

MADISON

OFFICE PORTFOLIO

MADISON , WISCONSIN



INVESTMENT OFFERING | FOR SALE

OFFICE PORTFOLIO
4600 AMERICAN PARKWAY
5133 W TERRACE DRIVE
MADISON, WISCONSIN

CBRE



AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current

or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



EXECUTIVE SUMMARY

\$1,269,618

COMBINED NOI

7.3%

CAP RATE

\$17,350,000

PRICE

CBRE is pleased to present the opportunity to purchase two impeccably maintained office buildings in Madison Wisconsin. The offering provides an investor the value-add opportunity to further increase occupancy and drive rents, while maintaining a diverse and loyal base of existing tenants.

The buildings are just one-block apart – making it convenient to manage and maintain. Each building boasts impressive lobbies with modern finishes, ample on-site parking, fitness center, conference center, mature landscaping and walking trails within the American Center Business Park.

This is a rare chance to acquire two cash-generating office buildings with value-add potential at an attractive discount to replacement cost.



EASY
ACCESS TO
INTERSTATE



CONTINUED
RENT
GROWTH



EXCEPTIONAL
AMENITIES



TROPHY
OFFICE
BLDGs

For More Information:

www.madisonofficeportfolio-cbre.com

CLICK HERE



INVESTMENT HIGHLIGHTS



4600 AMERICAN PARKWAY MADISON, WISCONSIN

SIZE	75,375 RSF	OCCUPANCY	73%
NOI	\$620,000	STORIES	3
CAP RATE	7.3%	LAND AREA	5.08 A
ROOF	Membrane	ELEVATORS	2
EXT FINISH	Precast	ASSESSED VALUE	\$9,130,400



5133 W TERRACE DRIVE MADISON, WISCONSIN

SIZE	79,121 SF	OCCUPANCY	83%
NOI	\$649,437	STORIES	4
CAP RATE	7.3%	LAND AREA	7.5 A
ROOF	Membrane	ELEVATORS	2
EXT FINISH	Brick and Glass Curtainwall	ASSESSED VALUE	\$9,300,000

\$1,269,618

COMBINED
NOI

7.3%

CAP
RATE

\$17,350,000

PURCHASE
PRICE

78%

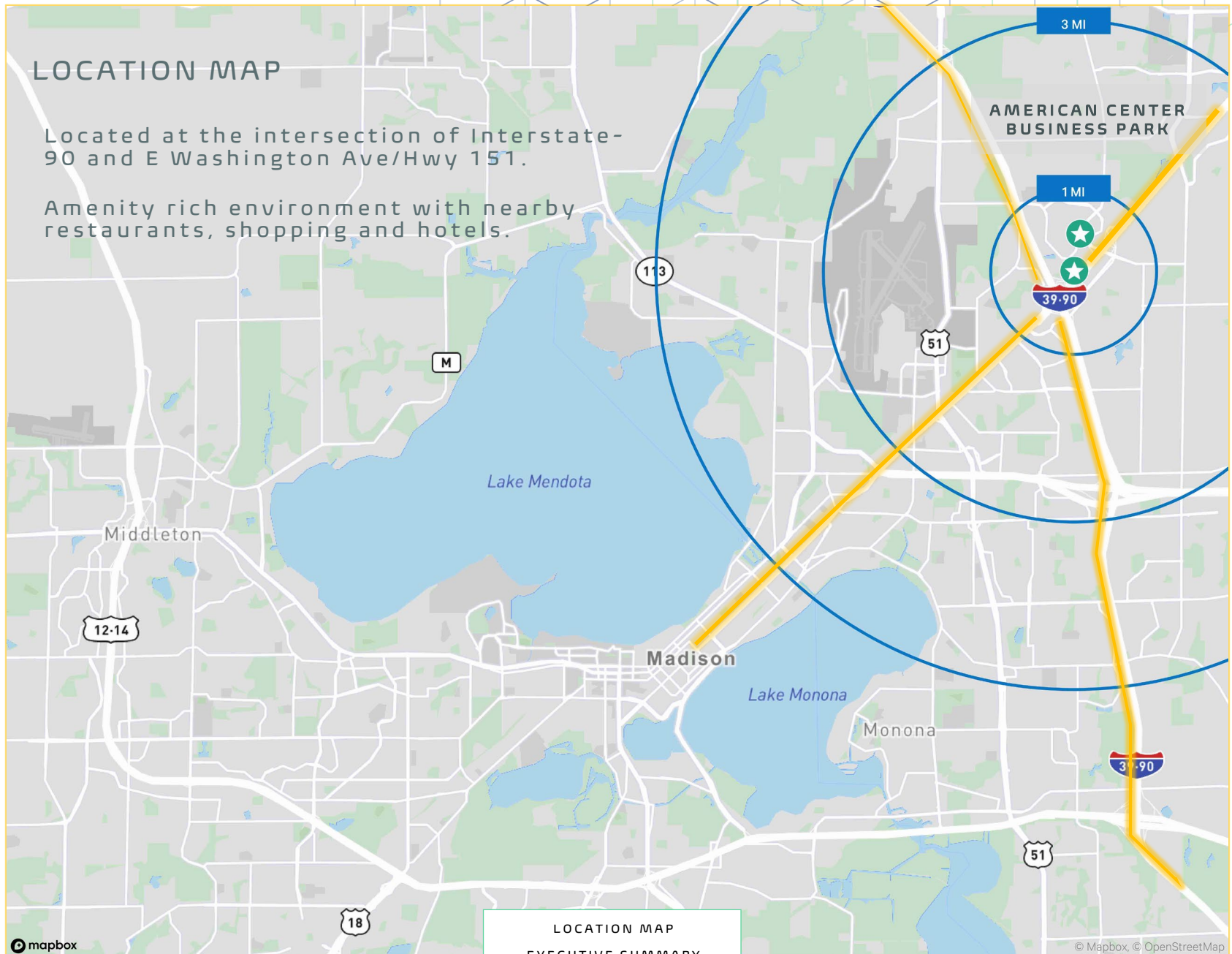
OVERALL
OCCUPANCY

The offering is priced at an attractive 7.3% cap rate, allowing for positive leverage and cash flow growth.

LOCATION MAP

Located at the intersection of Interstate-90 and E Washington Ave/Hwy 151.

Amenity rich environment with nearby restaurants, shopping and hotels.



LOCATION MAP
EXECUTIVE SUMMARY





4600

AMERICAN
PARKWAY

MADISON, WISCONSIN

76,891 SQ FT
3-STORY

CBRE

4600 American Parkway

A prestigious Class-A office building at the entrance to the business park.

Prominently located at the entrance to the American Center Business Park. The striking three-story building spans over 76,000+ square feet and boasts a two-story glass atrium lobby with polished granite flooring and seating for visitors. It has proven to be an ideal location for national companies, medical users, and various professional firms. Employees and visitors enjoy free parking along with other conveniences that are within walking distance.

Ownership's investment and focus on providing a quality office environment has attracted a high-quality tenant roster of companies in growing industries mixed with stable professional firms and medical users.

PROPERTY OVERVIEW

Rentable SF	75,375 RSF 76,891 RSF (BOMA Remeasure)
Occupancy	73%
Year Built	1994
Stories	Three
Parking	4: : 1000
Parcel Size	5.08 Acres
Assessed Value	\$9,130,400
Amenities	Large conference center with AV Break Area next to Conference Center Atrium Lobby



Highly Visible
Easy Access



Conference
Center



Class-A
Corporate
Office



NEW BOMA SF
76,891



EST NOI
\$620,471



Minutes to
Airport



4600 American Parkway

High-end finishes, conference center and a state-of-the-art air purification system are amenities tenants appreciate

The building is a three-story steel frame precast office building with a partial basement that features a loading area with overhead door for convenient moving of office furniture and larger deliveries. Additionally, on this level, there is tenant storage and mechanical rooms.

Tenant amenities include a conference center with AV capabilities and a break-out area with vending and restrooms.

Post COVID, a Bipolar Ionization air purification system was installed.



MADISON OFFICE
PORTFOLIO



Amenities



State-of-the-art conference and training center with seating for 50. Equipped with large screen monitors and AV equipment.



Café setting with vending is a quiet space for employees



Onsite document storage available



Secure building with after-hours card access



4600 American Parkway



5133

W TERRACE
DRIVE

MADISON, WISCONSIN

77,817 SQ FT
4-STORY

CBRE

5133 W TERRACE DR

Your first impression is a vibrant and inviting atmosphere.

5133 W Terrace Drive is a 4-story glass and brick faced professional office building within the American Center business park. The building is highly visible and from Interstate 90/94 and U.S. Highway 151 with significant exposure to over 74,000 cars per day. Efficient, large floorplate design offers tenants optionality. The building sits on 7.5 acres and has more than ample parking, its very possible the building could be expanded. Current vacancy provides a great opportunity for NOI growth.

PROPERTY OVERVIEW

Rentable SF	77,817 sq ft (BOMA Remeasure)
Occupancy	83%
Year Built	1998
Stories	Four
Parking	4 : 1000
Parcel Size	7.5+ Acres
Assessed Value	\$9,300,000
Major Tenants	American Family Insurance Aerotek Charter Spectrum Regional Office



Excellent
Visibility from
Interstate



Onsite Fitness
Center



Updated Lobby &
Common Areas



Occupancy
83%



In Place NOI
\$649,437



New BOMA SF
77,817

Amenities



Large fitness center with cardio machines, stretching area and universal weight training machines.



Walking Trails



Onsite document storage available



Secure building with after-hours card access



Fitness Center



Lobby



Foot bridge – part of nature trail

Opportunity is knocking

Madison
Office Portfolio

C O N T A C T S

Brian Wolff
Vice President
+1608 513 9653
brian.wolff@cbre.com

**TO DOWNLOAD THE FULL OFFERING
AND ACCESS THE FINANCIALS**
www.madisonofficeportfolio-cbre.com



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness.

You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE