



CUSHMAN &
WAKEFIELD

BOERKE

FOR SALE

MIXED-USE / FLEX BUILDING

WAUNAKEE, WI



EXECUTIVE SUMMARY



**DIVERSE
TENANT MIX**

**77.7%
OCCUPIED**

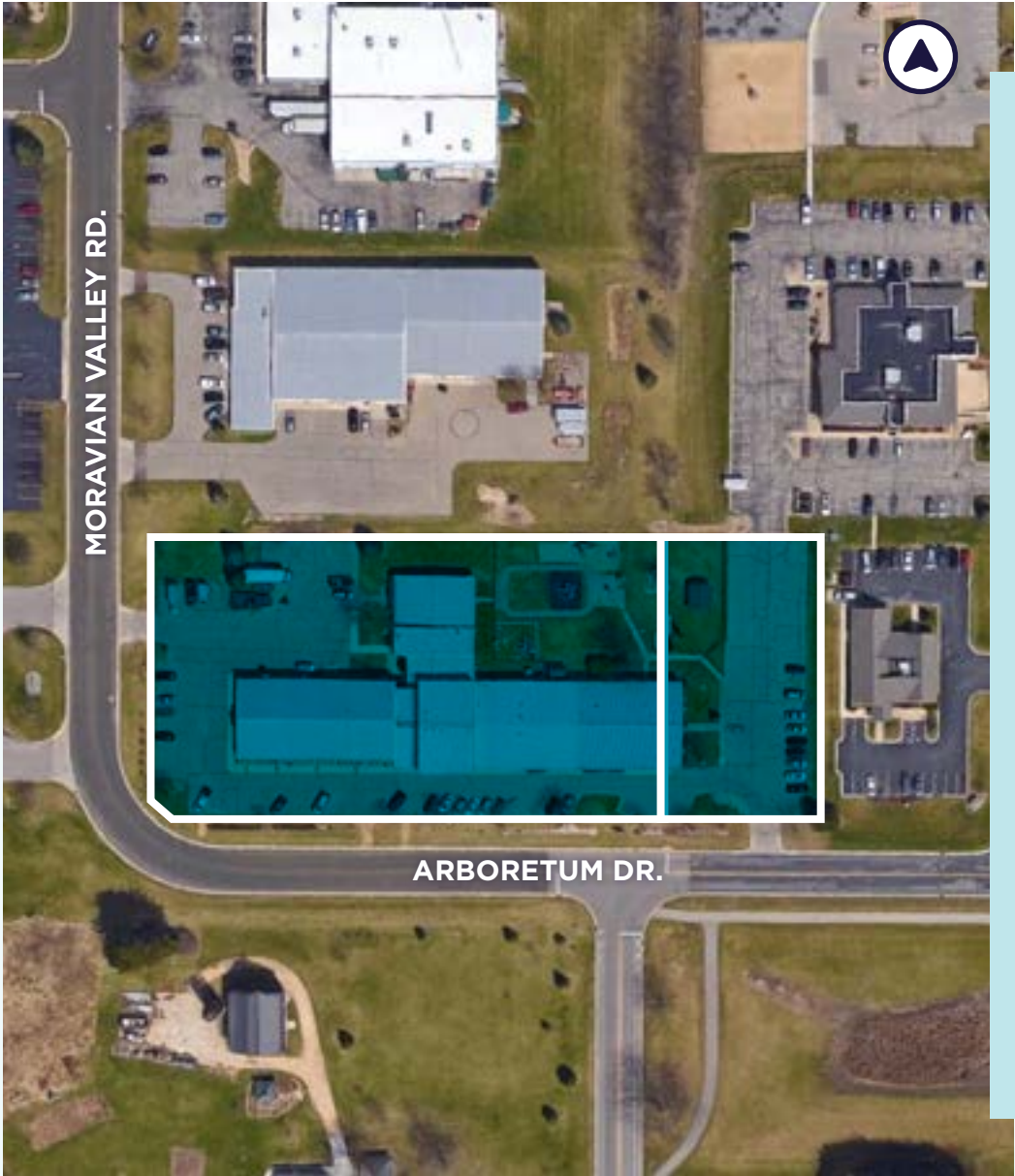
**STRONG
LOCATION IN
MADISON MSA**

**0.1% MARKET
VACANCY
RATE**

1001 Arboretum Drive presents an outstanding opportunity to acquire a multi-tenant office/flex investment property in the high-income and rapidly growing Waunakee submarket of the Madison MSA. The ±25,440 square foot property features a diverse mix of 17 tenants and is currently 77.7% occupied. With an average tenant suite size of just over 1,100 square feet and many tenants having occupied the building for multiple lease terms, the asset demonstrates strong appeal among small business users and service providers.

With an average rent of \$14.40/SF gross and a WALT of 1.87 years, the asset benefits from short-term rollover opportunities to boost cash flow, while several leases include structured annual escalations. The property is ideally located just off Century Avenue near a dense residential base, offering ample parking, strong visibility, and long-term appeal to local service-oriented tenants.

PROPERTY OVERVIEW



Address	1001 Arboretum Drive
Municipality	Village of Waunakee
County	Dane County
Tax Key(s)	0809-093-7295-6 & 0809-094-9190-7
Square Footage	25,440 SF
# of Tenants	17
Lot Size	2.65 Combined Acres
Zoning	I-1 (Light Industrial District)
Year Built	1980 / 1992
Power	800 Amp, 3 Phase Service
Parking	87 Surface Spaces



PROPERTY PHOTOS



CONTACT

KATIE GREMBAN

Investment Sales Advisor
+1 262 309 9019
kgremban@boerke.com

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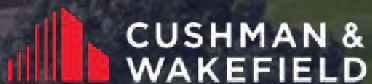
Principal
+1 414 803 4955
badank@boerke.com

DAVE TIGHE

Principal
+1 414 416 8319
dtighe@boerke.com

HEATHER DORFLER

Investment Sales Advisor
+1 815 529 4780
hdorfler@boerke.com



BOERKE

Milwaukee Office

731 N Jackson Street
Suite 700
Milwaukee, WI 53202

boerke.com

Madison Office

33 E Main Street
Suite 241
Madison, WI 53703