



CUSHMAN &
WAKEFIELD

BOERKE

FOR SALE

100% LEASED FLEX OFFICE/RETAIL

**2851 CAPITOL DRIVE
SUN PRAIRIE, WI**

OFFERING MEMORANDUM

PROPERTY OVERVIEW



**Through May 31, 2030. Current rent is \$9.14 PSF NNN (\$89,142 annual) with 2% increases in January. There are two (2) five (5) year automatic renewal options at 2% annual increases.*

+/- 4,223 square feet to be leased on a short term sale leaseback at closing to owner

Address	2851-2855 Capitol Drive
Municipality	City of Sun Prairie
County	Dane County
Tax Key	282-0810-144-8211-9
Square Footage	13,976 SF
Leased Square Footage	9,753 square feet leased to Lucky Dog Daycare*
Year Built	1987 with renovation in 2018
Stories	Part one-story and part two-story (partial office and breakroom area)
Loading	One Drive-In Door
Lot Size	1.22 Acres
Zoning	G2-Commercial
Occupancy	100%
Parking	32 Surface Spots
Asking Price	\$1,700,000

PROPERTY PHOTOS

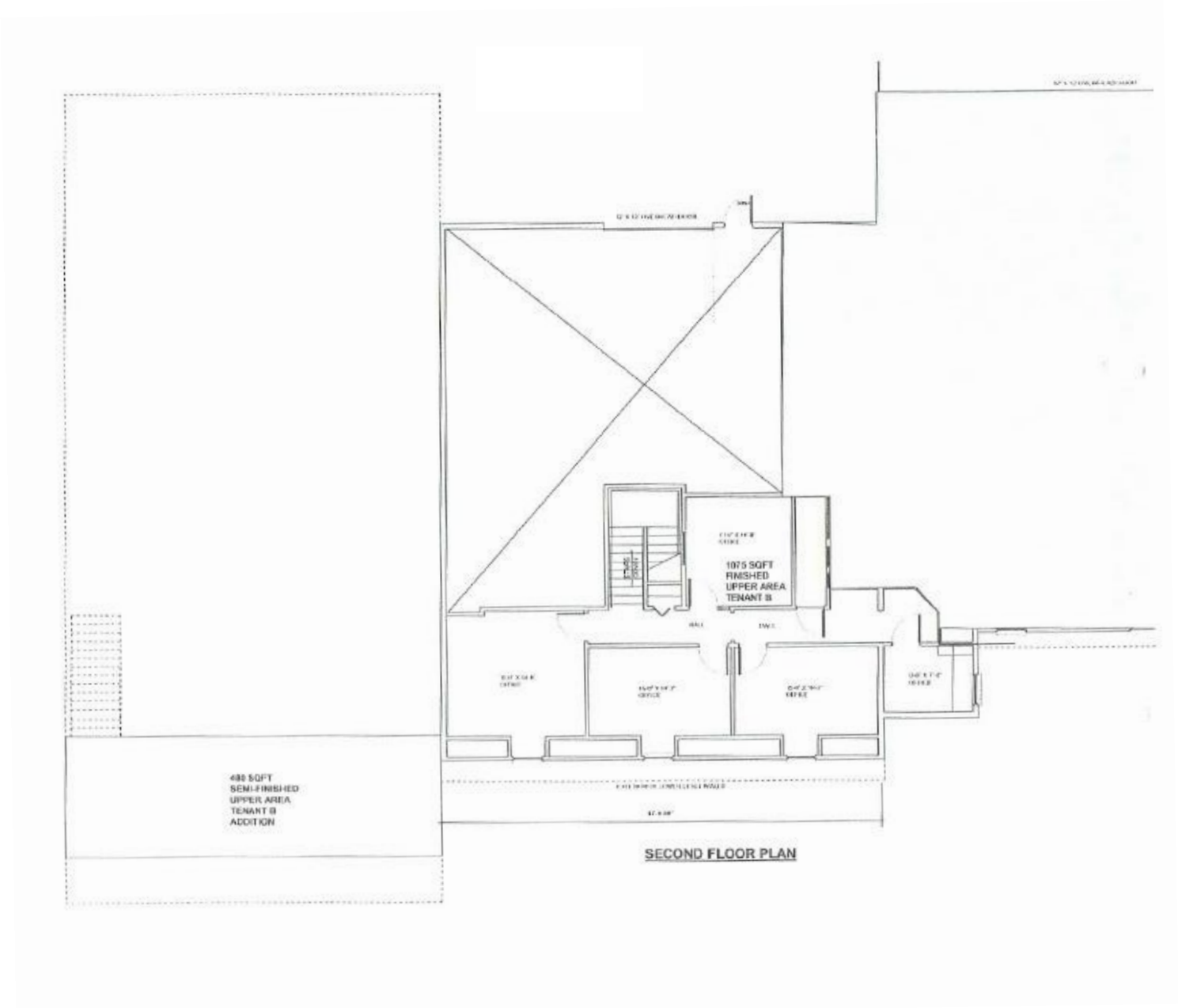


PROPERTY AERIAL





FLOOR PLAN - 2ND FLOOR



TENANT OVERVIEW



LUCKY DOG DAYCARE

Lucky Dog offers specialized dog care services focused on smaller group sizes and individualized plans tailored to each dog’s temperament and play style. Their structured approach includes rotating nap times to reduce over-stimulation and reinforce positive behaviors, aligning with current canine behavioral science. Operated by a passionate team of dog lovers, Lucky Dog provides a safe, enriching environment for both pets and their families.

LEASED SQUARE FOOTAGE	9,753 SF
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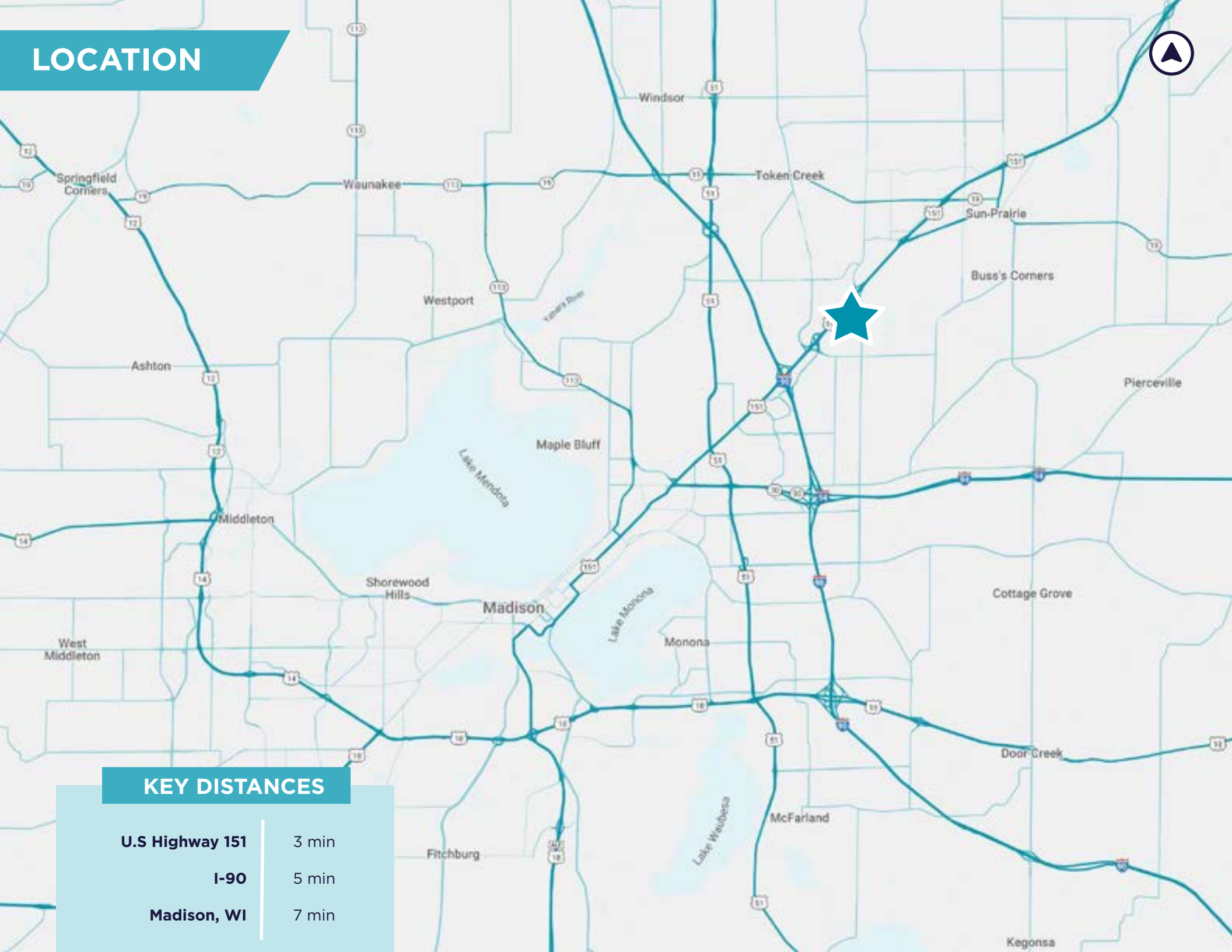
COMMENCEMENT	6/1/2023
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LEASE EXPIRATION	5/31/2030
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CURRENT RENT	\$89,142
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CURRENT RENT PSF	\$9.14 PSF NNN
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LOCATION



KEY DISTANCES

U.S Highway 151	3 min
I-90	5 min
Madison, WI	7 min

AERIAL



AREA DEMOGRAPHICS

POPULATION	5 Min	15 Min	30 Min
Estimated Population (2025)	16,627	115,068	392,845
Median Age (2024)	33.5	36.8	35.9
Any College (Some College or Higher)	8,817 77.1%	61,376 76.3%	197,314 77.2%
College Degree + (Bachelor Degree or Higher)	6,045 52.8%	39,135 48.6%	133,284 52.2%
HOUSEHOLDS	5 MIN	15 MIN	30 MIN
Estimated Households (2025)	7,746	49,469	168,793
Estimated Average Household Income (2024)	\$114,445	\$116,122	\$116,230
Total Non-Retail Expenditure	\$4,630 52.6%	\$4,508 50.7%	\$4,409 51.2%
Total Retail Expenditures	\$4,178 47.4%	\$4,384 49.3%	\$4,209 48.8%
DAYTIME DEMOGRAPHICS	5 MIN	15 MIN	30 MIN
Total Businesses (2024)	530	3,588	14,403
Total Employees (2024)	8,933	52,531	202,236



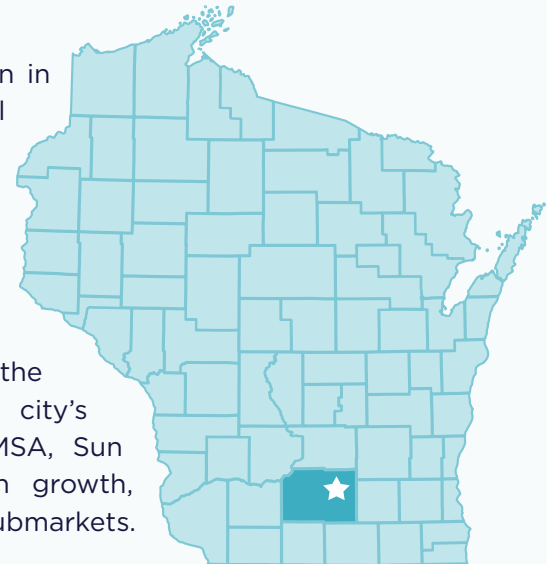
ABOUT THE AREA



SUN PRAIRIE, WISCONSIN

Sun Prairie, Wisconsin is one of the fastest-growing cities in the state, located just northeast of Madison in Dane County. With a population of over 36,000, the city has experienced steady residential and commercial expansion driven by its strong schools, community amenities, and strategic location along U.S. Highway 151. Sun Prairie offers direct access to downtown Madison and Dane County Regional Airport, making it highly attractive to commuters, businesses, and logistics users alike. The city's blend of small-town charm and regional connectivity has made it a preferred destination for young professionals, families, and employers.

The local economy is supported by a diverse and educated workforce, and the area continues to see strong demand across retail, multifamily, and industrial sectors. Key developments such as the Prairie Lakes retail corridor, new business parks, and continued housing construction reflect the city's growth trajectory. With a pro-development city government and access to the broader Madison MSA, Sun Prairie presents a compelling opportunity for investors looking to tap into long-term population growth, rising incomes, and sustained tenant demand in one of Wisconsin's most resilient and active submarkets.



DANE COUNTY - OFFICE MARKET STATS



MARKET FUNDAMENTALS

ECONOMIC INDICATORS

MARKET OVERVIEW

The Madison office market's overall vacancy rate increased 60 bps YOY to 8.1%, remaining within the stabilized 7-9% range since early 2021. In Q2 2025, the market experienced positive absorption of 29,096 square feet (sf), bringing year to-date (YTD) totals to -164,951 sf. At the 2025 midpoint, the Northwest / Middleton submarket has experienced the largest levels of positive absorption at 33,056 sf, driven by 98,980 sf of leasing activity.

Smaller users have continued to primarily make up the tenant marketplace with YTD total leasing activity seeing a 33% decrease YOY. The current marketplace is beginning to see larger users enter as remote work environments continue to decline, which will push the market forward with increased leasing velocity. The overall market asking rate recorded a slight 1.1% YOY increase to \$24.76 per square foot (psf), and Class A asking rental rates also saw a modest increase of 0.8% YOY to \$26.13 psf. Rental rates remain the highest for Class A properties on the Capitol Square, ranging from \$30-35 psf.

SPACE DEMAND / DELIVERIES



OVERALL VACANCY & ASKING RENT



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