INVESTMENT OFFERING

For Sale

4600
AMERICAN PARKWAY
MADISON, WI

OFFERING BROCHURE

76,891 SQ FT
3-STORY

CBRE

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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

$563,196	8.0%	$7,000,000
NOI	CAP RATE	PRICE

CBRE is pleased to present the opportunity to purchase an impeccably maintained office building 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 building is at the entrance to the American Center Business Park. The building boasts an impressive lobby with modern finishes, ample on-site parking, conference center, mature landscaping.

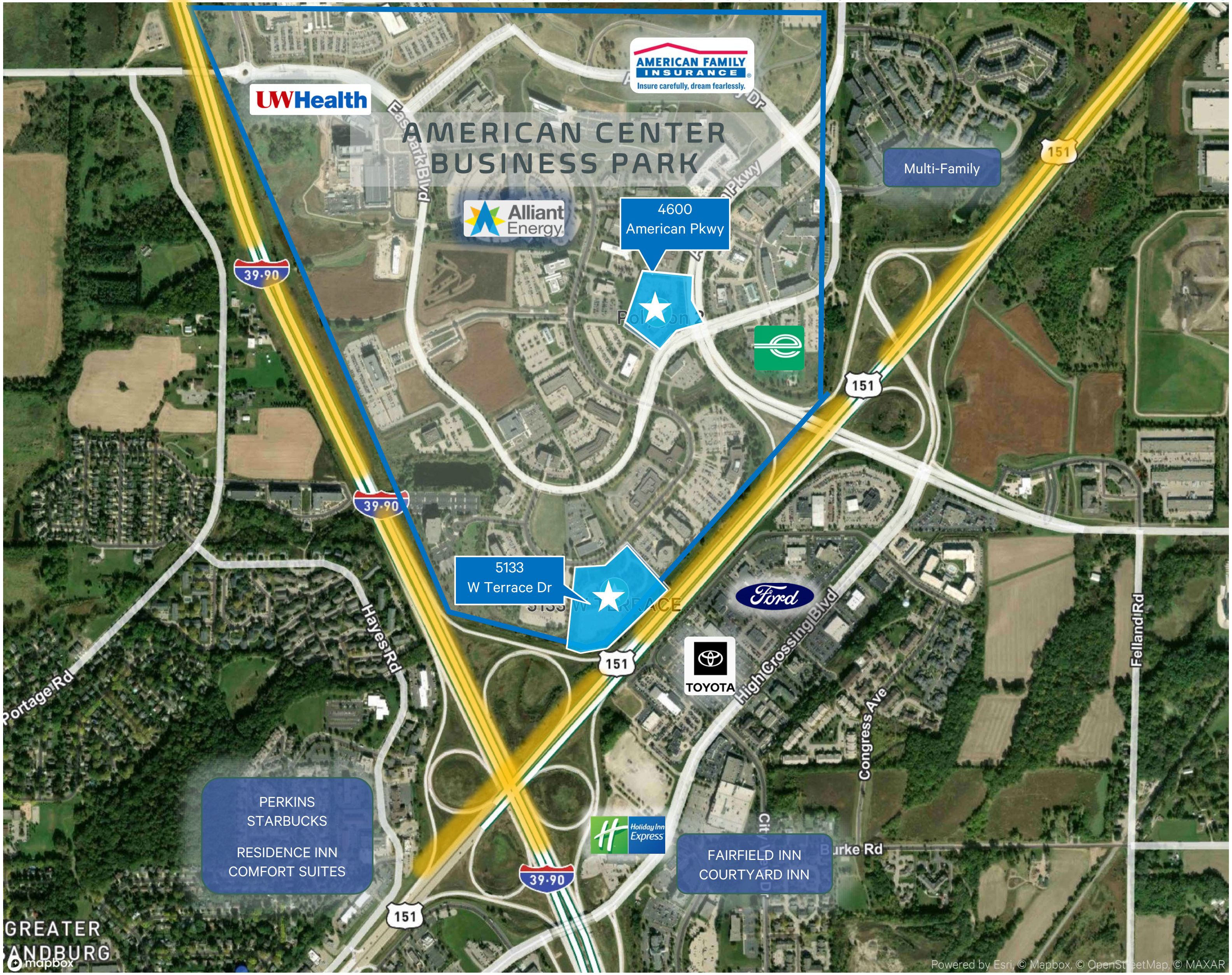
This is a rare chance to acquire a cash-generating office building with value-add potential at an attractive discount to replacement cost.

- EASY ACCESS TO INTERSTATE
- CONTINUED RENT GROWTH
- EXCEPTIONAL AMENITIES
- TROPHY OFFICE BLDG

For More Information:

www.madisonofficeportfolio-cbre.com

CLICK HERE


AMERICAN CENTER
BUSINESS PARK
AMERICAN FAMILY INSURANCE
Insure carefully, dream fearlessly.
UW Health
Alliant Energy
4600
American Pkwy
5133
W Terrace Dr
Multi-Family
Ford
TOYOTA
Holiday Inn Express
PERKINS
STARBUCKS
RESIDENCE INN
COMFORT SUITES
FAIRFIELD INN
COURTYARD INN
39·90
151
Hayes Rd
Portage Rd
High Crossing Blvd
Congress Ave
Felland Rd
Burke Rd
GREATER
SANDBURG
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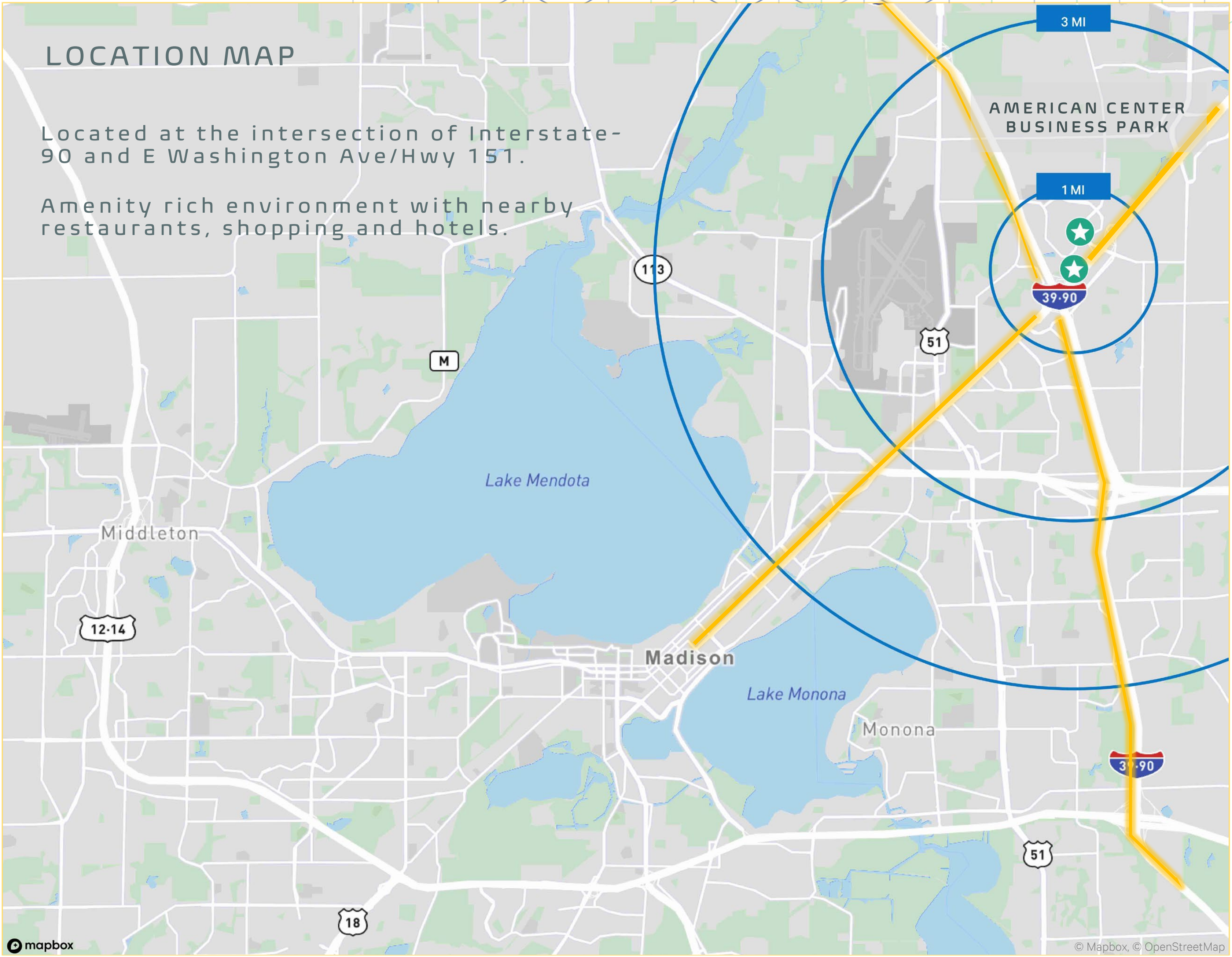
LOCATION MAP

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

Amenity rich environment with nearby restaurants, shopping and hotels.



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

Price	$7,000,000
NOI	$563,196
Cap Rate	8%
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 Conf. Center Atrium Lobby

Highly Visible
Easy Access

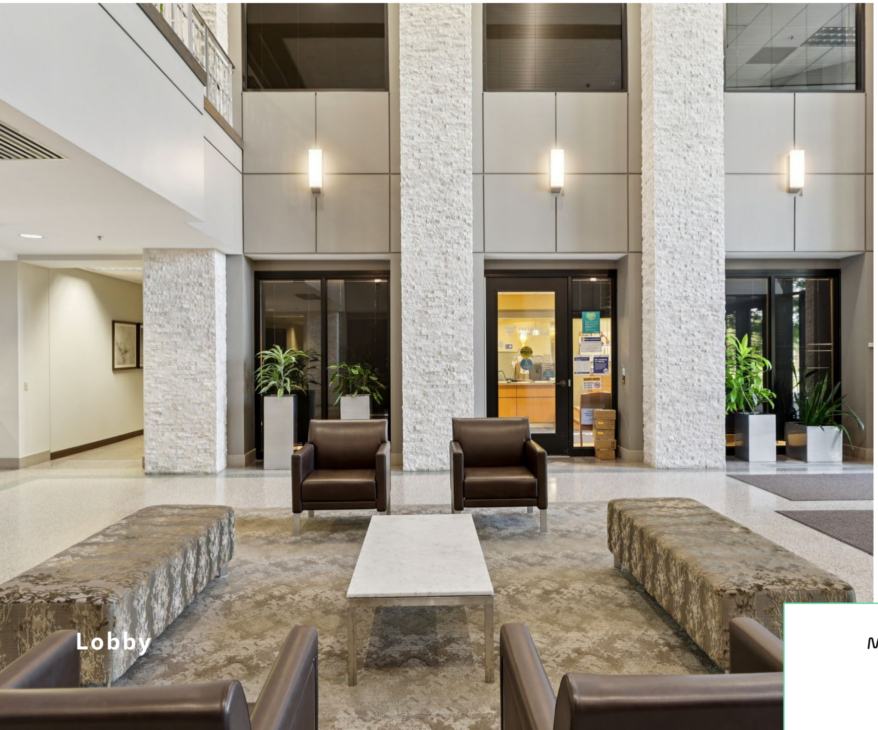
Conference Center

Class-A Corporate Office

NEW BOMA SF 76,891

EST NOI
$563,196

Minutes to Airport



Lobby

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 overheard door for convenient moving of office furniture and larger deliveries. Additionally, on this level, are tenant storge 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.

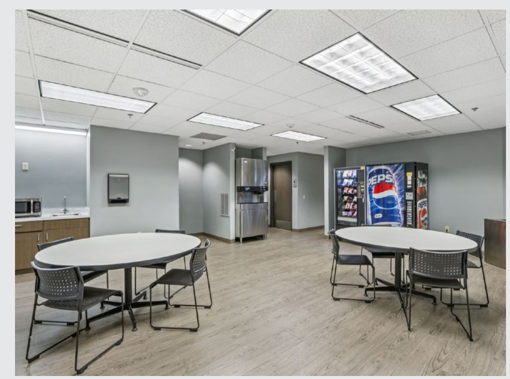
Amenities

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



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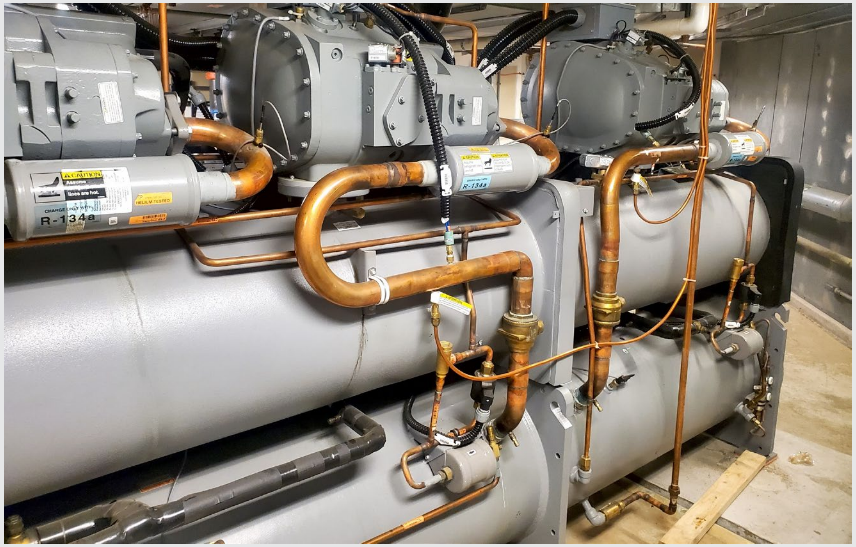


Newer energy efficient equipment ensures lower energy consumption, which helps to keep operating expenses down.

CARRIER AQUA FORCE CHILLER

In 2020 the building's chiller was replaced. This was a $191,000 capital expense and an investment into the property for the tenant's comfort.

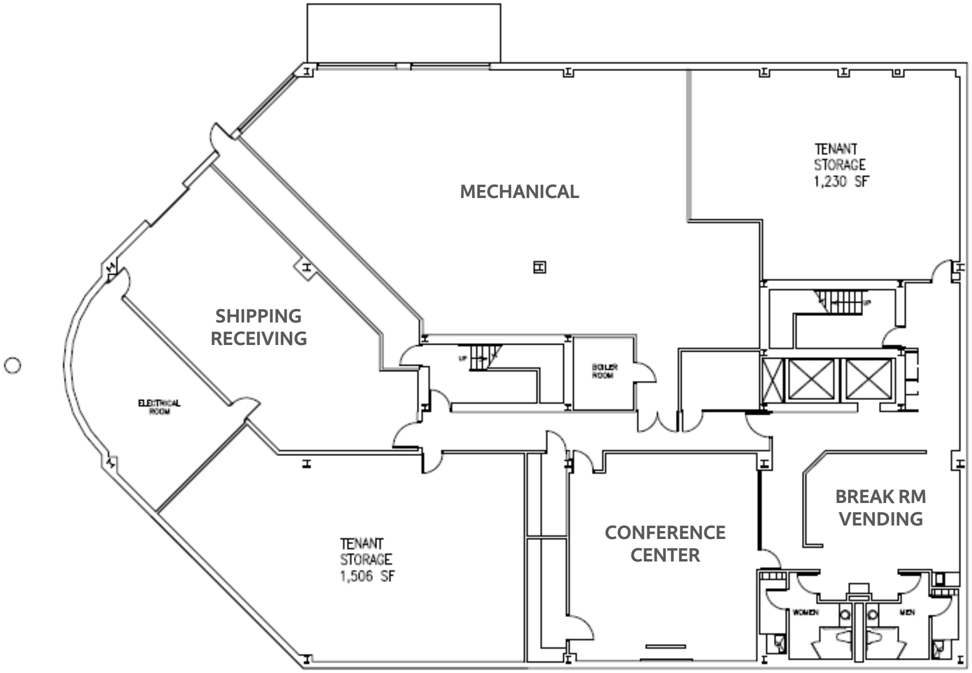
Carrier Aqua Force 30HK High Efficiency Screw Type Chiller.. Equipped with three compressors. Water cooled liquid chiller. Chlorine-free HFC refrigerant.

INDOOR AIR QUALITY

Both buildings have installed a Needlepoint Bipolar Ionization system. It uses a soft ionization method which helps to reduce airborne contaminants safely and effectively without adverse health implications. This system greatly improves Indoor air quality and is certified as ozone-free.

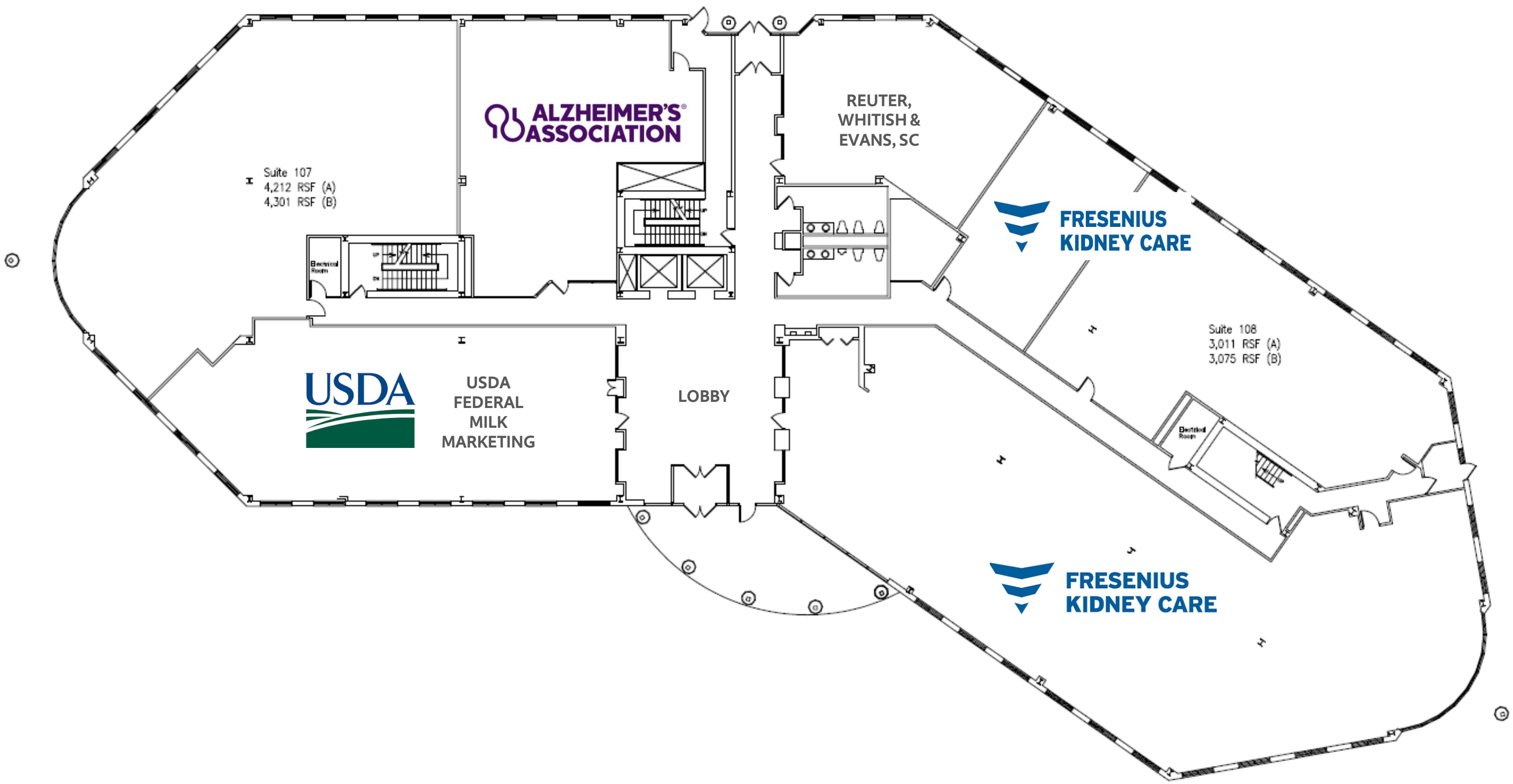
LOWER LEVEL

4600 AMERICAN PARKWAY



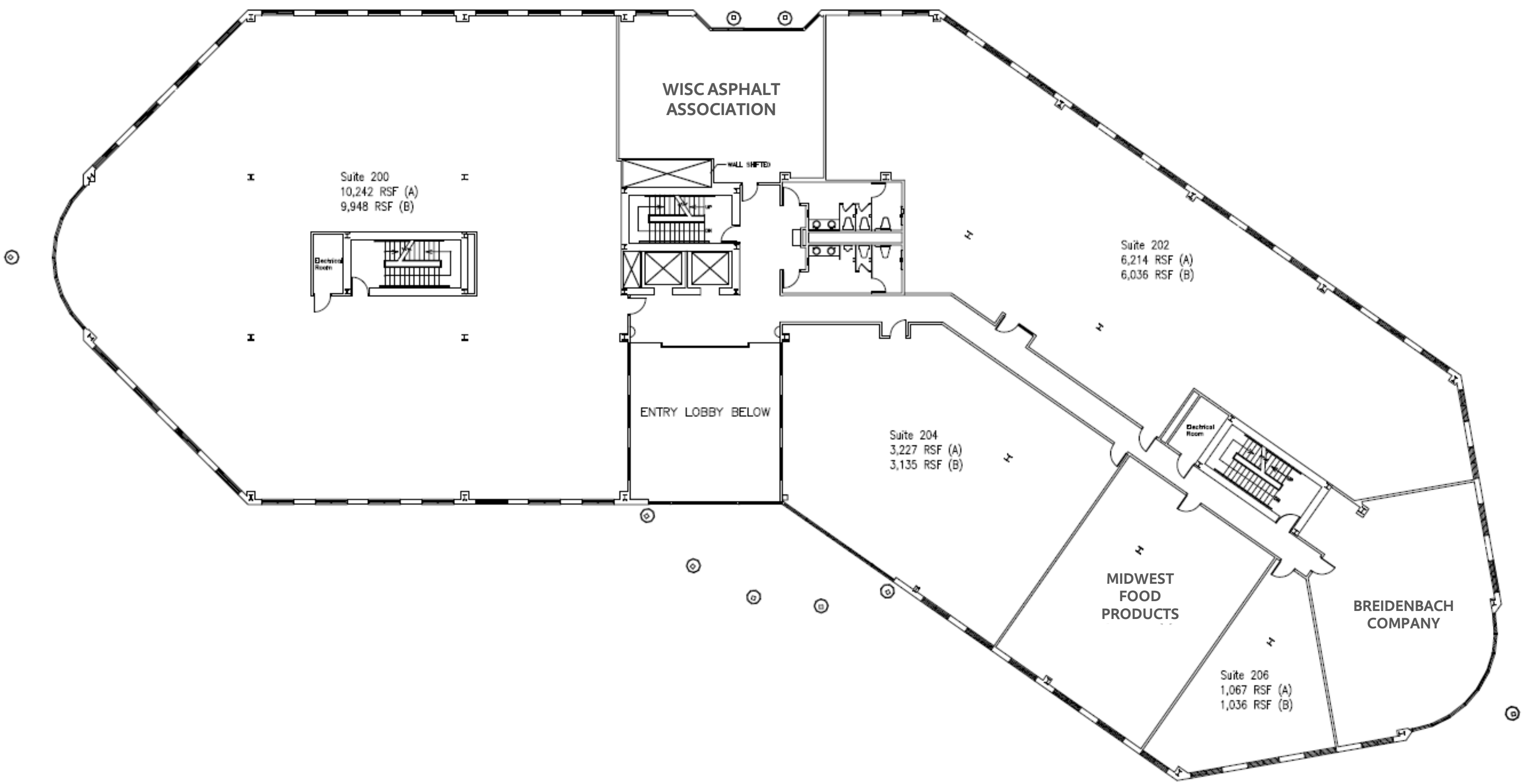
4600 AMERICAN PARKWAY

1ST FLOOR



2ND
FLOOR

4600
AMERICAN
PARKWAY



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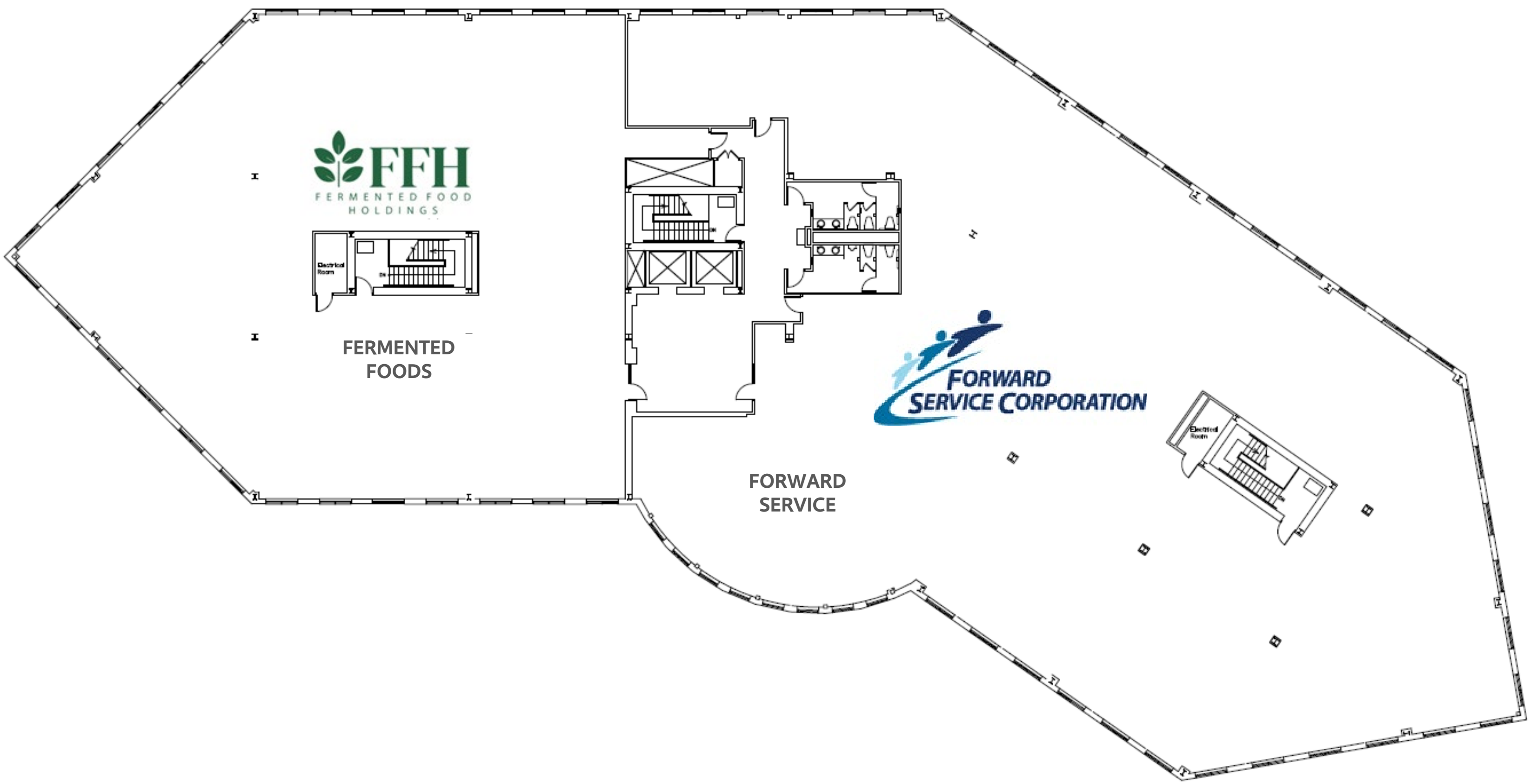
3RD FLOOR



Opportunity is knocking

Madison

Office Portfolio

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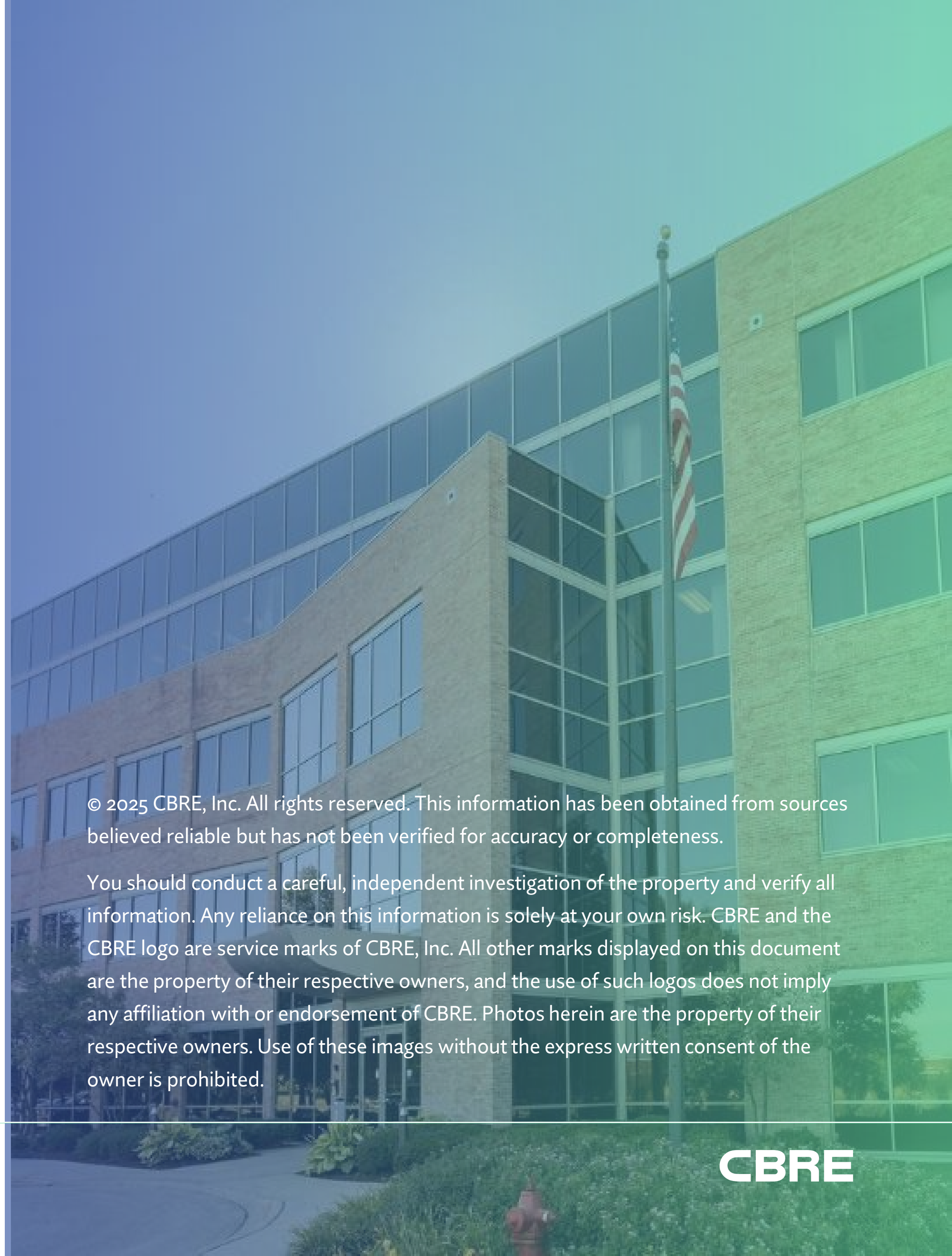

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