



Prairie Trail II Offices FOR LEASE

**8517 Excelsior Drive
Madison, WI**

Key Commercial Real Estate LLC

608-729-1800 | www.keycomre.com

**PRAIRIE TRAIL II
OFFICE SUITES**



Property Details

Well-maintained professional office building in a quiet, park-like setting. The location offers excellent walkability to popular shopping center, providing convenient dining and amenities just steps away. A variety of suite sizes and configurations are available, with the ability to customize layouts to fit your needs. Attractive rental rates in the popular Old Sauk Business Park.

Available Suites

Suite 102: 3,115 SF

Suite 107: 1,280 SF

Suite 109: 498 SF

Suite 200: 2,491 SF

Suite 205: 835 SF

Suite 207: 1,072 SF

Suite 400: 3,247 SF

Suite 403: 2,071 SF

Rental Rate:
\$17.50 - \$18.75 MG

Utilities included
Tenant pays janitorial

- Ample onsite parking
- Shared conference room
- Walkable to nearby amenities: Barriques, Forage, Novanta, Walgreens and more.
- Professionally managed

FOR DETAILED INFORMATION CONTACT:

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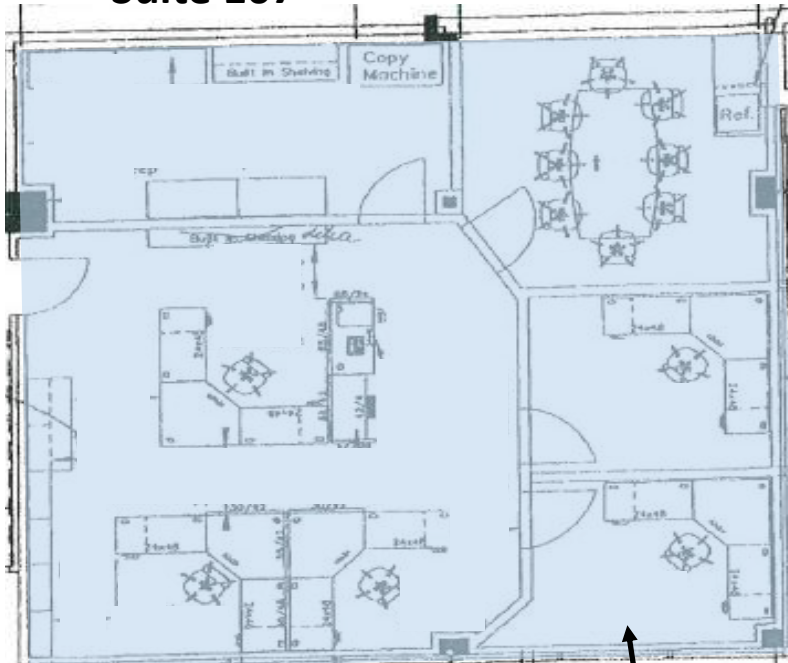
biyer@keycomre.com

Floor Plan Suite_102

- 3,115 square feet
- Large reception/waiting area
- 5 private offices
- Large class/training room
- Kitchenette
- Open work space
- Attractive finishes including newer carpet and paint
- Available with 60 day notice



Suite 107



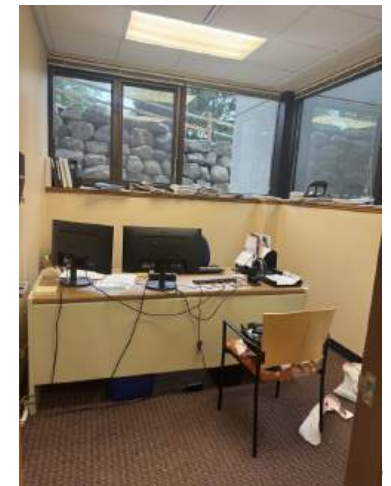
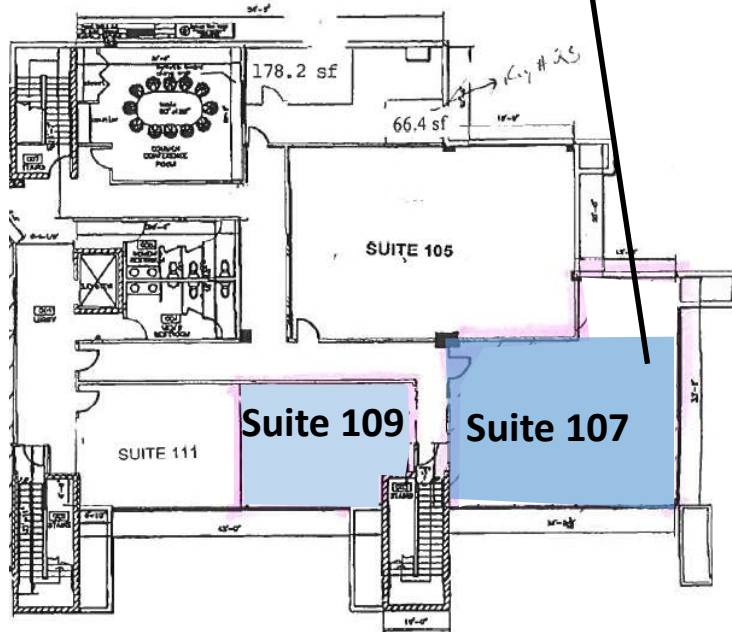
Floor Plan Suite_107 & 109

Suite 107

- 1,280 square feet
- Large reception/open work space
- 3 Private offices
- Large storage/IT room
- Corner unit with great natural light!

Suite 109

- 498 square feet
- Large open space
- Versatile and affordable space!
- Available with 60 day notice





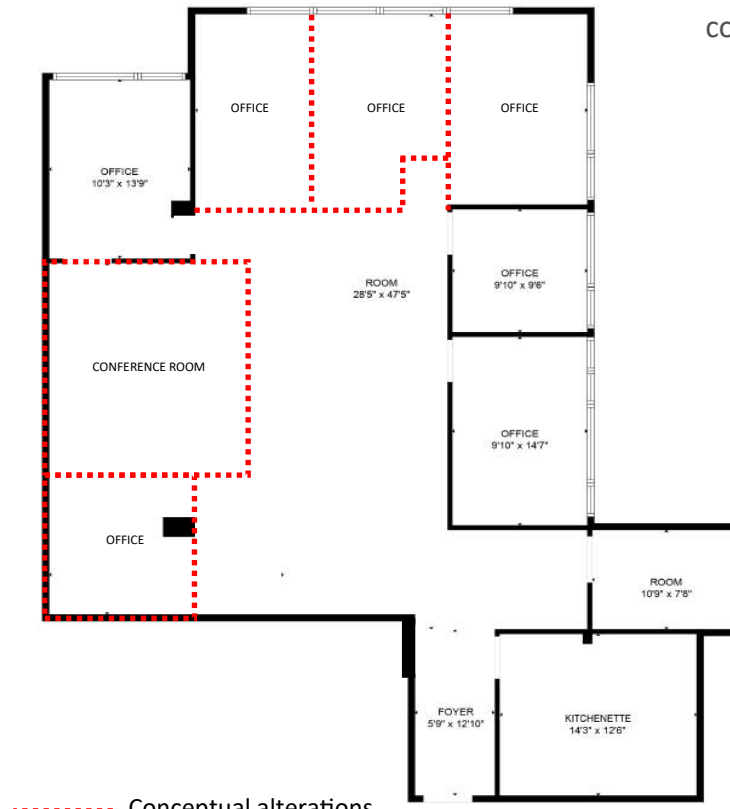
Floor Plan_Suite 200

- 2,491 square feet
- 3 private offices
- Large collaborative space
- Storage/IT room
- Break room
- Corner suite with ample windows overlooking wooded setting!
- Opportunity to modified space to accommodate additional private offices, conference room, etc.

Existing Floor Plan

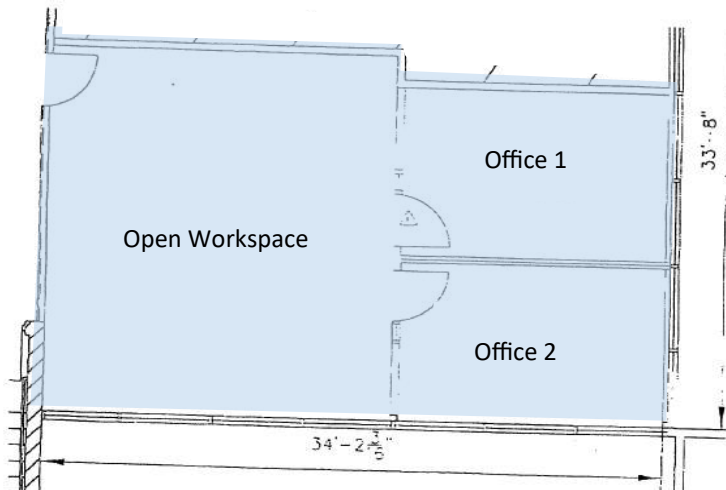


Conceptual Floor Plan



Floor Plan Suite_205 & 207

Suite 207



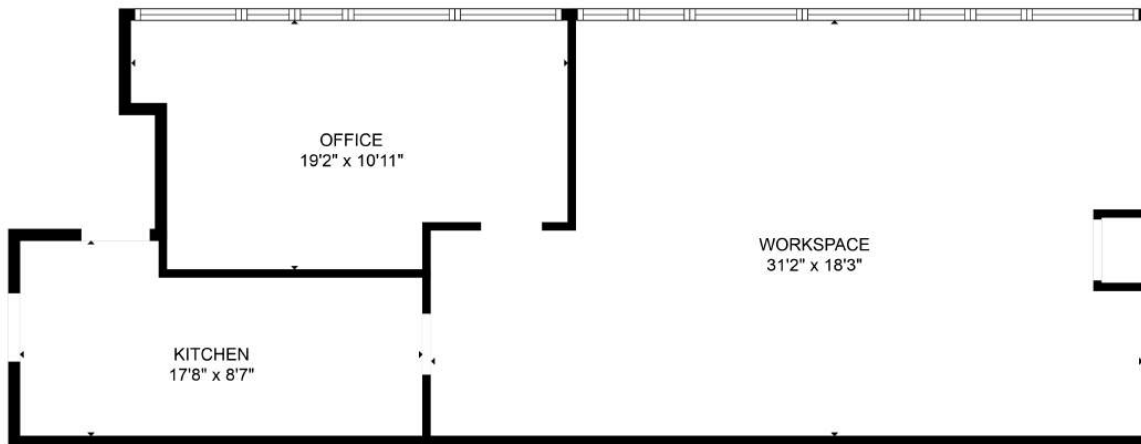
Suite 205

- 835 square feet
- 2 private window offices
- Large open workspace
- Corner unit with ample natural light
- Available 2/28/2026

Suite 207

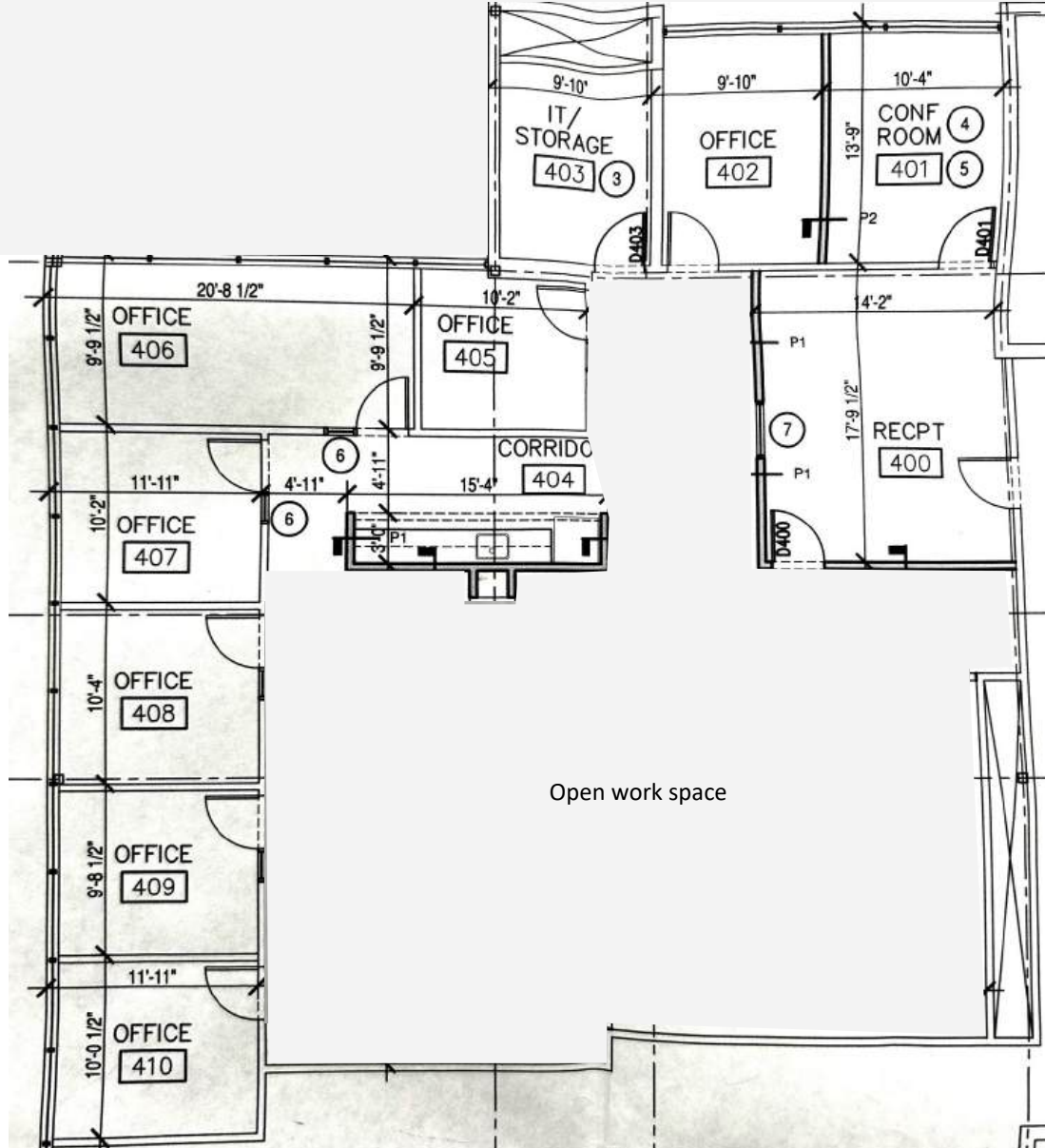
- 1,072 square feet
- 1 private office
- Open workspace
- Kitchenette
- Available 2/28/2026

Suite 205

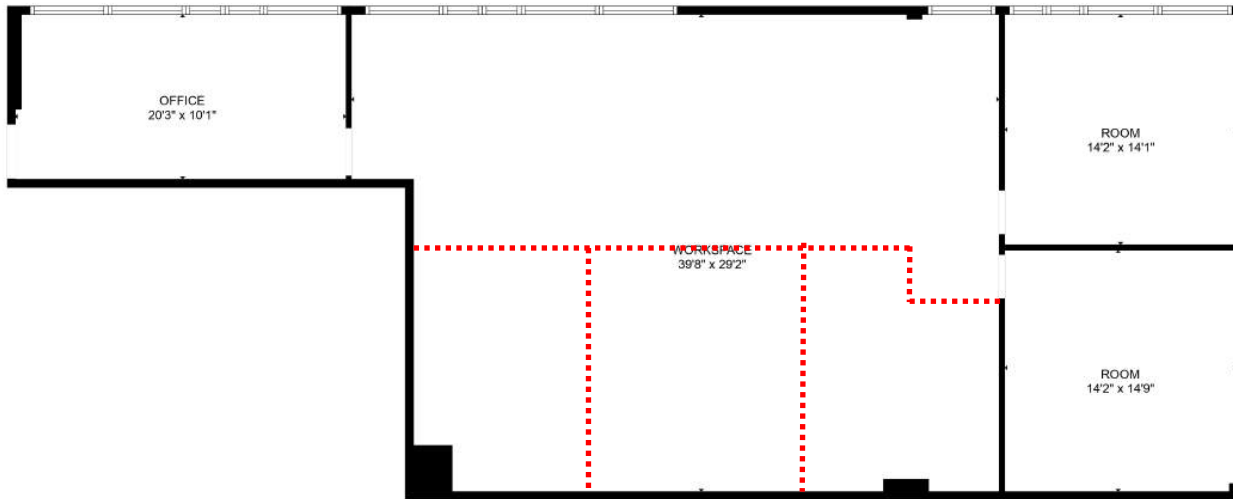


Floor Plan_Suite 400

- 3,247 square feet
- Reception/waiting area
- 8 private offices exist
- Large open work space
- Kitchenette area
- Corner suite overlooking wooded area
- Great natural light
- Available 1/31/2026



Floor Plan_Suite 403



..... Conceptual alterations

- 2,072 square feet
- 2 private offices exist
- Large open work space
- Reception/waiting area
- Ability to add additional private offices and break room
- Corner suite with ample operable windows





Pictures



DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

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

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

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

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

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36

37

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

39

40

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

DEFINITION OF MATERIAL ADVERSE FACTS

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

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

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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Drafted by Attorney Debra Peterson Conrad