



CUSHMAN & WAKEFIELD

BOERKE



HOVDE BUILDING

# 2 WEST WASHINGTON AVE

Madison, Wisconsin

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BOERKE



HOVDEPROPERTIES



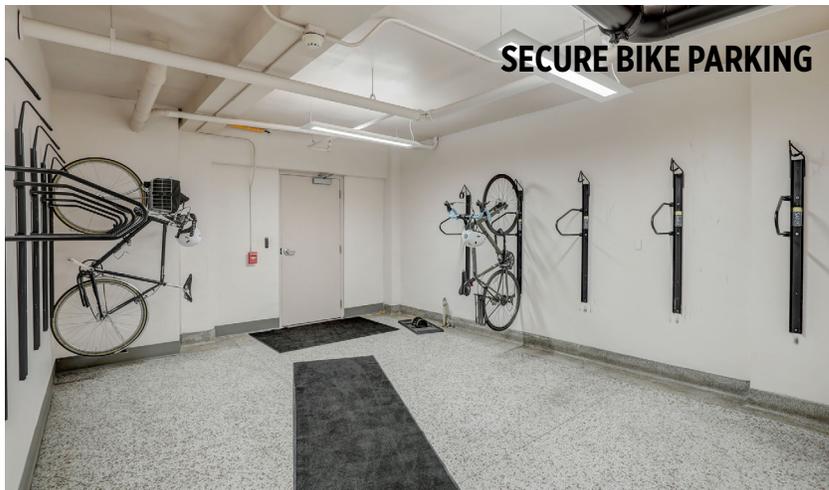


# ABOUT THE BUILDING

Home to the Hovde offices, the Hovde Building has been maintained and restored with expert craftsmanship and attention to detail. Located less than a block from Capitol Square, the Hovde Building boasts magnificent Capitol views, a large common conference room, shower and locker facilities and secure bike parking. The Hovde Building is a perfect combination of historical charm and modern amenities.

**LEASE RATE:**      \$26.50-\$27.50/RSF MG  
                                 +ELECTRIC (\$1.50/SF)





# HIGHLIGHTS

## CAPITOL VIEWS

Breathtaking views of the Wisconsin State Capitol

## MODERN AMENITIES

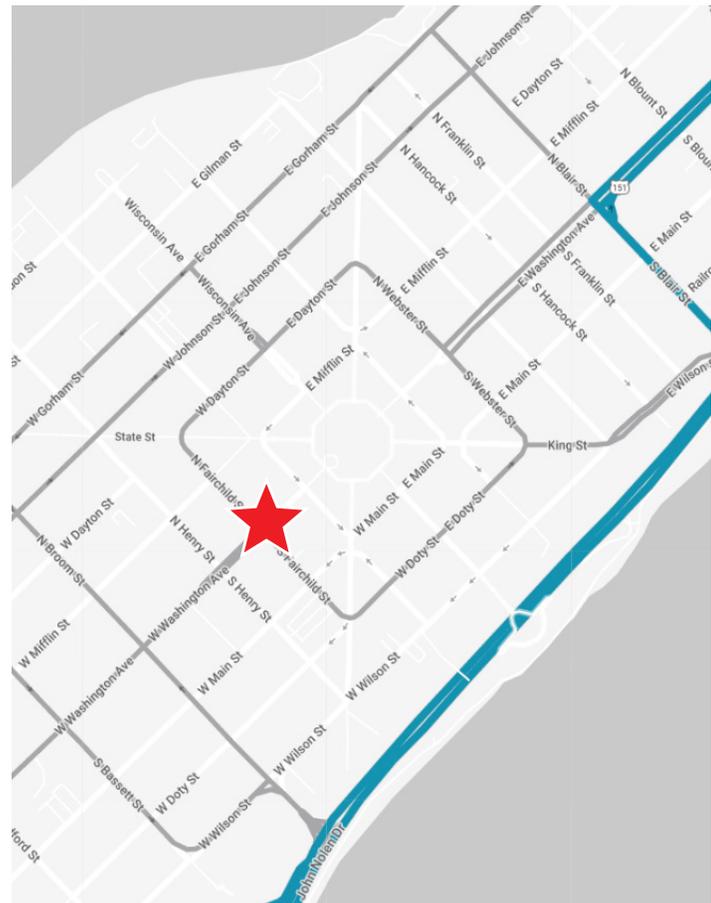
Offering access to shared Hovde Amenities including fitness center, showers with lockers, and secure bike parking.

## CONVENIENCE

Located one block off of the square with many shops and restaurants nearby.

## PARKING

Covered and surface parking available nearby



**COMMON CONFERENCE ROOM**

**SECURE BIKE PARKING**

# PRIME DOWNTOWN MADISON LOCATION

**#1** Unparalleled access  
to a thriving business  
community

**#3** Vibrant Energy  
with many cultural  
establishments nearby

**#2** Renowned Dining  
establishments within a  
few block radius

**#4** Excellent Walkability  
with a walk score of 97



WISCONSIN  
STATE CAPITOL  
BUILDING

# AVAILABILITIES



**SUITE 201**

1,756 RSF

**SUITE 750**

2,573 RSF

**SUITE 600**

1,766 RSF

**SUITE 1050**

2,702 RSF



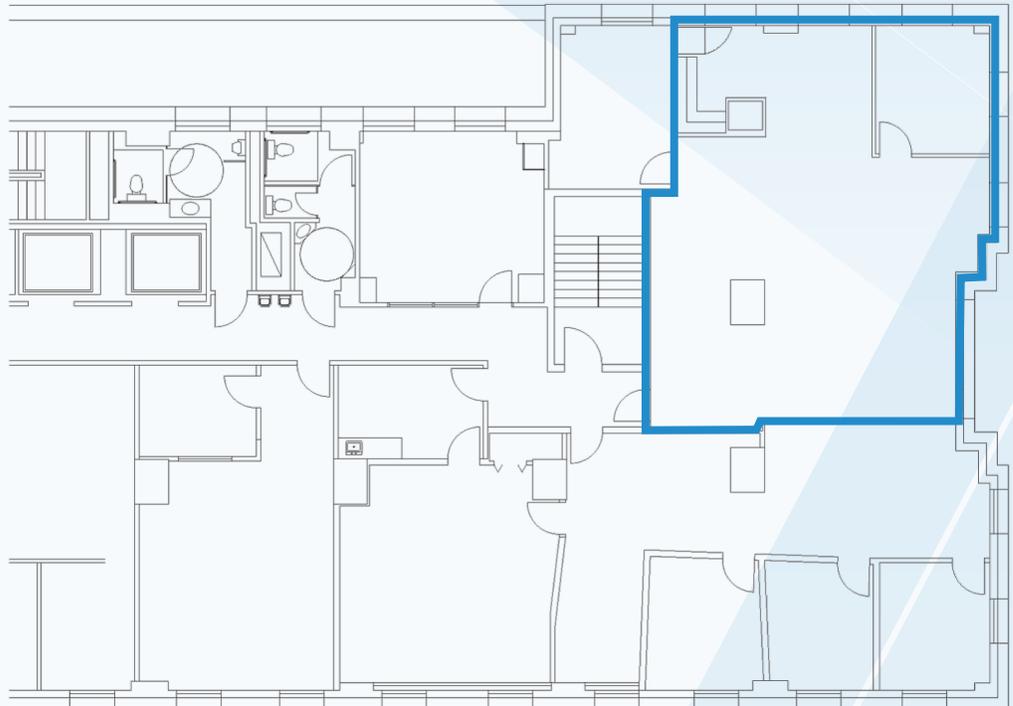
## 2ND FLOOR SUITE 201

**AVAILABLE:**

1,418 RSF

**LEASE RATE:**

\$26.50/SF + ELECTRIC



# 6TH FLOOR SUITE 600

**AVAILABLE:**

1,766 RSF

**LEASE RATE:**

\$26.50/SF + ELECTRIC



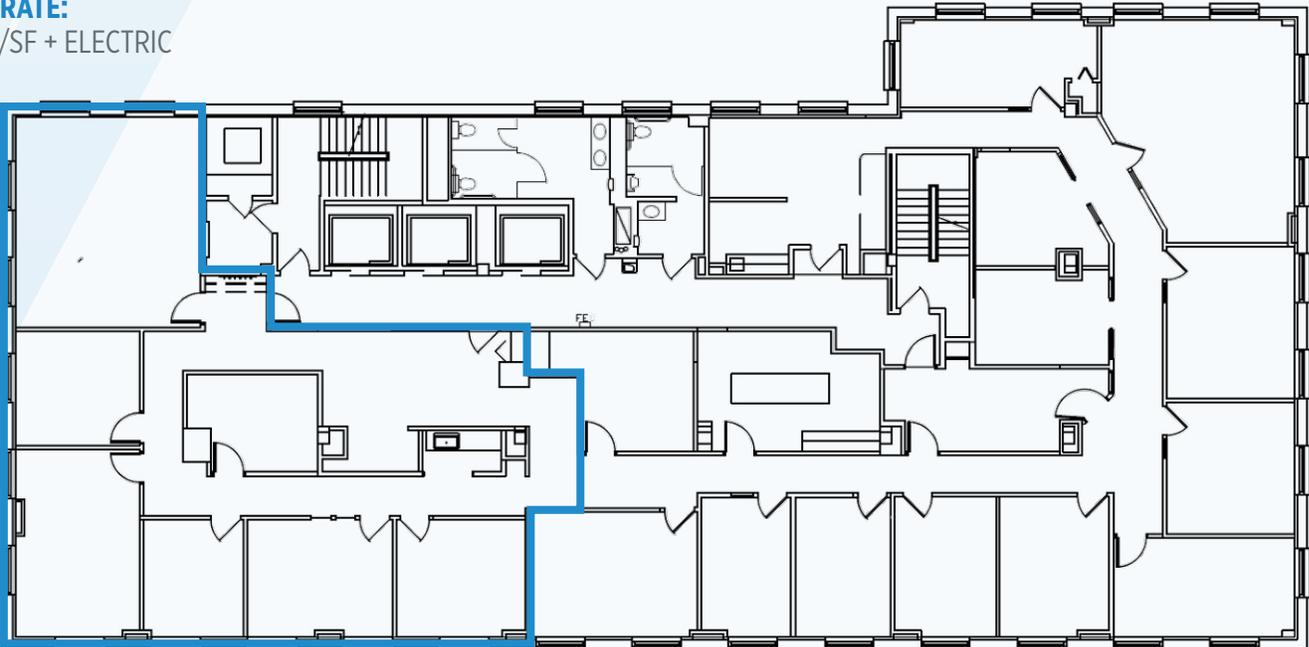
# 7TH FLOOR SUITE 750

**AVAILABLE:**

2,573 RSF

**LEASE RATE:**

\$26.50/SF + ELECTRIC



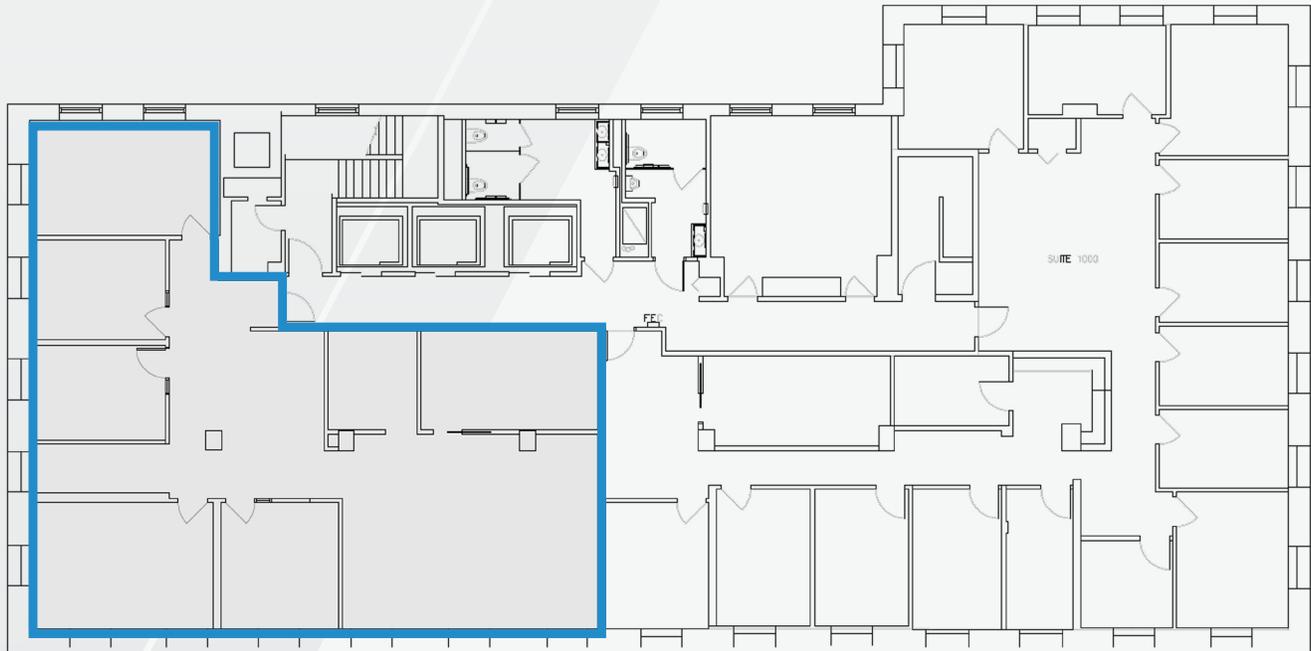
# 10TH FLOOR SUITE 1050

**AVAILABLE:**

2,702 RSF

**LEASE RATE:**

\$27.50/SF + ELECTRIC





# CONTACT INFORMATION

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# STATE OF WISCONSIN

## DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

### DISCLOSURE TO CUSTOMERS

You are a 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:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) 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).
- (e) 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.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) 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 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 the duties owed 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 and 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 Wis. Stat. § 452.01(5g) (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 are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information 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.)

### 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.

### NOTICE ABOUT SEX OFFENDER REGISTRY

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 telephone at 608-240-5830.