



**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**

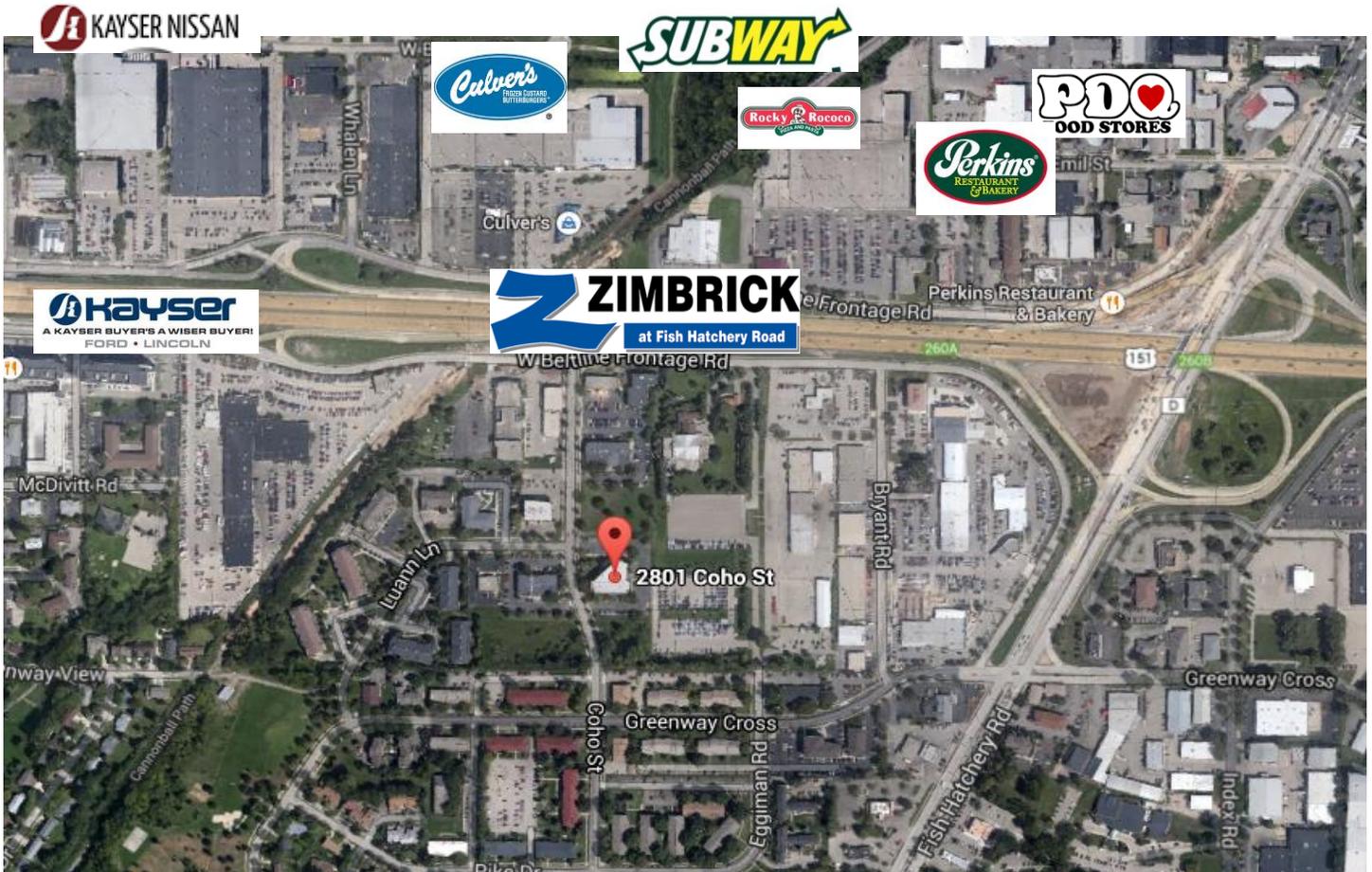
For more information:

**Michael Brusca - Vice President of Brokerage • 608-698-4445 • [mike@eregwi.com](mailto:mike@eregwi.com)**



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**Aerial Map**



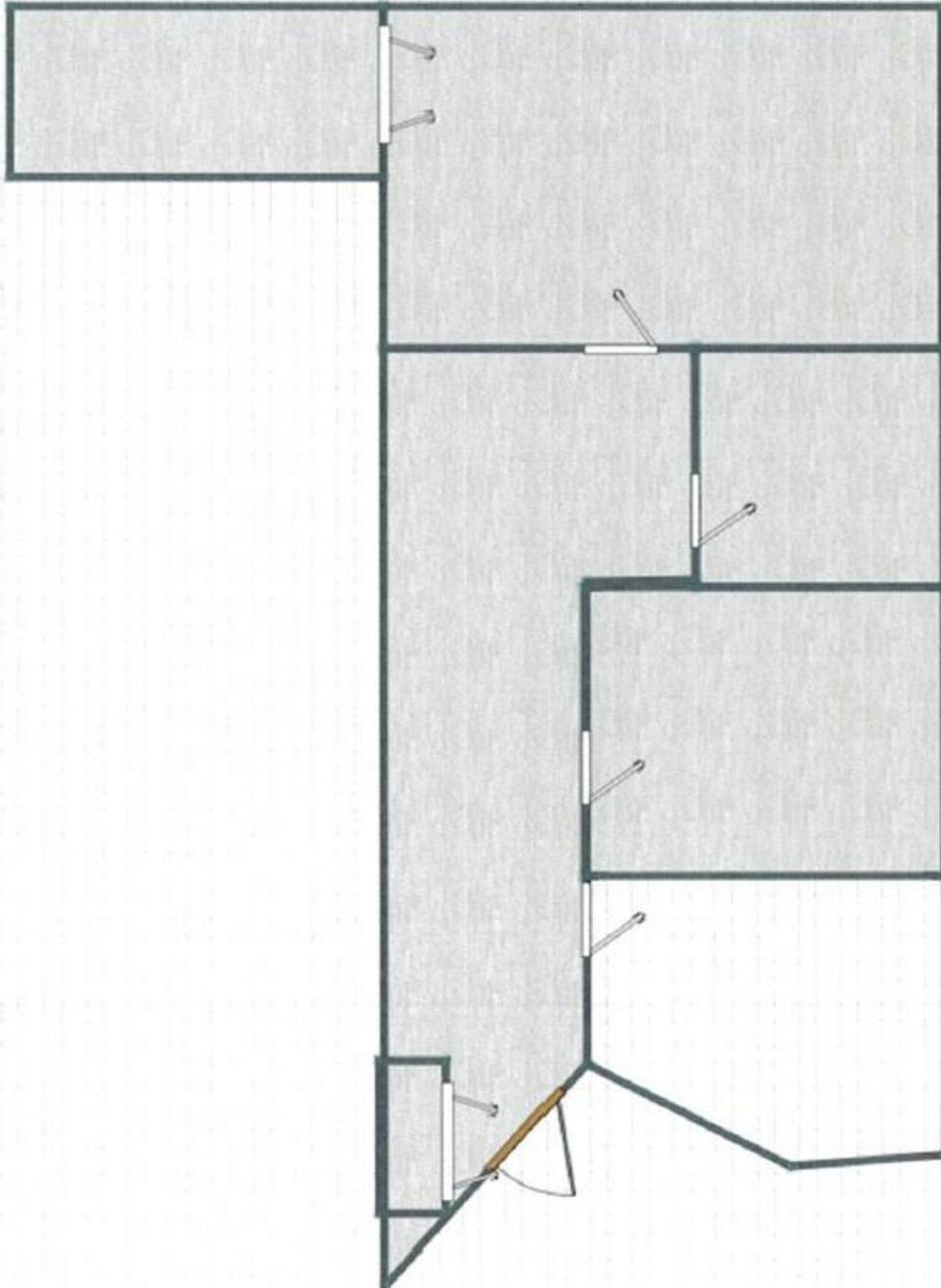
## Current Tenants

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

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2801 Coho – Unit 103



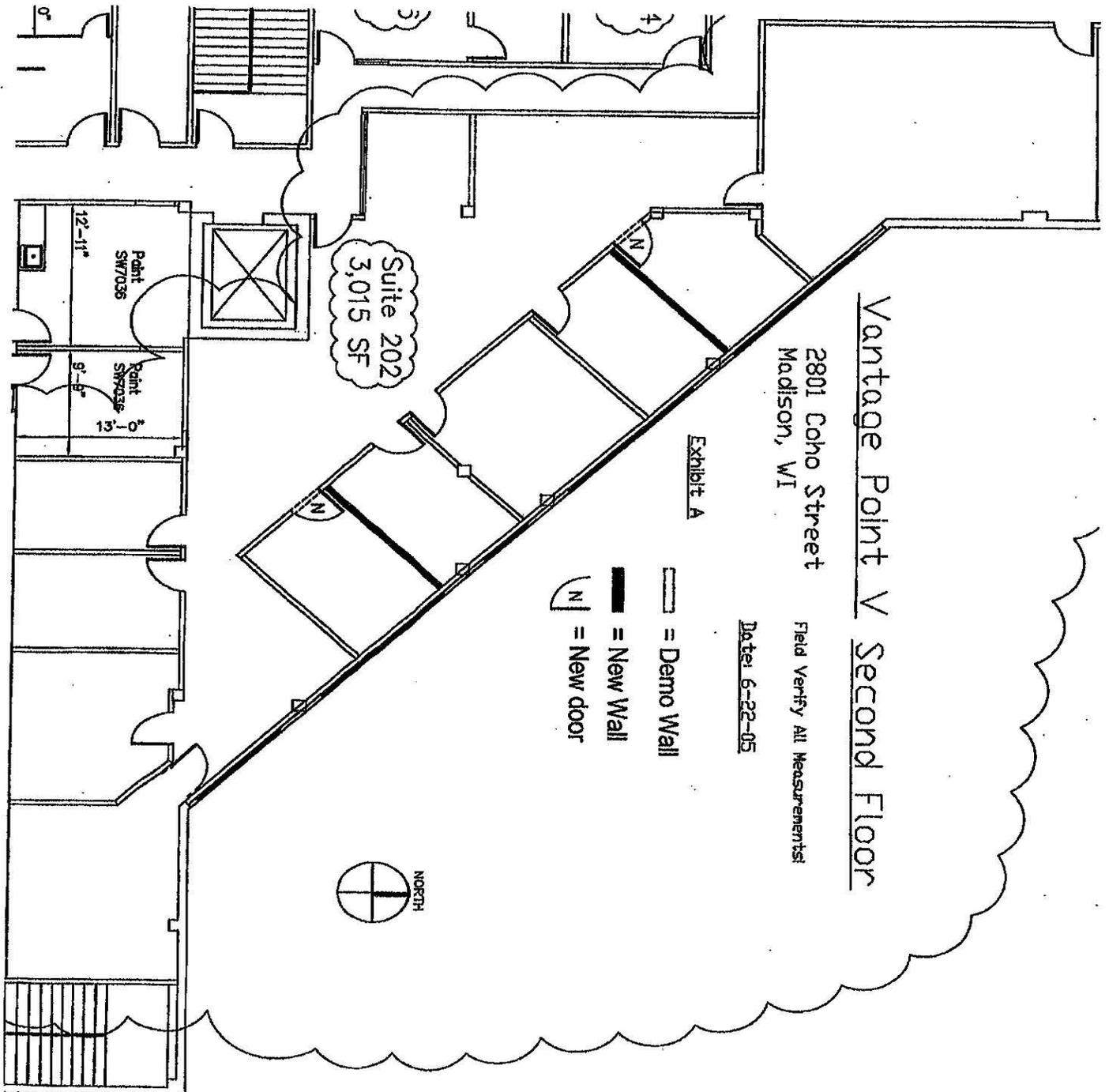
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**Suite 202**  
**3,015 sq. ft.**



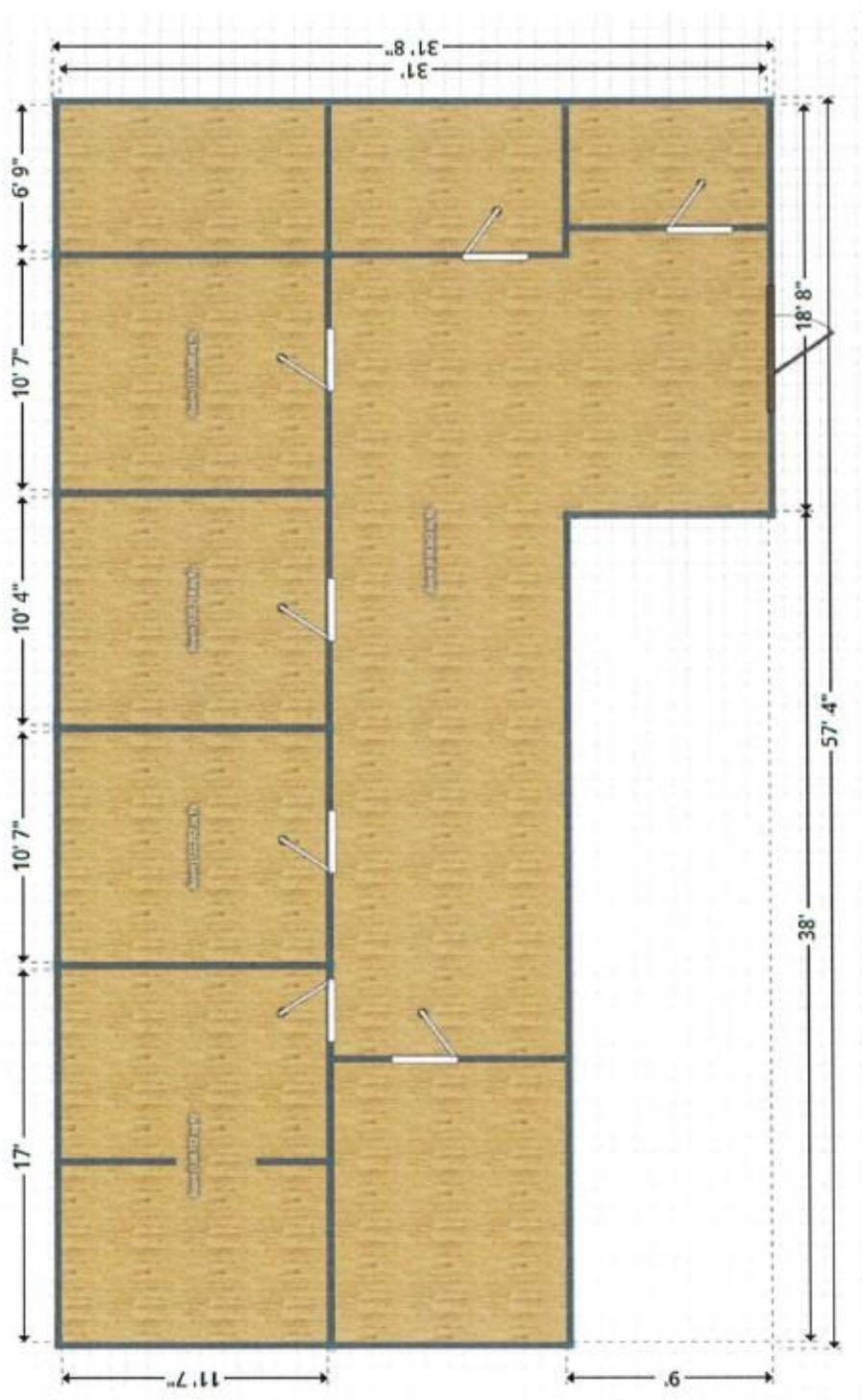




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**Suite 206**  
**1,582 sq. ft.**

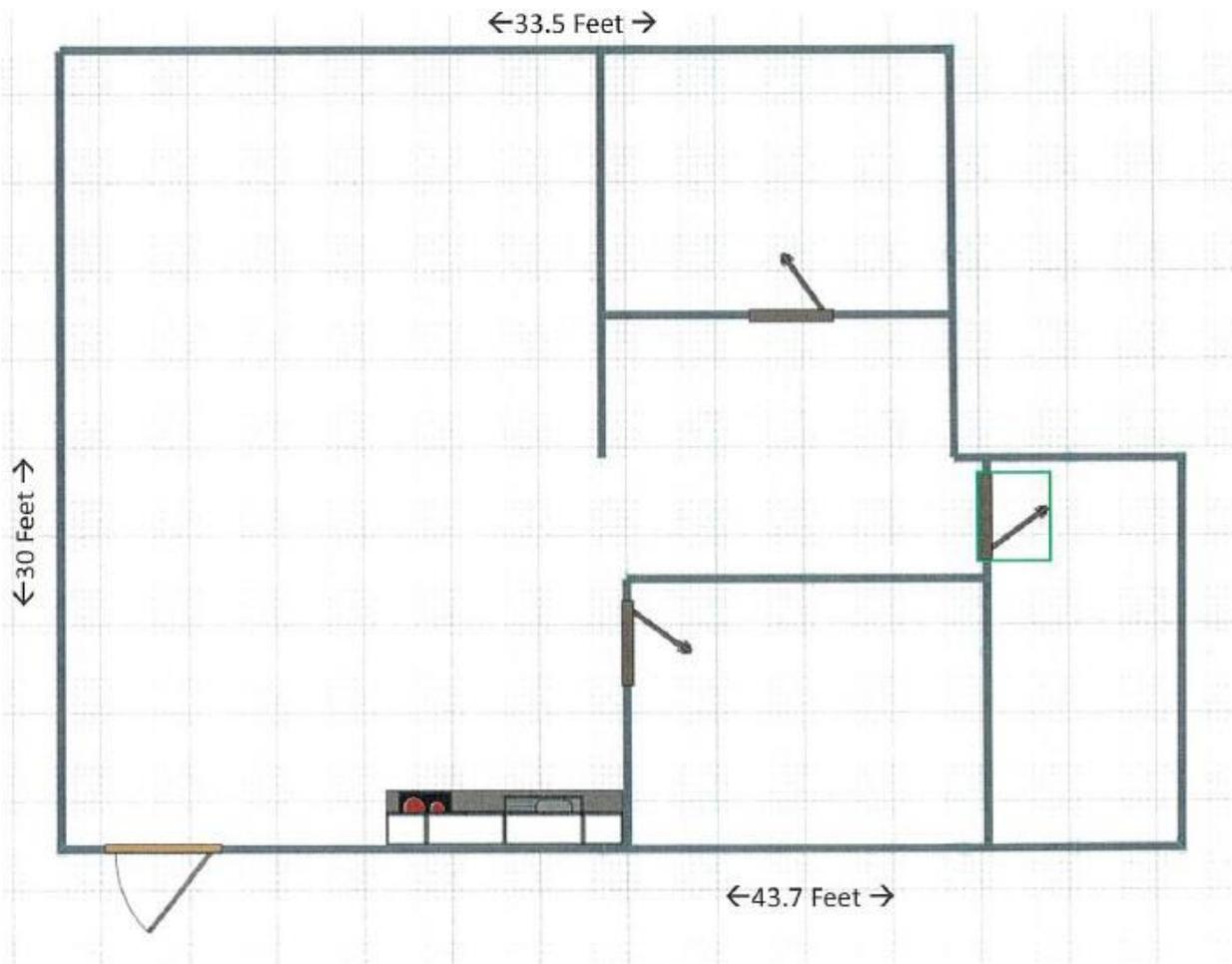
**2801 Coho – Unit 206**



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COHO 2801 – Unit 208



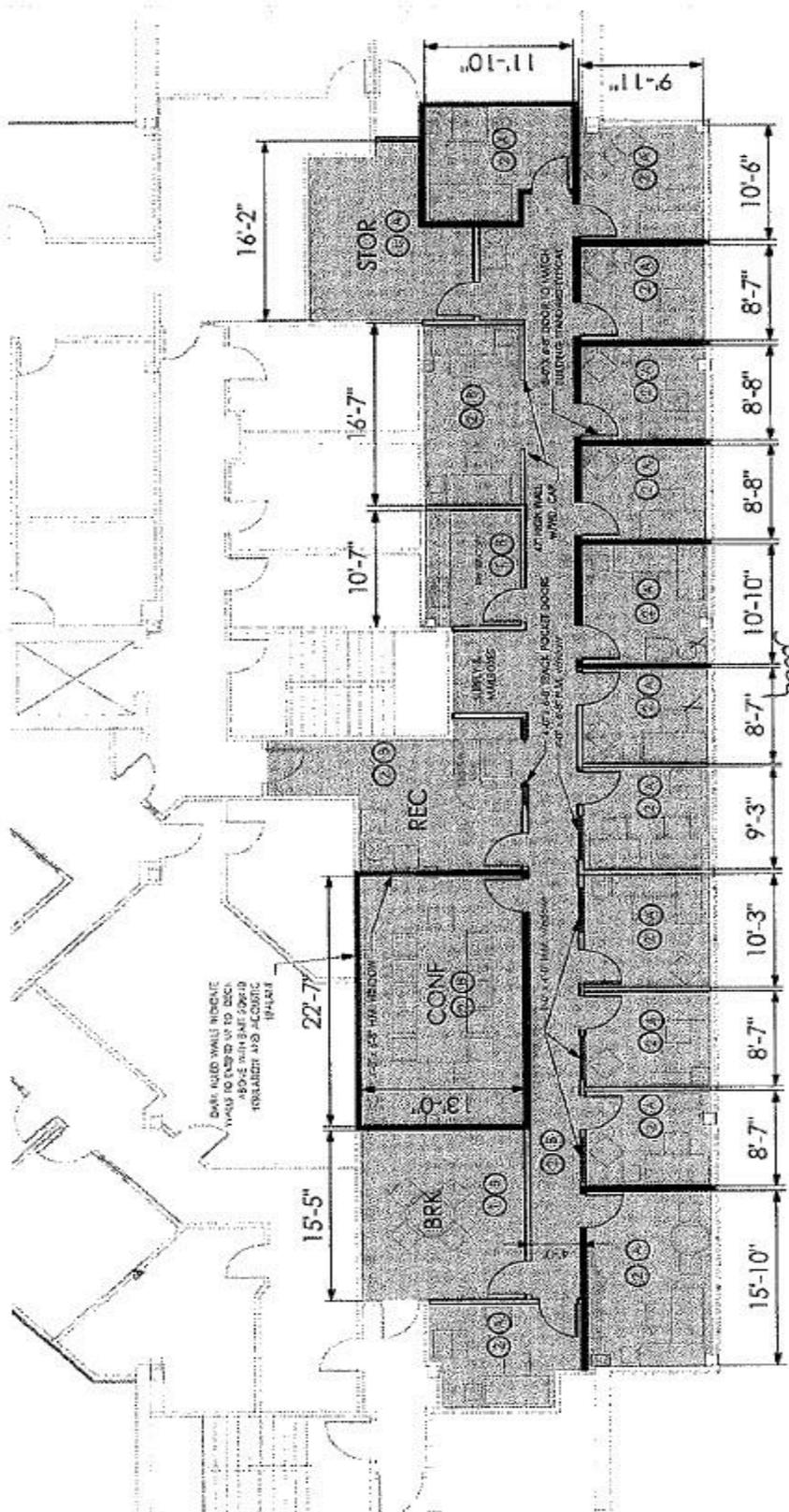
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**Suite 301**  
**3,873 sq. ft.**



VP5 OFFICE SUITE OPTION FOR RCC  
SCALE 1/8" = 1'-0"

3/18/08

- FLOOR FINISH SCHEDULE**
- ① OPTION 1: UNDEGRADED POLYURETHANE MARBLE/GRANITE (MARBLE/GRANITE)
  - ② OPTION 2: POLYURETHANE MARBLE/GRANITE (MARBLE/GRANITE)
  - ③ OPTION 3: POLYURETHANE MARBLE/GRANITE (MARBLE/GRANITE)
- WALL FINISH SCHEDULE**
- ④ OPTION 1: PAINT (SHEEN/SEMIGLOSS, LATEX EGGSHELL)
  - ⑤ OPTION 2: PAINT (SHEEN/SEMIGLOSS, LATEX EGGSHELL)
  - ⑥ OPTION 3: PAINT (SHEEN/SEMIGLOSS, LATEX EGGSHELL)

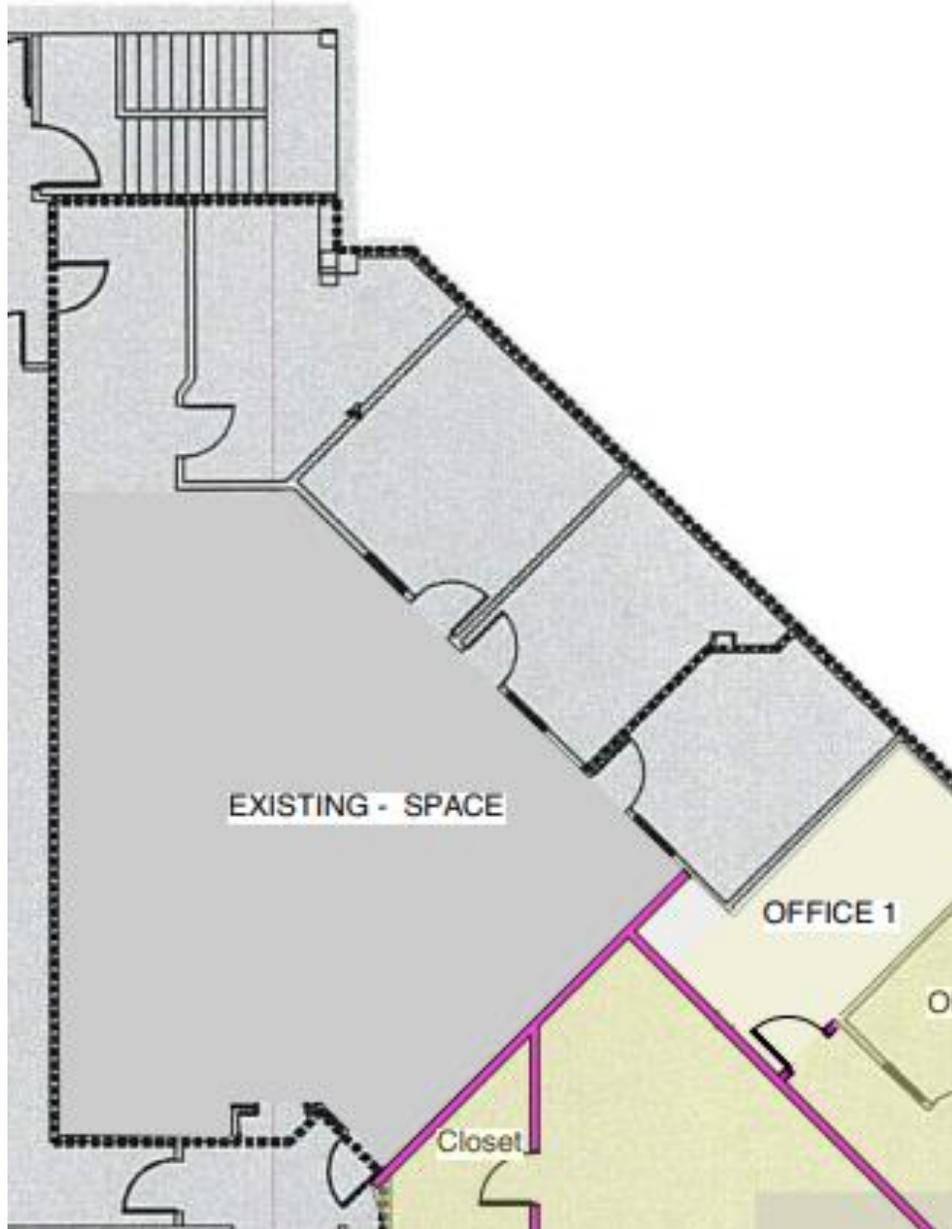
**ASHBY ARCHITECTURE INC.**  
322 FAIRBANK COURT  
LAUREN, WI 53041  
414.244.8422  
info@ashbyarchitecture.com

**Exhibit B**



**EXCLUSIVE**  
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**Suite 303**  
**1,692 sq. ft.**



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

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
  - 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
  - 9 ■ The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless  
10 disclosure of the information is prohibited by law.
  - 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is  
12 prohibited by law (**See Lines 47-55**).
  - 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the  
14 confidential information of other parties (**See Lines 22-39**).
  - 15 ■ The duty to safeguard trust funds and other property the broker holds.
  - 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and  
17 disadvantages of the proposals.
- 18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you  
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.  
20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of  
21 A broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22

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

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

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
  - 30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST  
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER  
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36 \_\_\_\_\_

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** and settlement service providers (for example, a mortgage company or title company) may  
42 contact you, home or cell phone numbers 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 Wisconsin 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** § 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that  
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
51 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  
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
54 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  
55 agreement made concerning the transaction.