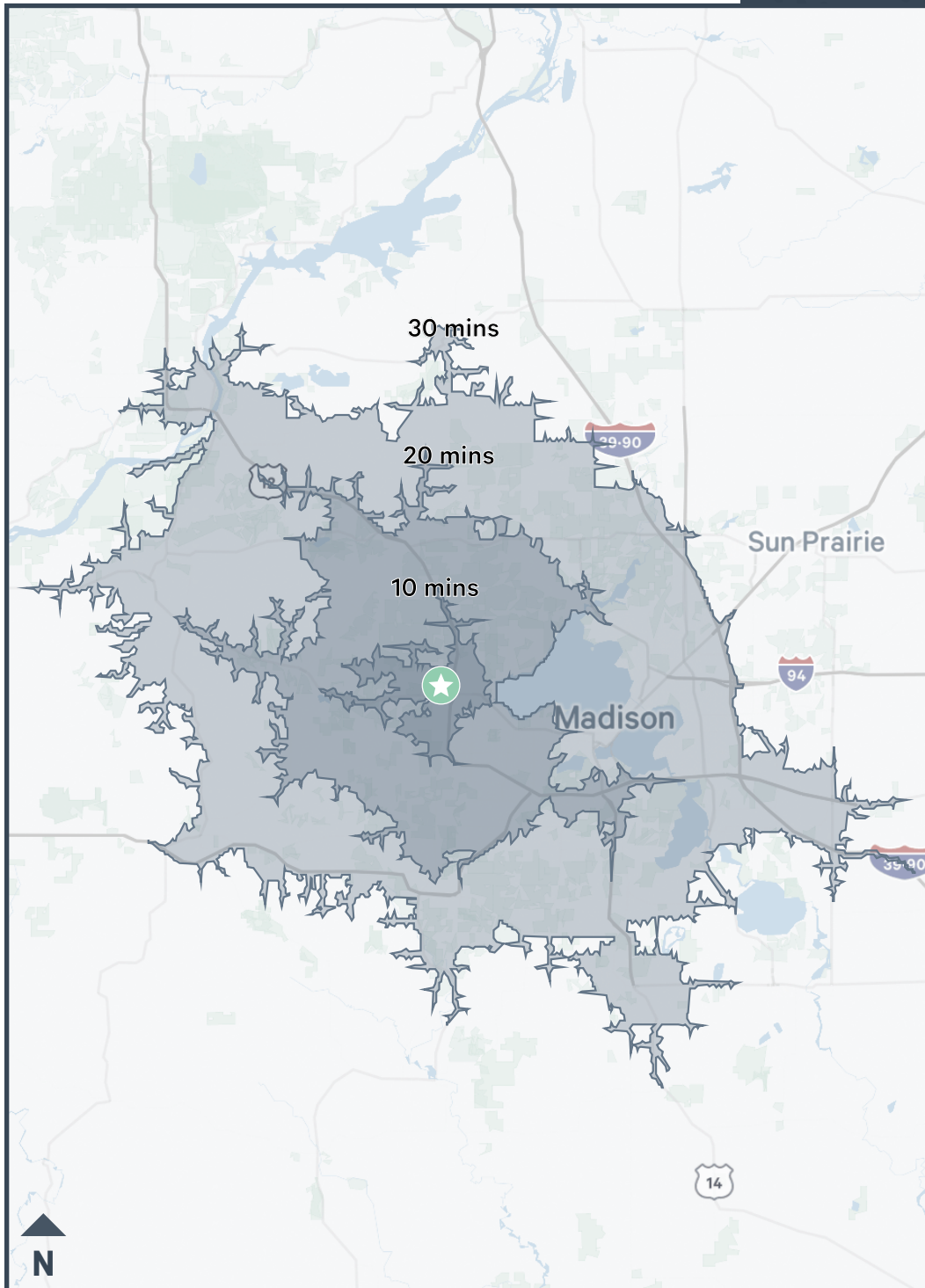


High Parking Capacity

229 stalls in north surface lot
192 stalls in south surface lot

DRIVE TIME MAP

From 8400 Fairway Place



UW-MADISON
18 MINUTES

STATE CAPITOL
25 MINUTES

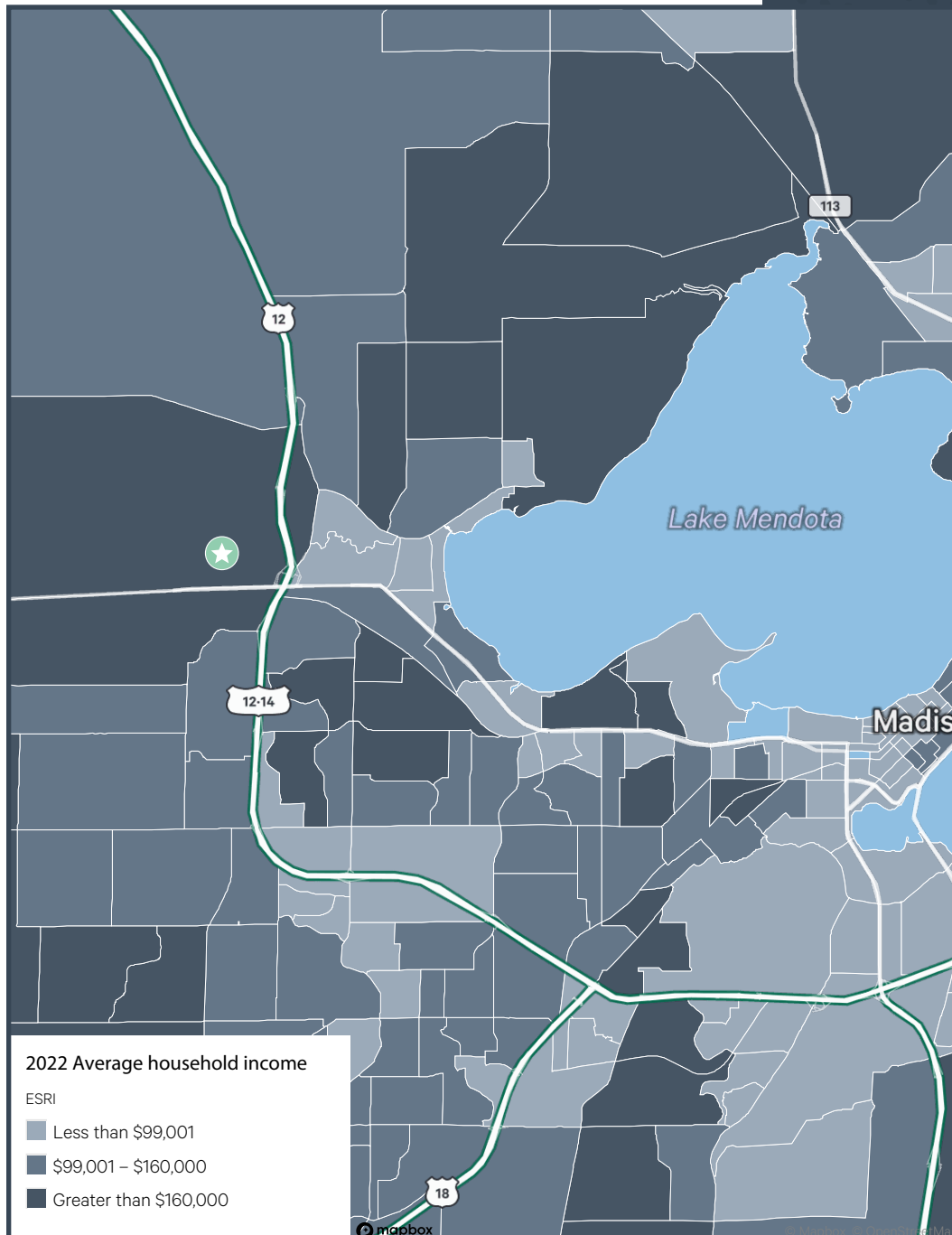
MILWAUKEE
1.75 HOURS

CHICAGO
2.5 HOURS

JANESVILLE
1 HOUR

DEMOGRAPHICS

From 8400 Fairway Place



DESIRABLE
WEST SIDE
LOCATION
WITH
EXCELLENT
WORKFORCE



**8400
FAIRWAY PLACE
MIDDLETON, WI 53562**

FAIRWAY PLACE

**265,993 SF
SPACE FOR SUBLEASE**

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State of Wisconsin Broker Disclosure

To Non-Residential Customers

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.

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.