

313
Blettner

For Sale or Lease
High Visibility Office Campus

Colliers

313 Blettner Boulevard
Madison, WI 53714

2025 Rent Free for any lease 10 years or longer

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Colliers | Wisconsin

2501 W Beltline Hwy, Suite 505

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Building Details

80,000+ SF office campus, effortless highway access and close proximity to downtown Madison.

313 Blettner offers a modern office campus just minutes outside of downtown Madison. The building is conveniently located along highway 51 to the east and highway 30 to the north. The location allows for effortless highway access and high visibility, with close proximity to the University of Wisconsin - Madison. Multiple large corporations are located in the surrounding area, some of which include Paragon Development Systems, Menasha Corporation, the United States Post Office and others. 313 Blettner offers modern office space, effortless highway access and close proximity to a young and well educated workforce.



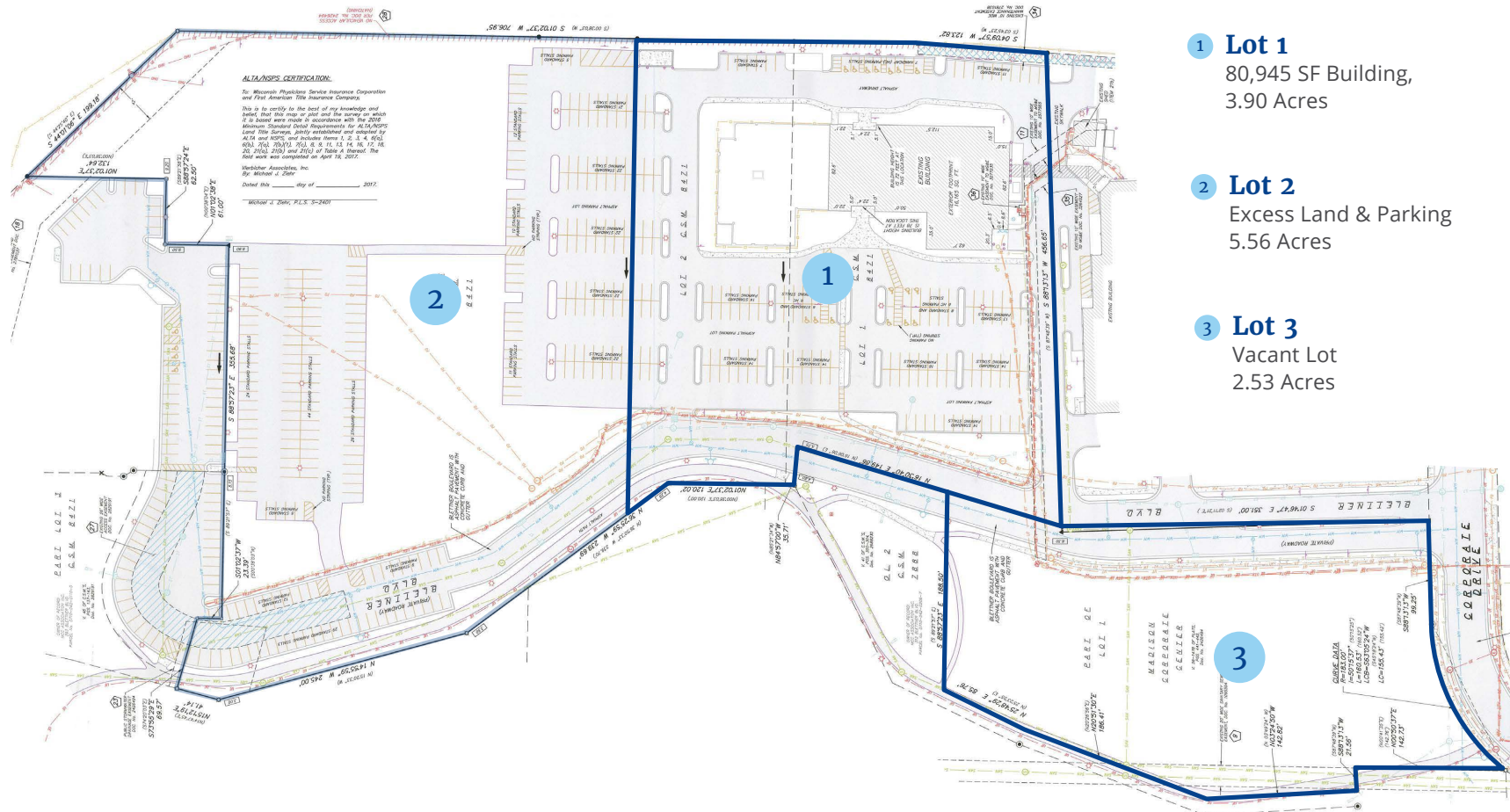
Property Profile

Address:	313 Blettner Boulevard, Madison, WI 53714
Built:	2000
Building Size:	80,945 SF RSF
Lot Area:	12 combined acrea (including office building, surface parking lot, two vacant lots)
Stories:	5 (five)
Parking:	297 Stalls
Signage:	On-building signage available



Site Plan

Property consists of three contiguous lots. Lot one contains the main building and parking, lot two offers additional parking and lot three is currently undeveloped.



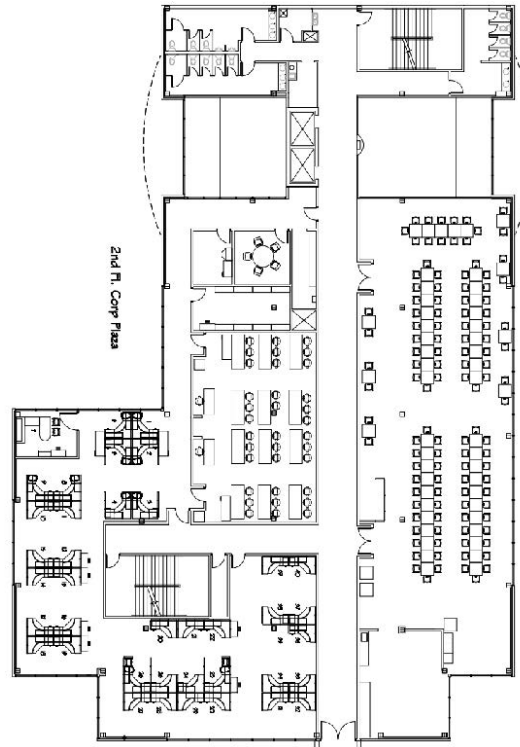
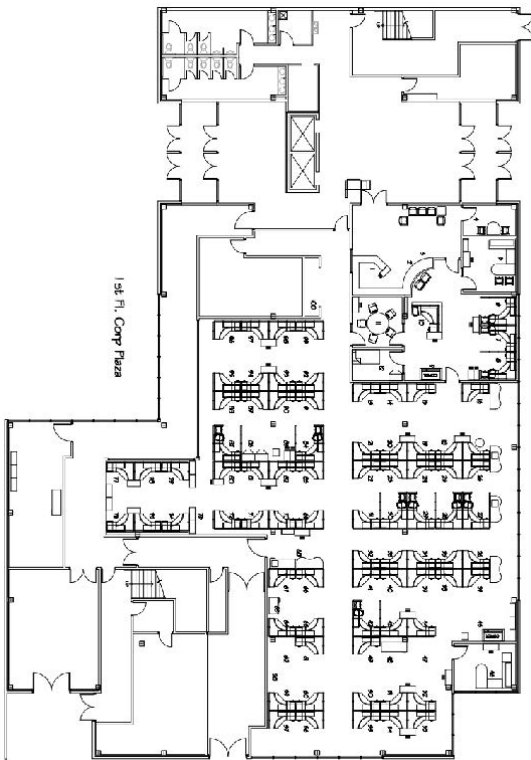
- 1 Lot 1**
80,945 SF Building,
3.90 Acres
- 2 Lot 2**
Excess Land & Parking
5.56 Acres
- 3 Lot 3**
Vacant Lot
2.53 Acres

Floor Plans

Each floor is approximately 16,000 SF and consists of majority office cubicles, private offices and conference space.

Main Level

The main level includes a glass entryway with an atrium, security desk and open office space.

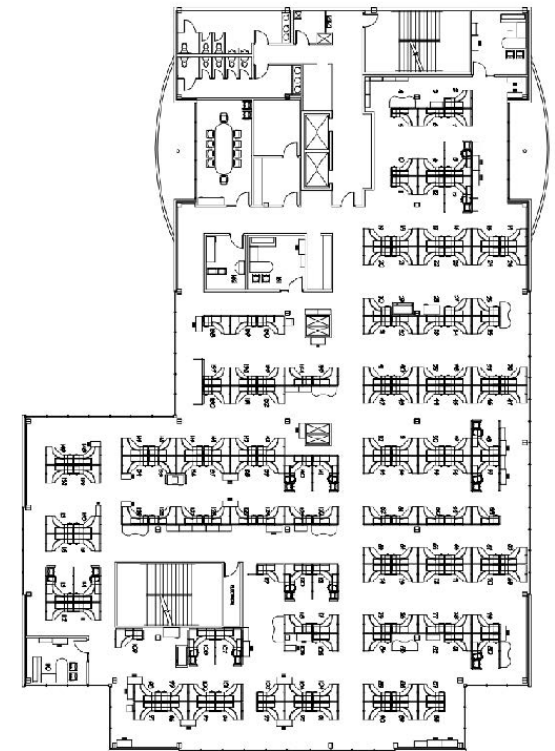


Floor 2

The second floor contains a large conference room, a cafe, open office space and offers views of the main level atrium.

Floors 3-5

Floors three through five contain majority open office space with a handful of huddle rooms and private offices.



Location Overview

 **2 Minutes (.7 Miles)**
from US 51 on-ramp

 **3 Minutes (1.2 Miles)**
from WI-30 on-ramp

 **10 Minutes (4 Miles)**
to Dane County Regional Airport

 **1 Hour 5 Minutes (75 Miles)**
from Milwaukee, WI





Madison Workforce

The University of Wisconsin - Madison & Four Strong Technical Schools Help Fuel a Strong Workforce

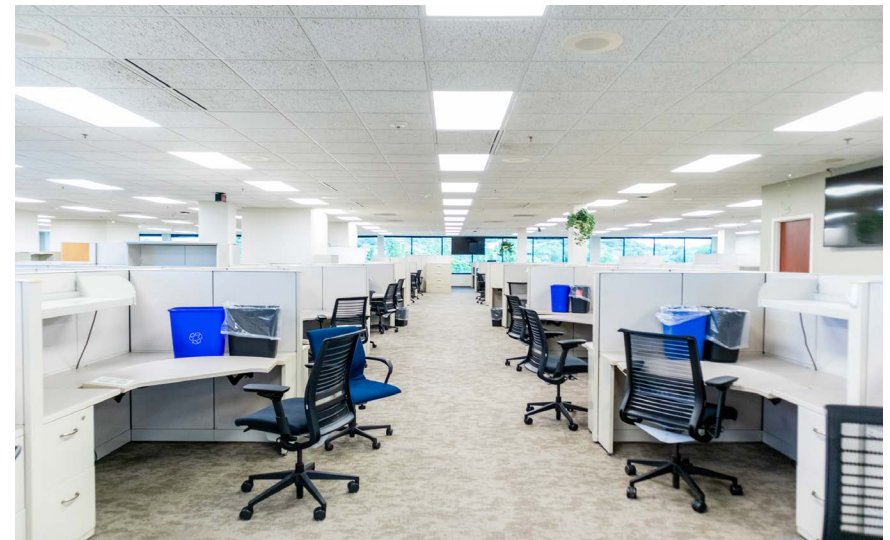
The well educated workforce, fuelled by nationally ranked UW-Madison, tends to pursue economic stability through careers in business, technology and professional services. The Madison metro area has seen continued steady growth in these sectors thanks to notable names like Epic Systems, SSM Healthcare and American Family Insurance. The combination of the strong education system and stable nationally recognized corporations encourages the young workforce to stay in the Madison area, a trend that will likely draw additional employers and lead to further growth.

Notable Area Employers



Building Photos

Building exterior, interior and surrounding views





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For Lease

High Visibility Office Campus

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

Broker Disclosure to Customers

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. The broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice or a professional home inspection contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133 (1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm and its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by the Firm and its Agents): _____

(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat 452.01 (5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse" fact is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/>