



EXCLUSIVE
REAL ESTATE GROUP

For Lease

2801 Coho St.
Madison, WI



Property Features

- Conveniently located just off Hwy 12/18/14/151
- Common area conference room
- Ample Parking
- Many restaurants & other services nearby

Suite 103: 1,220 SF \$14.50 PSF

Suite 202: 3,015 SF \$14.50 PSF

Suite 204: 1,236 SF \$14.50 PSF

Suite 206: 1,582 SF \$14.50 PSF

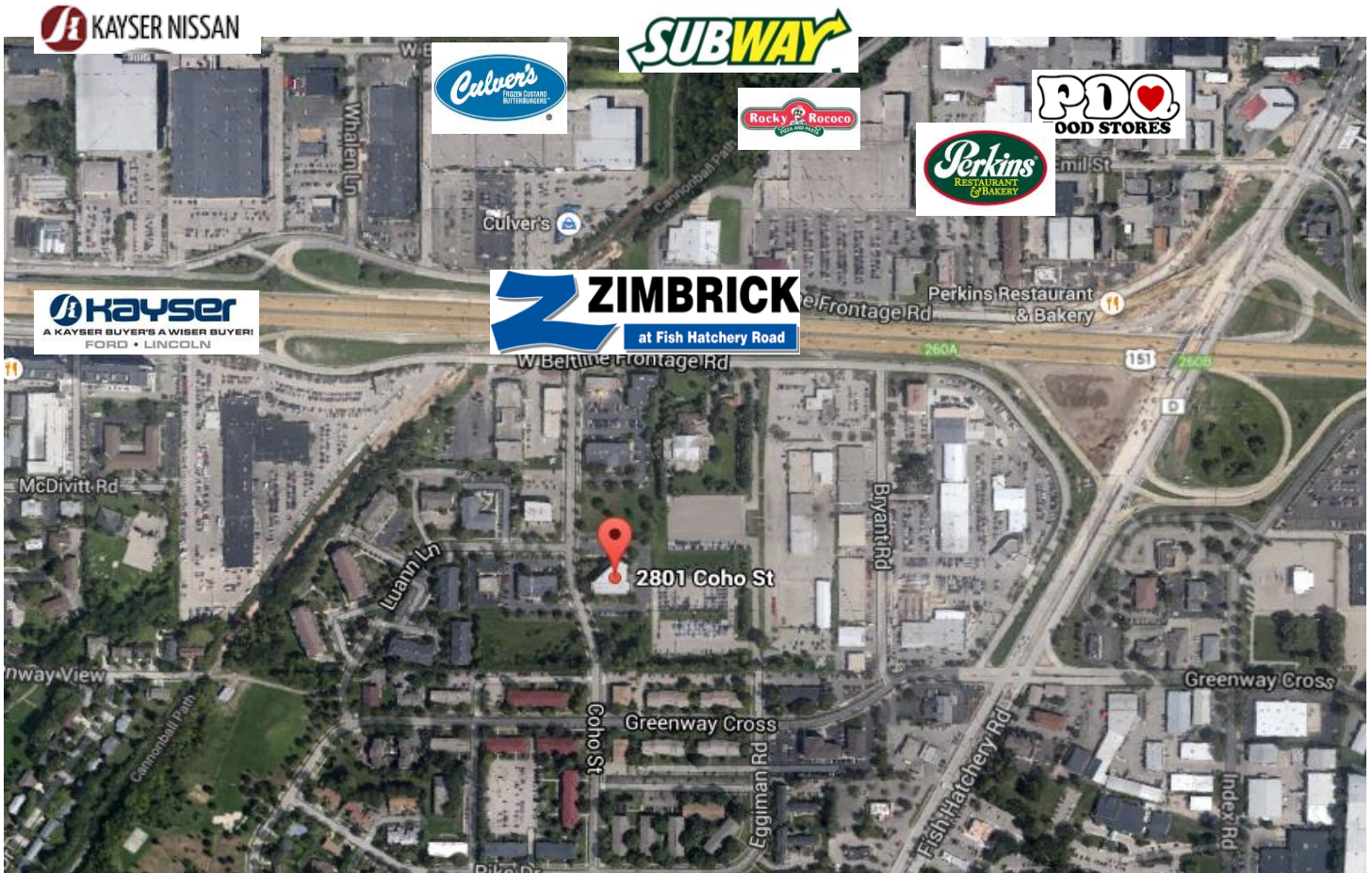
Suite 208: 1,236 SF \$14.50 PSF

Suite 301: 3,873 SF \$14.50 PSF

Suite 303 (Available) 1,692 SF \$16.50 PSF

For more information:

Michael Brusca - Vice President of Brokerage • 608-698-4445 • mike@eregwi.com



Current Tenants

- HEMB Insurance Group
- Kramer Elkins & Watt, LLC
- United Cerebral Palsy
- Interim Healthcare

For more information:

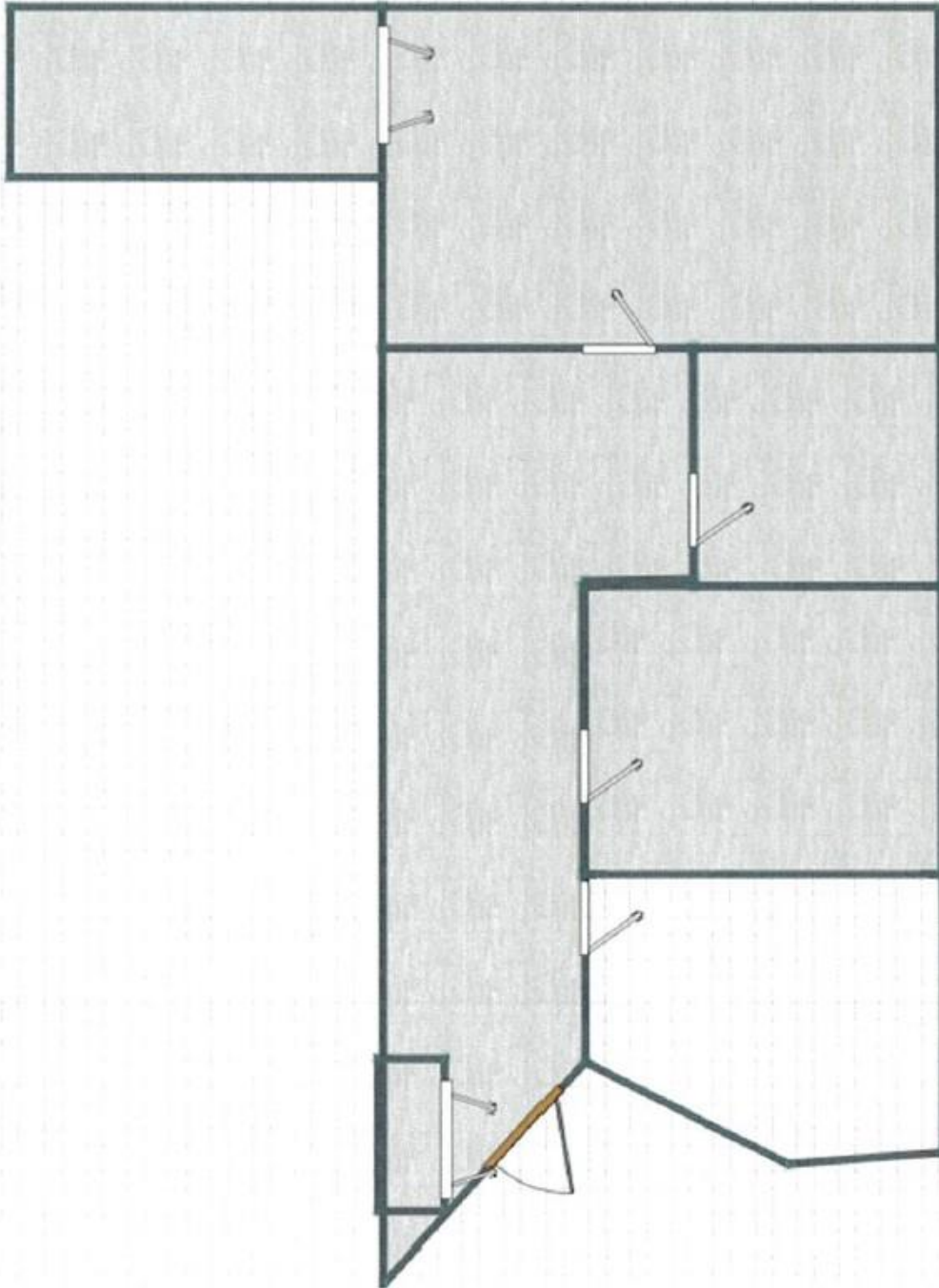
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EXCLUSIVE
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Suite 103
1,220 sq. ft.

2801 Coho – Unit 103



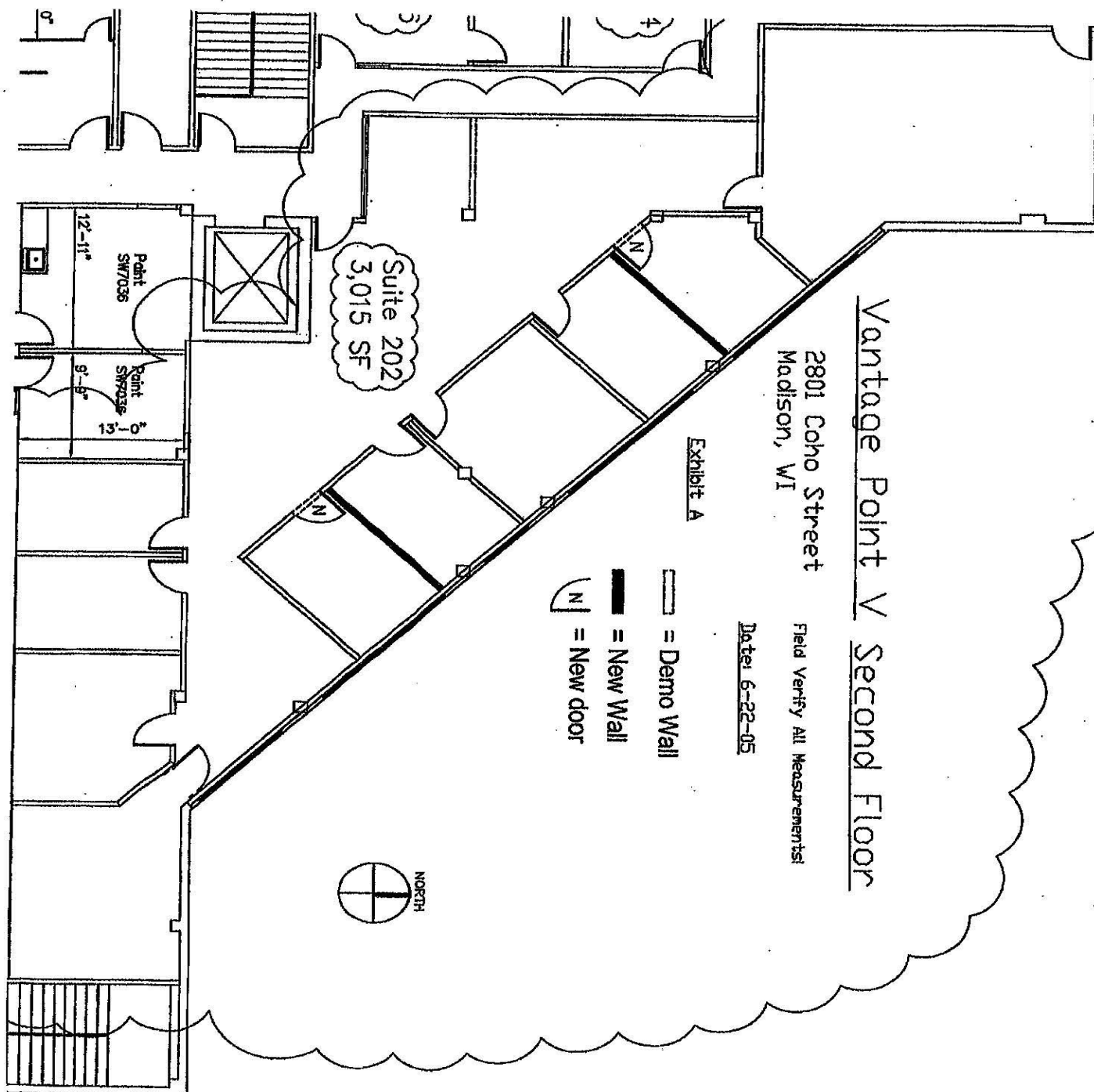
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EXCLUSIVE
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Suite 202
3,015 sq. ft.





The floor plan shows the following rooms and areas:

- TOUCHDOWN** (HF 35/2): Located at the top center, featuring two chairs and a table.
- OFFICE** (9-27/42): Located on the left side, containing a desk, chair, and two filing cabinets.
- DATA** (24/52): Located in the center, containing a data rack and a coffee machine.
- STOR** (36/62): Located below the DATA room, containing shelving and lockers.
- LOCKERS** (24/42): Located at the bottom center, containing a row of lockers.
- VESTIBULE** (24/42): Located on the right side, containing a desk, chair, and a filing cabinet.
- DSA** (24/42): Located below the VESTIBULE, containing a desk, chair, and a filing cabinet.
- MFD** (24/42): Located to the left of the DSA, containing a desk, chair, and a filing cabinet.
- CONFERENCE** (24/42): Located at the bottom left, containing a large oval table and twelve chairs.

Dimensions are provided for each room in feet (width/length). The plan also shows various doors, windows, and furniture items like desks, chairs, and filing cabinets.

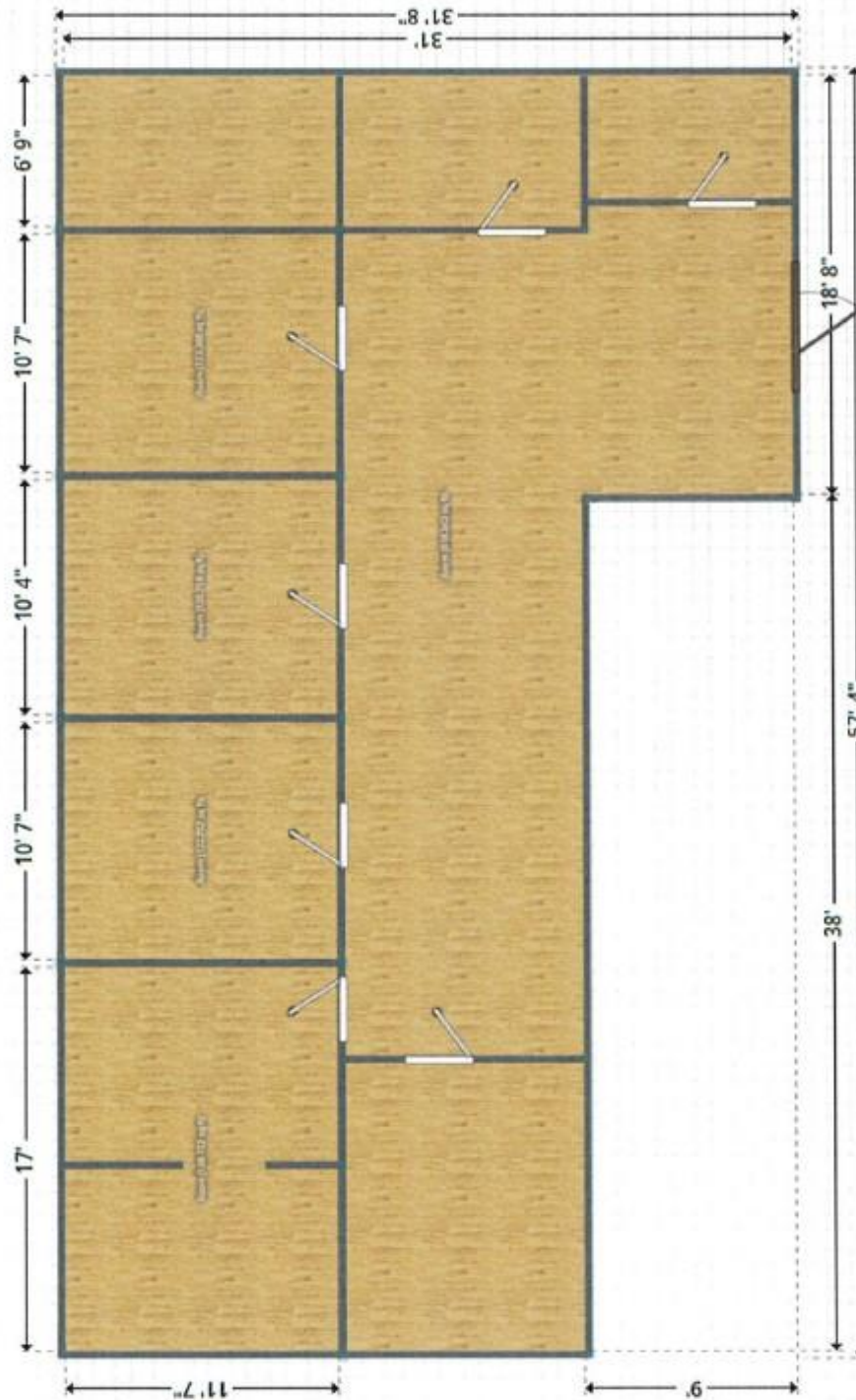
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EXCLUSIVE
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Suite 206
1,582 sq. ft.

2801 Coho – Unit 206



For more information:

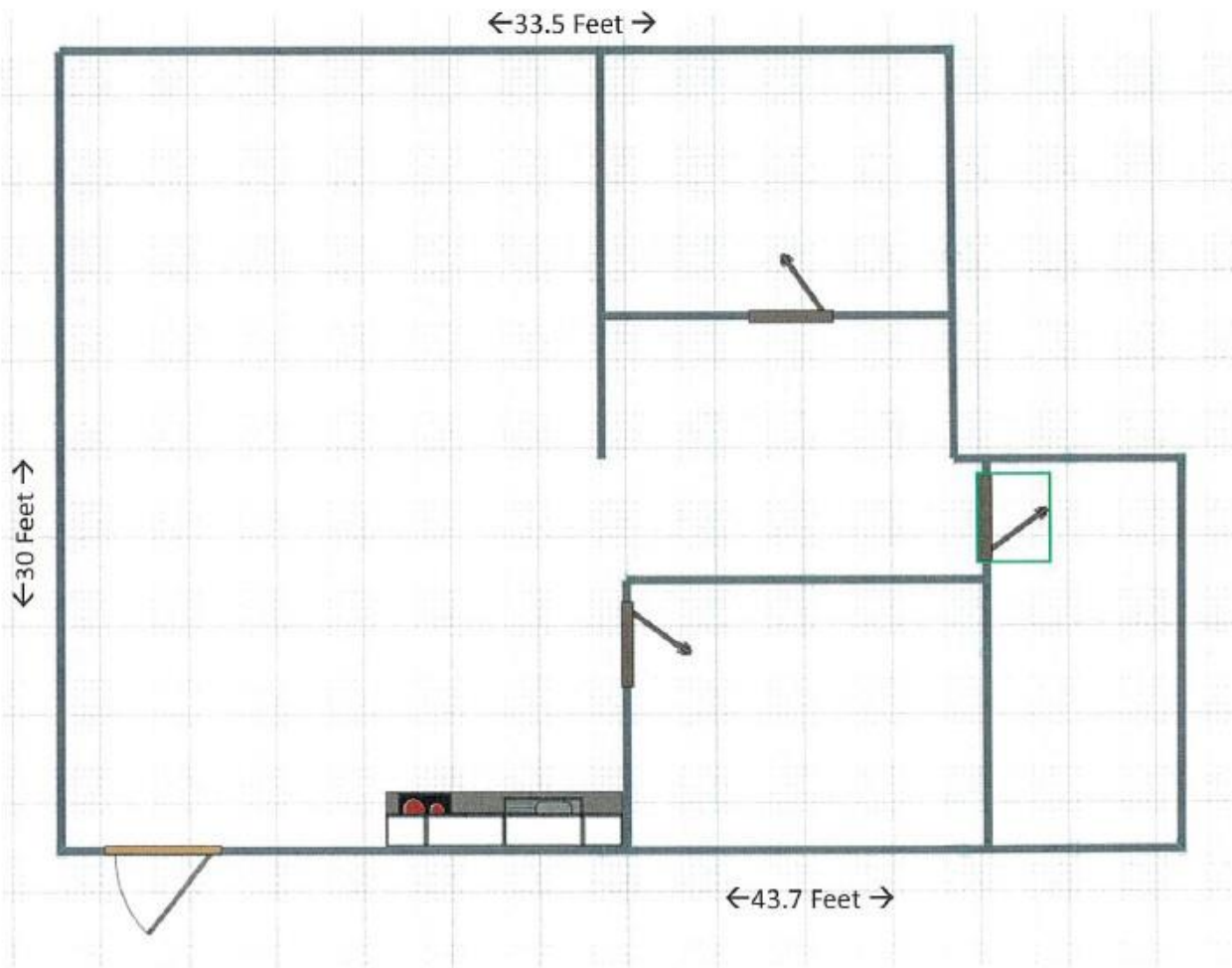
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EXCLUSIVE
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Suite 208
1,236 sq. ft.

COHO 2801 – Unit 208



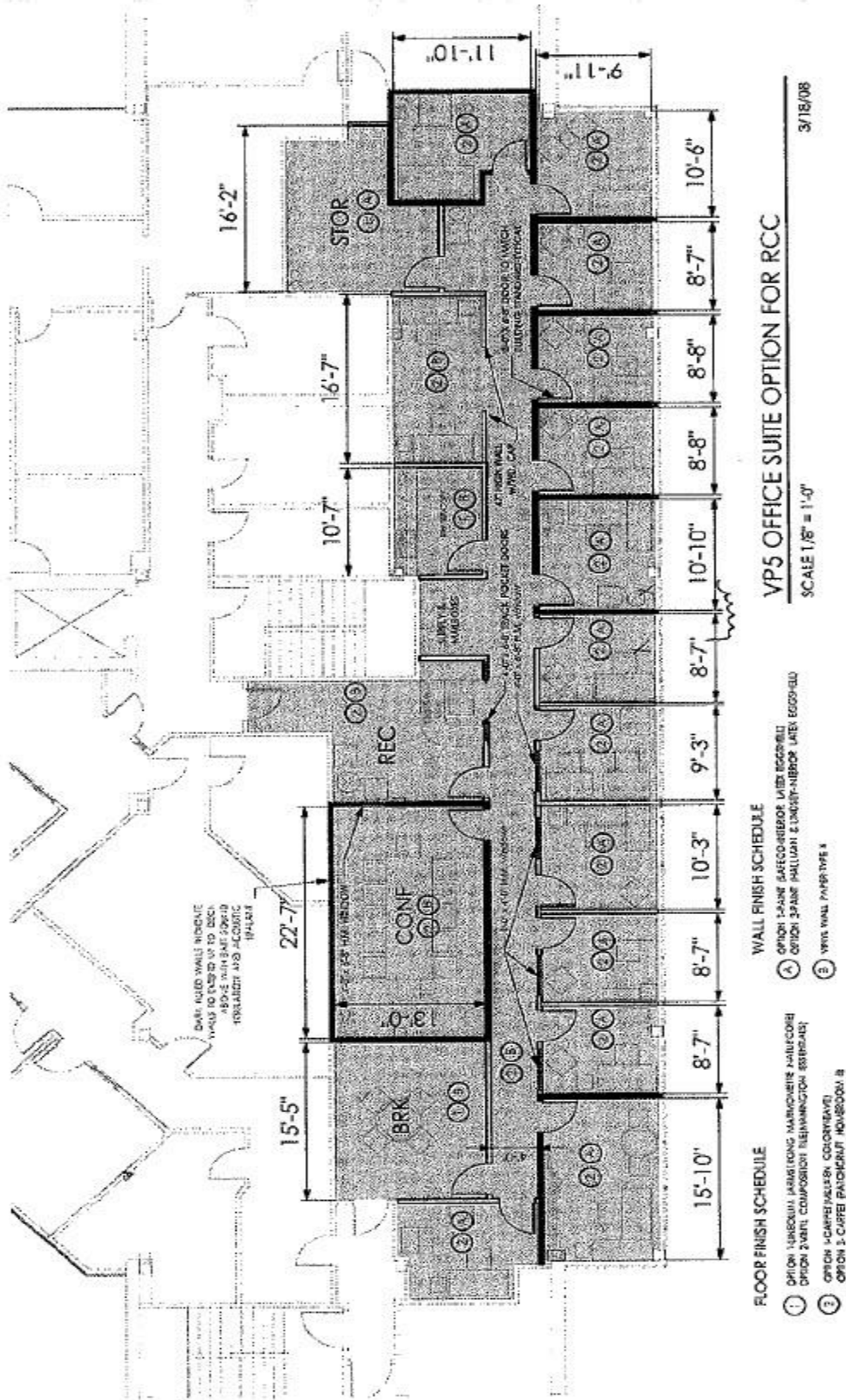
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EXCLUSIVE
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Suite 301
3,873 sq. ft.



ASHBY
ARCHITECTURE PC

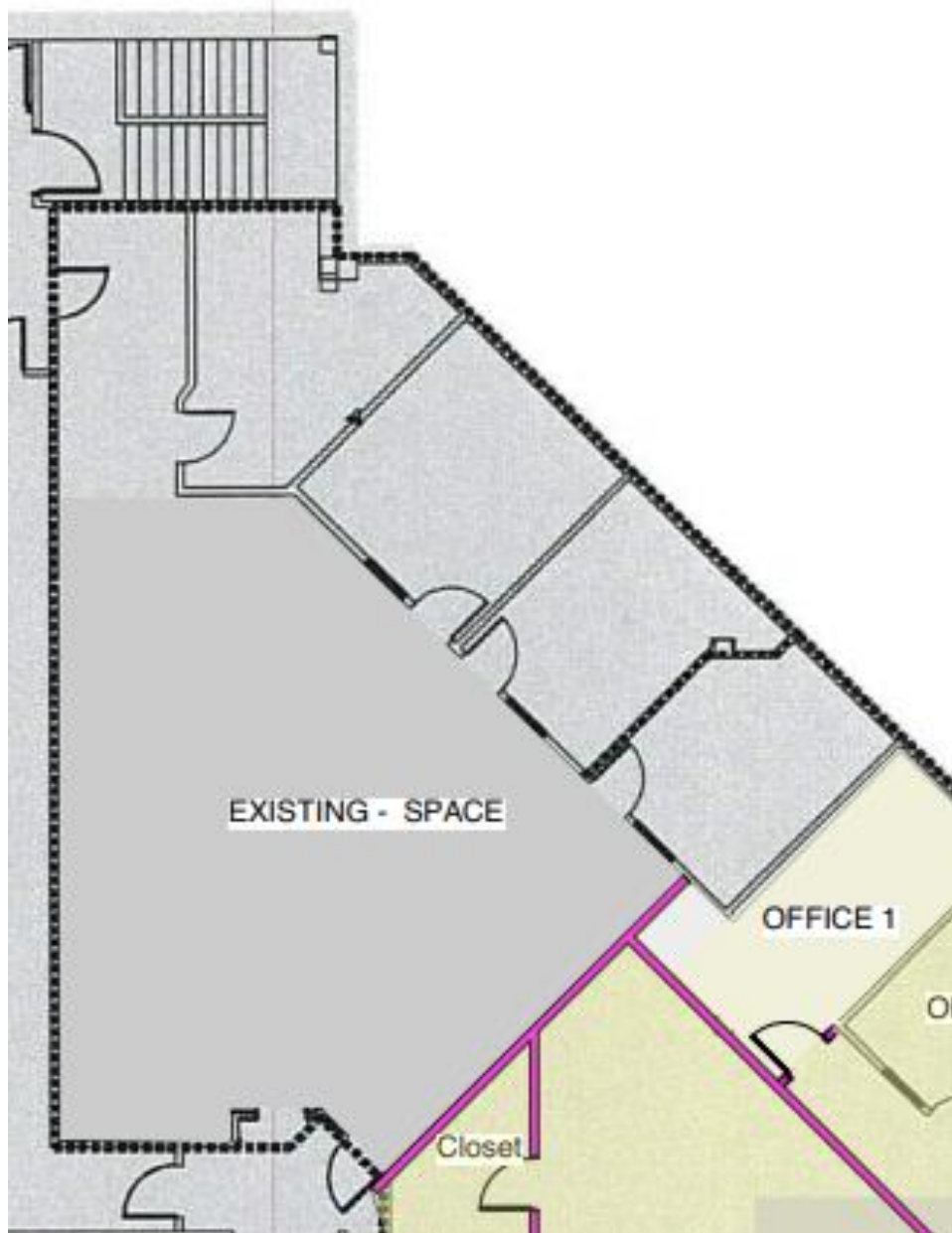
322 TAREN COURT
LAUREN, WI 53041
414.744.8422
info@ashbyarchitecture.com

Exhibit B



EXCLUSIVE
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Suite 303
1,692 sq. ft.



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**WISCONSIN REALTORS®
ASSOCIATION**
4801 Forest Run Road
Madison, WI 53704

**BROKER DISCLOSURE TO
NON-RESIDENTIAL
CUSTOMERS**

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

2
3 **BROKER DISCLOSURE TO CUSTOMERS**

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

- 8 ■ The duty to provide brokerage services to you fairly and honestly.
- 9 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 ■ The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless
11 disclosure of the information is prohibited by law.
- 12 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
13 prohibited by law (**See Lines 47-55**).
- 14 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
15 confidential information of other parties (**See Lines 22-39**).
- 16 ■ The duty to safeguard trust funds and other property the broker holds.
- 17 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
18 disadvantages of the proposals.

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

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

24 INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
25 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
26 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
27 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
28 PROVIDING BROKERAGE SERVICES TO YOU.

29 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 30 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
- 31 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
32 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- 33 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
34 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
35 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

36 **CONFIDENTIAL INFORMATION:** _____

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

38
39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

40
41 **CONSENT TO TELEPHONE SOLICITATION** I authorize settlement service providers (for example, a mortgage company or title company) may
42 contact me by telephone regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. **List Home/Cell Numbers:** _____

44
45 **SEX OFFENDER REGISTRY** Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
46 Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

47
48 **DEFINITION OF MATERIAL ADVERSE FACTS**

49 § 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that
50 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
51 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
52 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
53 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
54 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
55 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
56 agreement made concerning the transaction.