

Office Building for Sale

5459 Fen Oak Drive, Madison, WI



Building Details and Demographics

- 31,198 total sq. ft. building
- 25,101 sq. ft. currently available for lease or owner occupant
- Marquip-Ward United, Inc. lease goes through June, 2030 (6,097 sq. ft.)
- BB7 lease expires 5/31/27 and is currently on a month-to-month lease
- Existing lease is NNN and has 2.5% annual escalators
- Class A building backing up to a quiet wooded area
- Abundant natural light throughout the building with tranquil views
- Large break room and patio area
- Built in 2007
- 2024 Assessments: Land Value: \$495,000; Improved Value: \$3,381,000; Total Value: \$3,876,000

Sale Price: \$5,900,000

Demographics	1 Mile	3 Miles	5 Miles
Population	1,526	46,873	113,037
Average Household Income	\$151,831	\$128,782	\$127,779



800 W. Broadway, Suite 500 | Madison, WI 53713
608-327-4000 | lee-associates.com/madison

For more information on this property, please contact:

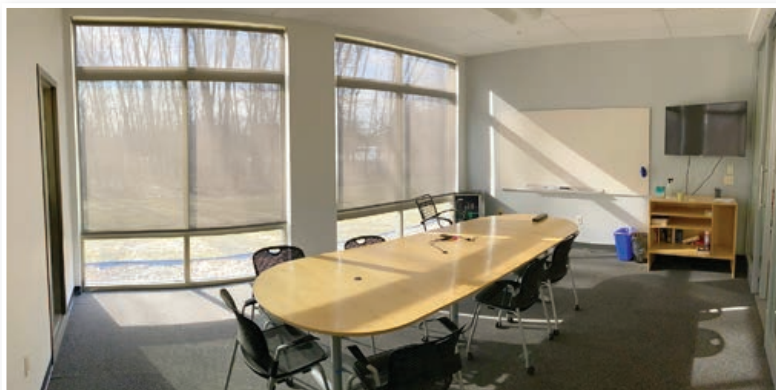
John Walsh
Direct: (608) 327-4002
Cell: (608) 575-1694
jwalsh@lee-associates.com

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Building Photos



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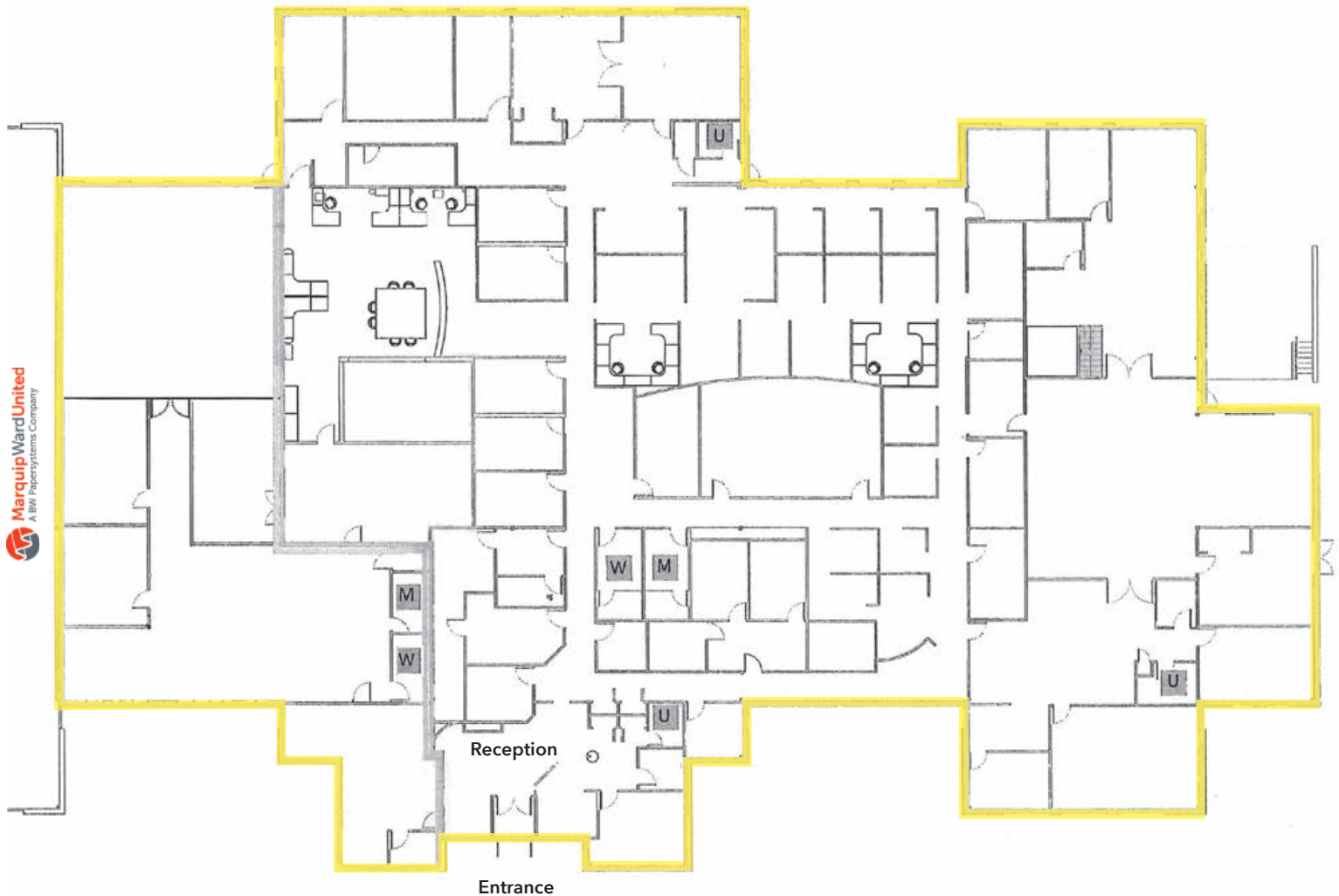
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Floor Plan



 = 25,101 Sq. Ft. Available

 = 6,097 Sq. Ft. (MarquipWardUnited)



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Tenant and Area Information

MarquipWardUnited

MarquipWardUnited one of the nine subsidiaries of BW Papersystems, a division of Barry-Wehmiller, which includes BW Bielomatik, Curioni, JAG SYNCHRO, Kugler-Womako, SHM, VortX, WillPemcoBielomatik, and Wrapmatic. Barry-Wehmiller is a \$2.4 billion dollar capital equipment and engineering solutions firm with over 100 locations internationally. MarquipWardUnited specifically offers specialized Corrugators, Finishers, and Sheeters of paper.

bb7

bb7 has been a tenant in the building since it was originally constructed for them in 2006. They have continued to grow within the building from 15,000 square feet to 25,101 square feet over the past 10-years. BB7 lease expires 5/31/27 and is currently on a month-to-month lease. The seller will allow a proposed purchase to negotiate extensions or a new lease with an accepted offer. BB7 has put considerable lease hold improvements into the building at there expense.

World Dairy Center

- 510 acres of land located within the office park of the World Dairy Center.
- Scenic setting with 210 acres of registered wetlands allowing for a great ratio of open space.
- Over 1,000,000 square feet of office space is located within the park.
- City of Madison has purchased all remaining available land within the park.
- All of the World Dairy Center is serviced by bus lines.
- World Dairy Center is serviced by redundant fiber optic lines

Desirable Madison Market

- Affluent demographics with an average household income of nearly \$84,965 within a 5 mile radius of the subject property.
- Madison's unemployment rate is only 2.7% vs. National average of 4.9%.
- Madison "Tops" in many rankings
 - #3 top healthiest - Livability.com
 - #1 best places to live - Livability.com
 - #9 best cities for people 35 and younger - Livability.com
 - #6 best cities for families - WalletHub.com
- Housing demand at an all time high - in 2014 alone, a total of 5,300 new units were approved/built/under construction.
- Dynamic job growth - Epic Systems, the dominant electronic health records software company, hired and additional 2,000 employees in just the past few months.
- Approximately 70,000 students within the surrounding primary market area attend the University of Wisconsin, Edgewood College and Madison College.



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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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