

Hatchery Hill Office + Commercial for Lease



**2980 - 3000 Cahill Main
Fitchburg, WI 53711**

For More Information, Please Contact:

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PLATO
Commercial Real Estate

**2801 International Lane, Suite 216
Madison, WI 53704**

2980 - 3000 Cahill Main @ Hatchery Hill

Property Summary

Excellent opportunity to be located in one of the busiest and well known shopping centers in Fitchburg: Hatchery Hill Towne Center. The center has abundant onsite amenities with being anchored by Pick N Save, Panera, MOD Pizza, Anytime Fitness, Great Dane Pub & Brewing Co., and many more regional and local retailers. Easy access from Madison (only minutes away), and serving as the main gateway into Fitchburg, Hatchery Hill is a great focal point in the south central Madison market.

For lease are the office and commercial units along Cahill Main, the westward facing side of the Towne Centre. These units have store front access from the sidewalk and also allow for building signage as well. For lease are the suites as follows:

Suite 202: 892 sq. ft., \$18 per sq. ft., gross = \$1,338/month

Suite 201: 1,136 sq. ft., \$18 per sq. ft., gross = \$1,704/month

Suite 204: 4,715 sq. ft., \$15 per sq. ft. gross = \$5,893.75/month

Could combine all above suites into one unit of 6,743 sq. ft.

Utilities: Included

Internet: Per Tenant

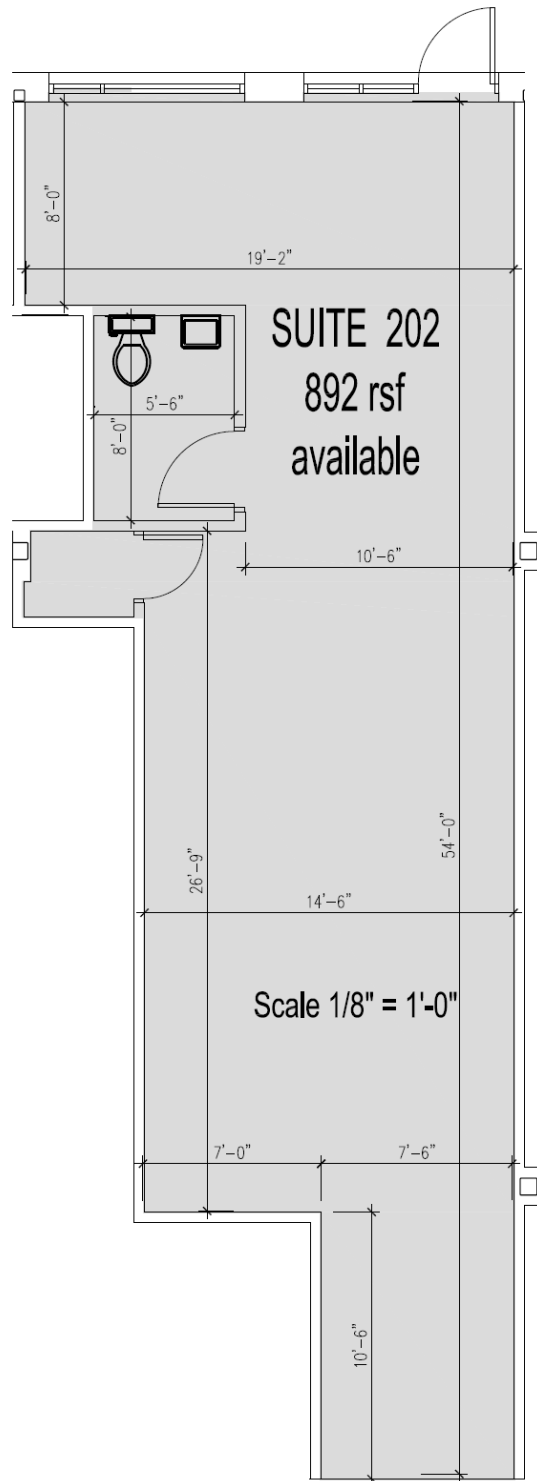
CAMs: Included

Janitorial: Per Tenant

2980 - 3000 Cahill Main @ Hatchery Hill

Floorplans

Suite J202: 892 sq. ft., \$18 per sq. ft., gross = \$1,338 per month

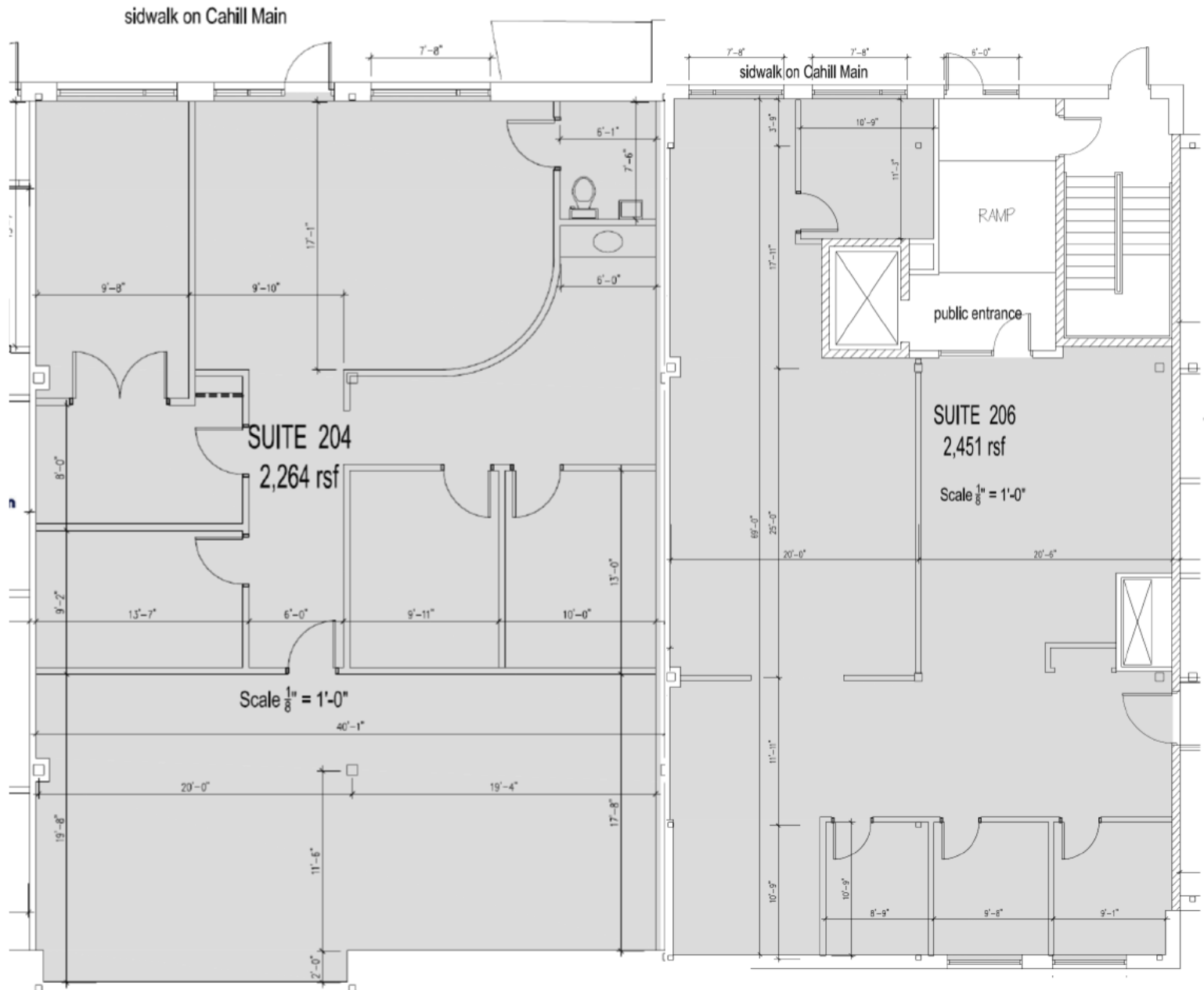


2980 - 3000 Cahill Main @ Hatchery Hill

Floorplans

Suite 204: 4,715 sq. ft. at \$15 per sq. ft. gross = \$5,893.75/month

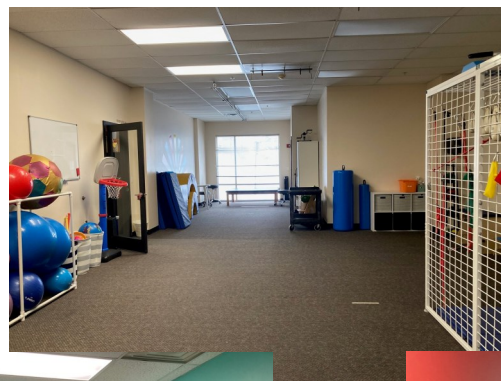
Available Fall, 2024



2980 - 3000 Cahill Main @ Hatchery Hill

Floorplans

Suite 204 Pictures



HATCHERY HILL TOWN CENTER

3000 Cahill Main
Fitchburg, WI 53711

AVAILABLE OCCUPIED NAP

Suite #	Tenant (1st Floor)	SF
L101	Panera	4,500
L102	Verizon	4,370
L103	Available	2,500
M101	Available	6,296
M102	Tabby & Jacks	3,700
M103	Cold Stone	1,900
K102	Edward Jones	1,330
K104	Available	2,940
K106	Express Employment	1,200
K108	Jackson Hewitt	754
K112	Anytime Fitness	4,652
J100	Tapatos	1,700
J102	Available	875
J104	Kim Nails	1,590
J106	Nori	1,590
J108	Great Clips	1,330
J110	Games Workshop	975
J112-J114	Bricks & Minifigs	2,757
J116	Mad City Smoke Shop	3,351
J118-J118B	Jennifer Bergstrom, DDS	2,984

Suite #	Tenant (2nd Floor)	SF
K201	Great Dane Pub & Brewing	11,656
K203	Sunshine Spa	1,696
K205A	Bank Bright	297
K205B	Available	334
K205C	Paul Savel Enterprises	345
K205D	JJ Business Management, LLC	394
J200	Dulce Respite Center	3,000
J201	Available	1,136
J202	Available	892
J204	Available	4,715
J215	DC Interiors & Renovations	1,475
J214	Available	1,442
J213	Figures First Consulting	429
J216	The Maids	1,048
J217	Enrique's Tattoo Supplies	545
J220/J222	Mapping Specialists	4,512



DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

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

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 _____

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

39 _____

40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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