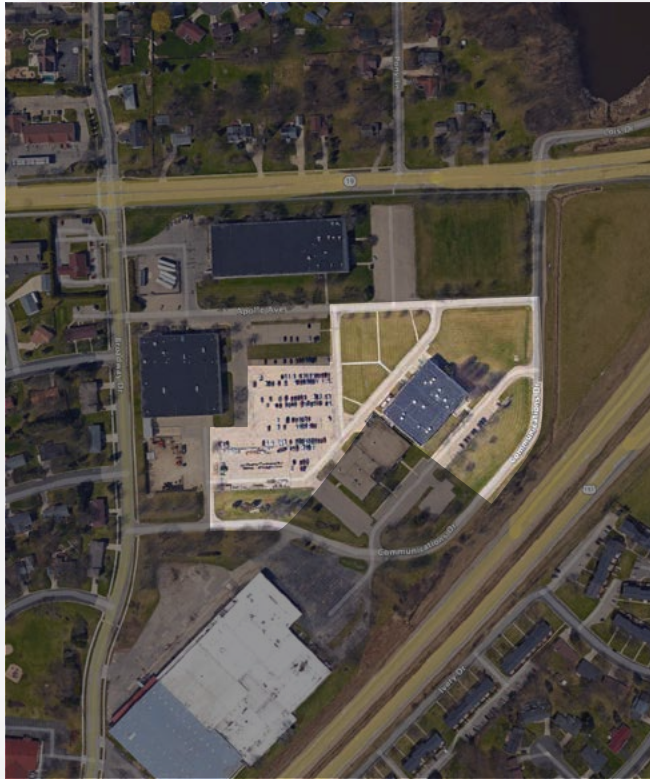


INVESTMENT INTRODUCTION

100 Communications Drive Sun Prairie, WI

NEWMARK





The Offering

Newmark is pleased to exclusively offer for sale the fee-simple ownership interest in the office property at 100 Communications Drive (the “Property”). 100 Communications Drive is a single-tenant office building totaling 60,752 square feet in Sun Prairie, WI. The Property is 100% leased to Frontier Communications Company until 8/31/2026; the tenant is currently dark and will be completely vacating upon expiration.

Sun Prairie, WI is located just over 10 miles Northwest of downtown Madison, Wisconsin’s second largest city and capital. With nearly 15 million square feet of office space, Madison is strategically positioned for business growth and relocation. The Madison North submarket boasts over 1 million square feet of office inventory with Class A asking rents averaging \$22.45 per square foot. Madison’s central location provides convenient access to major interstate routes, enhancing connectivity to key regional markets such as Chicago, Milwaukee, and the Twin Cities. The Dane County Regional Airport further enhances national and global access.

Summary






Address	100 Communications Drive
Location	Sun Prairie, WI
Submarket	Madison North
NRA (SF)	60,752
Floors	2
Year Built	1990
Parking	233 Spaces / ~4 Per 1,000 SF
Occupied %	100%
Lease Expiration	8/31/2026

Located just southwest of the US Route 151 and Windsor Street full four-way interchange, 100 Communications Drive offers exceptional accessibility and visibility. It benefits from a variety of amenities including retail centers, dining options, and hospitality.

Redevelopment Potential and Zoning

At 8.65 acres, the site has significant potential to be redeveloped into an alternate use. The Property is zoned Urban Industrial (UI). This district is intended to permit both large and small scale sewered industrial and office development. The full zoning ordinance is available on the due diligence website.

Investment Highlights

	<p>Exceptional Access via Full Four-Way Interchange and Visibility from Route 151</p> <p>Located in Sun Prairie, Wisconsin, the Property benefits from a prime location adjacent to a full four-way interchange at US Route 151 and Windsor Street. The fully signalized exchange sees 50,000+ vehicles per day and provides easy connectivity to the surrounding metro areas.</p>
	<p>Attractive Configuration</p> <p>The 60,000-square-foot building is ideal for an owner-user, with two 30,000-square-foot floor plates that can be configured for various uses. The space offers flexible space to meet different business needs.</p>
	<p>Large Site and Parking Ratio</p> <p>The 8.65-acre site features significant landscaped areas, offering potential for additional development or outdoor amenities. It currently has a parking ratio of nearly 4 stalls per 1,000 square feet, with the option to expand the parking field as needed.</p>
	<p>Potential Covered Land Play for Future Redevelopment</p> <p>Offering 8.65 acres and zoned Urban Industrial (UI), the site permits as-of-right both large and small scale industrial and office development.</p>
	<p>Proximity to High-Ranking University and Thriving Office Market</p> <p>Just 20 minutes from Madison, Sun Prairie is perfectly positioned to take advantage of the city's resources. The University of Wisconsin-Madison offers a highly skilled and diverse talent pool. As Wisconsin's fastest-growing city, Madison is addressing housing demands with new developments, reflecting an active market also highlighted by substantial leasing activity in the office sector.</p>

Aerial Map



Site Plan





100

Communications Drive

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