



FOR LEASE
OFFICE

OFFICE SPACE - OREGON WI
602 Pleasant Oak Drive, Oregon, WI 53575

- 3 Private Offices, Small Lobby and Storage
- Conference room with shared amenities
- Convenient access to Hwy 14 and downtown Oregon
- On-site parking in a professional business district



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RE/MAX PREFERRED
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+16082768110 Each Office Independently Owned and Operated.





Property Summary

Building SF:	8,328
Lease Rate:	\$18.00/sqft
Lot Size:	0.65 Acres
Parking:	6-10 spaces
Rentable SF:	750 sqft
Year Built:	1995
Zoning:	Comm

Property Overview

Office suite comprised of 3 offices and a storage room. Current space of 750 sq/ft and ability for more possible. Shared bathroom, conference room, and kitchen. Easy access to Hwy 14 and all of Oregon - Modified Gross Lease so all you need is included asking \$1,100/month

Location Overview

Located just minutes south of Madison, Oregon, WI offers the charm of a small town with the convenience of nearby city amenities. The community features a vibrant downtown, locally owned shops and restaurants, and easy access to major highways including US-14 and Hwy 138. With steady population growth, excellent schools, and a strong local business community, Oregon provides an ideal setting for professional offices and service-based businesses looking to serve both local residents and the greater Madison area.

PROPERTY PHOTOS

OFFICE SPACE - OREGON WI

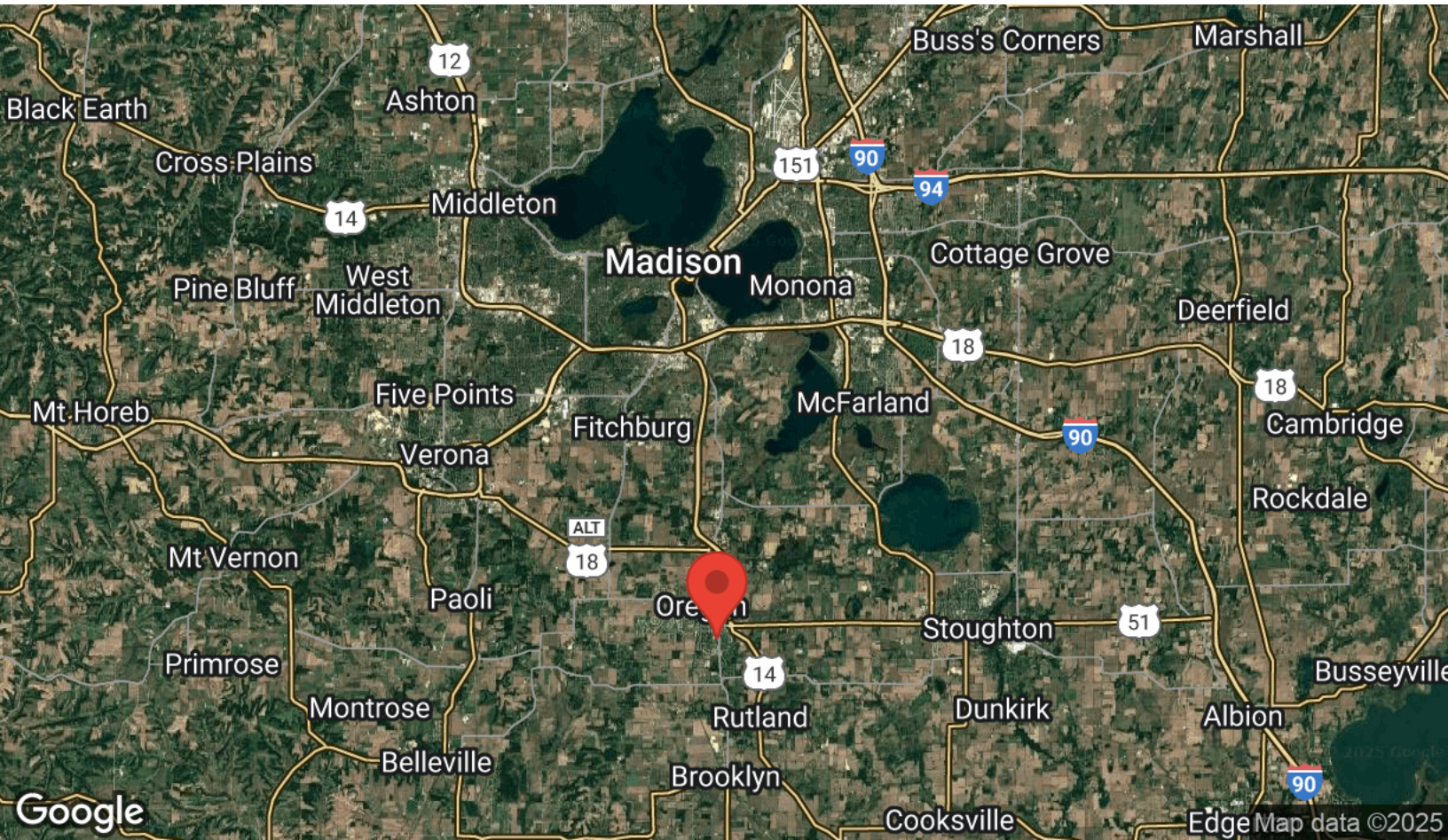
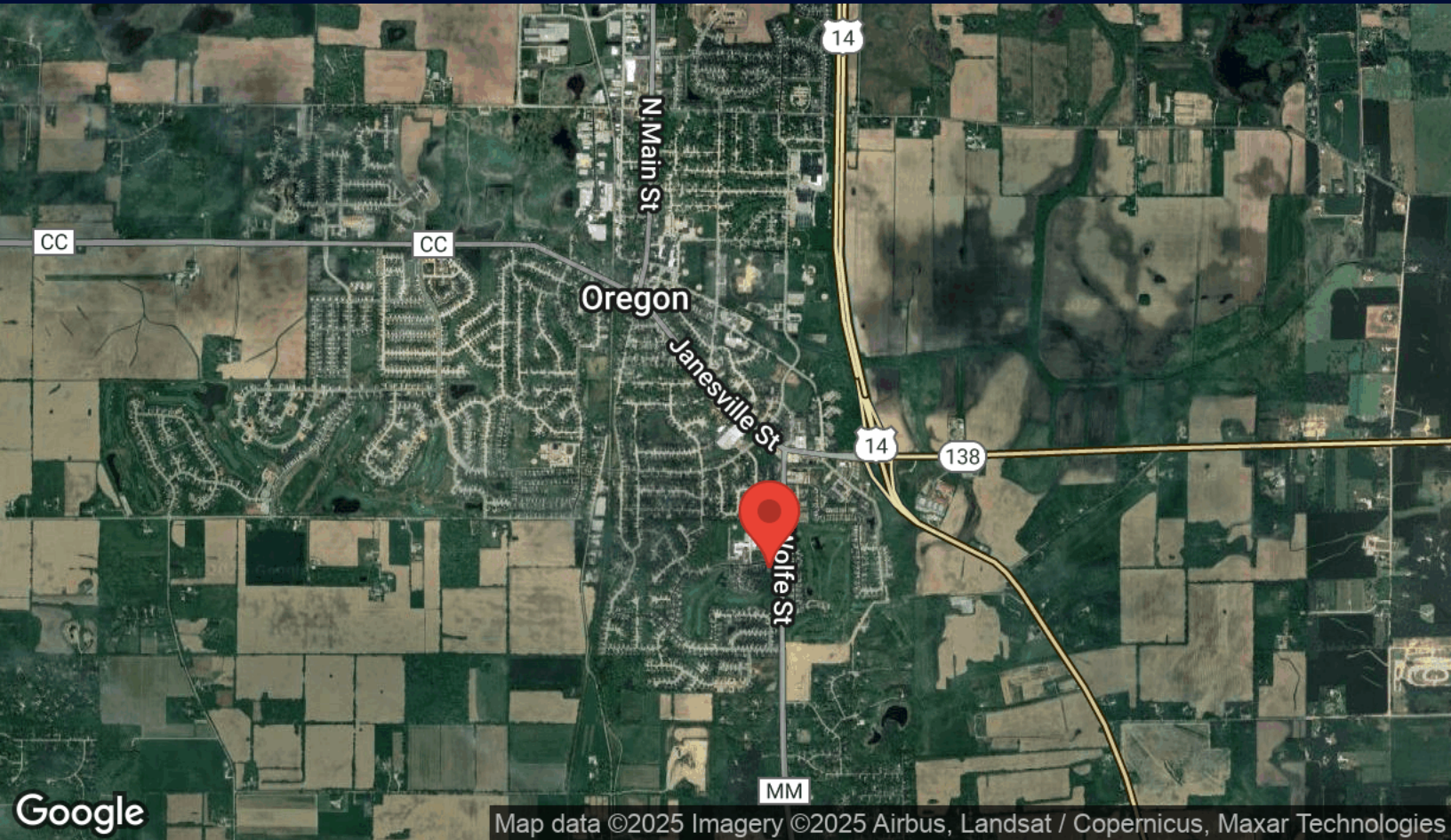
602 Pleasant Oak Drive
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LOCATION MAPS

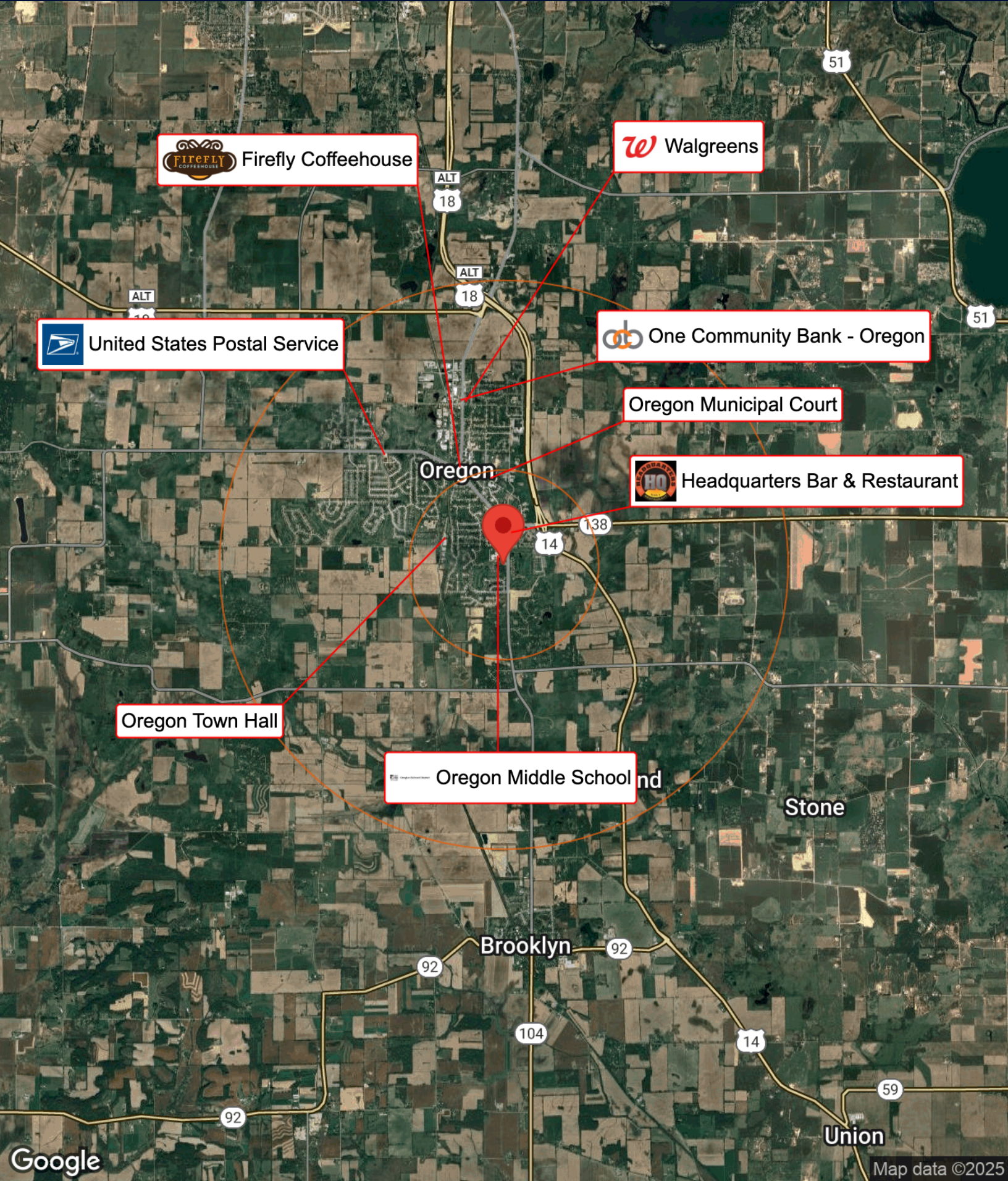
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BUSINESS MAP

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 Firefly Coffeehouse

 Walgreens


 United States Postal Service

 One Community Bank - Oregon

Oregon Municipal Court

 Headquarters Bar & Restaurant

Oregon Town Hall

 Oregon Middle School

Stone

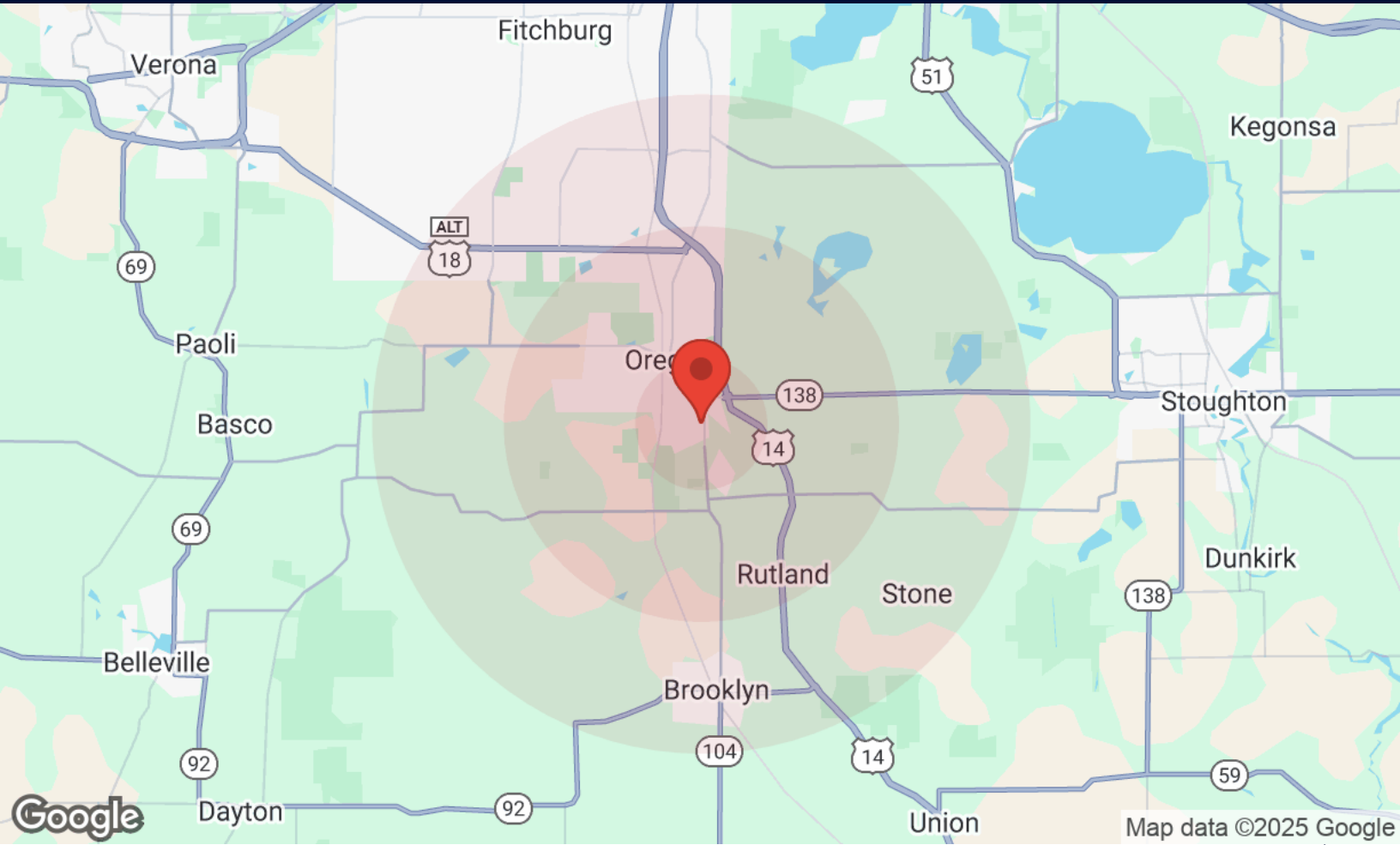
Brooklyn

Union

DEMOGRAPHICS

OFFICE SPACE - OREGON WI

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Population	1 Mile	3 Miles	5 Miles
Male	2,571	7,100	10,267
Female	2,690	7,210	9,466
Total Population	5,260	14,311	19,733

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	926	2,636	3,344
Ages 15-24	612	1,666	2,212
Ages 25-54	1,943	5,649	7,941
Ages 55-64	726	1,835	2,691
Ages 65+	1,054	2,524	3,545

Income	1 Mile	3 Miles	5 Miles
Median	\$102,593	\$106,812	\$106,911
< \$15,000	176	269	325
\$15,000-\$24,999	37	124	181
\$25,000-\$34,999	87	231	275
\$35,000-\$49,999	221	524	675
\$50,000-\$74,999	269	805	1,117
\$75,000-\$99,999	268	690	949
\$100,000-\$149,999	378	1,150	1,548
\$150,000-\$199,999	474	982	1,276
> \$200,000	255	879	1,210

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,333	6,101	8,176
Occupied	2,166	5,652	7,557
Owner Occupied	1,622	4,188	5,759
Renter Occupied	544	1,464	1,798
Vacant	167	449	620

STATE OF WISCONSIN BROKER DISCLOSURE

To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you.

Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- *The duty to prove 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 within 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 (see "Definition of Material Adverse Facts" below).*
- *The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.*
- *The duty to safeguard trust funds and other property the broker holds.*
- *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. A broker or salesperson 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 a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 (see "definition of material adverse facts" below).
2. Any facts known by the broker 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 broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

(Insert information you authorize to broker to disclose such as financial qualification information)

CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing. List Home/Cell Numbers:

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/> or by phone at (608)240-5830.

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 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.

All materials and information received or derived from RE/MAX Preferred its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. RE/MAX Preferred makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RE/MAX Preferred does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.