



CORPORATE CAMPUS OFFICE FOR LEASE

1117 - 1125 Deming Way
MADISON, WI

The information presented herein is based on estimates and assumptions and is presented for illustration purposes only. No representations, warranties or guarantees of any kind are made.



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1117 - 1125 Deming | Overview

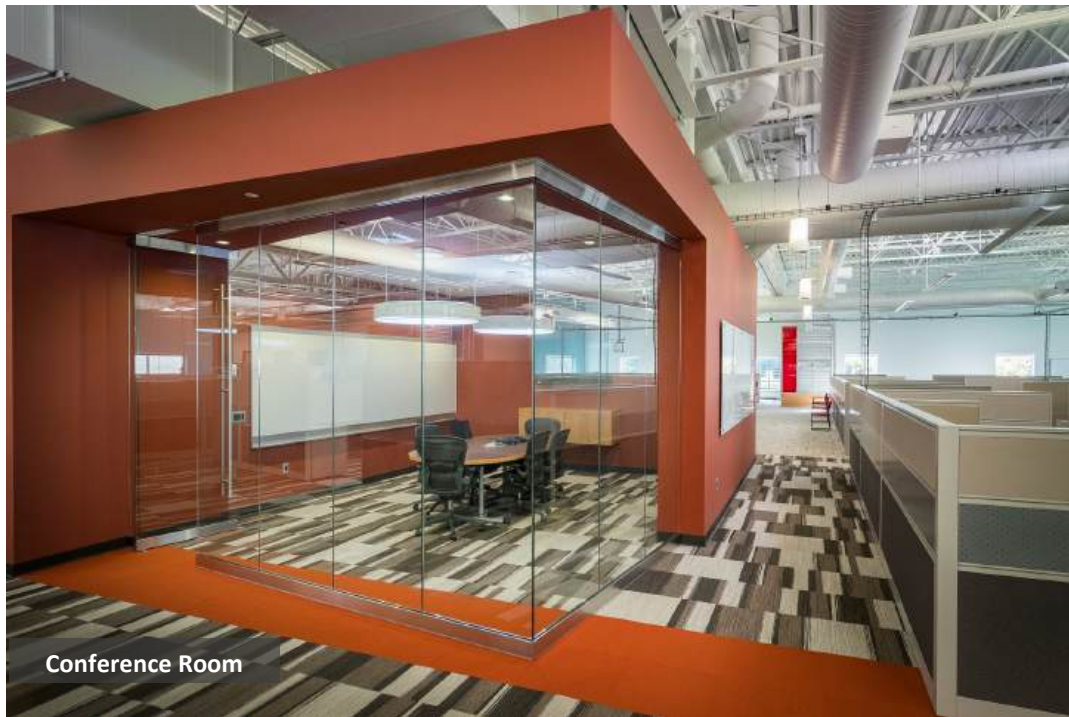
Located within Old Sauk Business Park, this Class A office building offers a headquarters-caliber environment featuring premium interior finishes and a well-curated amenity mix. The space is delivered fully furnished, enabling immediate occupancy while still allowing flexibility for customized design and functional programming. The property is part of a rare corporate campus offering totaling approximately 25 acres, which includes adjacent vacant land as well as a second 42,000 SF Class A office building. The site is well-suited for corporate or regional headquarters, professional and technical services, healthcare administrative users, training or R&D functions, and organizations seeking long-term growth within an expandable campus setting.

Building Footprint	62,507 RSF
Available Square Footage	30,000 - 62,507 RSF <i>(110,000 SF when combined with adjacent building)</i>
Base Rent	\$18.00/SF triple net
Operating Expenses (Est. 2026)	\$9.50/SF (includes utilities)
Parking	6.25/1,000 surface stalls
Backup Power	Two diesel generators
Shipping & Receiving	Two semi height loading docks with auto leveling
Age (original/renovation)	1997 /2012
HVAC	Rooftop VAV HVAC
Fire Protection	Fully sprinkled

Fully furnished and plug-and-play, allowing immediate occupancy with minimal capital investment.



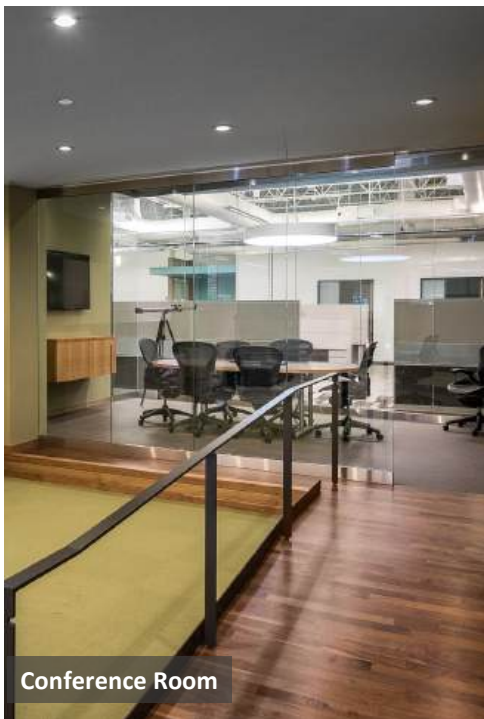
1117 - 1125 Deming | Photos



Conference Room



Flexible & Customizable Meeting Rooms



Conference Room



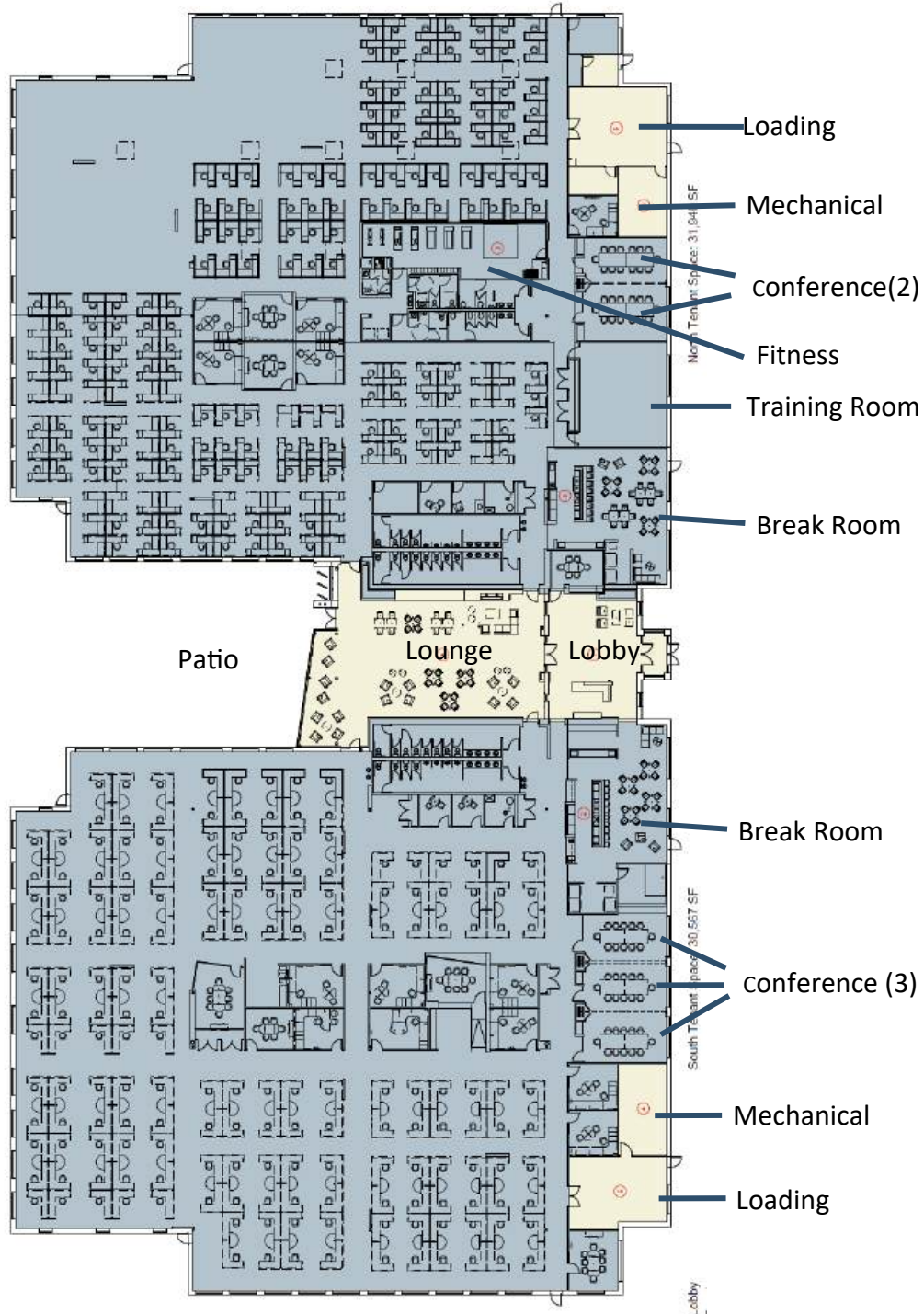
Collaborative Workspace



Breakroom/Kitchen (2)



1117 - 1125 Deming | Floor Plan



Building Amenities

- Completely remodeled in 2012
- Approximately 14' exposed ceilings with spiral ductwork
- Glass-walled conference rooms, large training room with folding walls to convert to smaller conference rooms.
- A two-story social hub with a fireplace for team gathering and collaborating.
- Skylights throughout, paired with large perimeter windows to maximize natural light.
- Fitness Room
- 2 loading docks
- Backup generators (2)
- Outdoor patio & greenspace with walking paths





Click [here](#) for aerial video of 1117-1125 Deming Way

Click [here](#) for information on 8310 Excelsior Drive

A rare opportunity to control a true **corporate campus** environment on Madison's desirable west side within Old Sauk Trails Business Park. This offering includes two existing corporate office buildings totaling 110,000 SF plus 5.8 acres of adjacent vacant land, providing immediate occupancy with long-term expansion optionality under a single ownership entity.

Offering Overview

- **1117 Deming Way:** 62,507 RSF corporate office
- **8310 Excelsior Dr.:** 45,749 RSF corporate office
- **Vacant Land:** 5.8 acres for future expansion
- **Total Control:** Approximately **25 acres** across all three sites

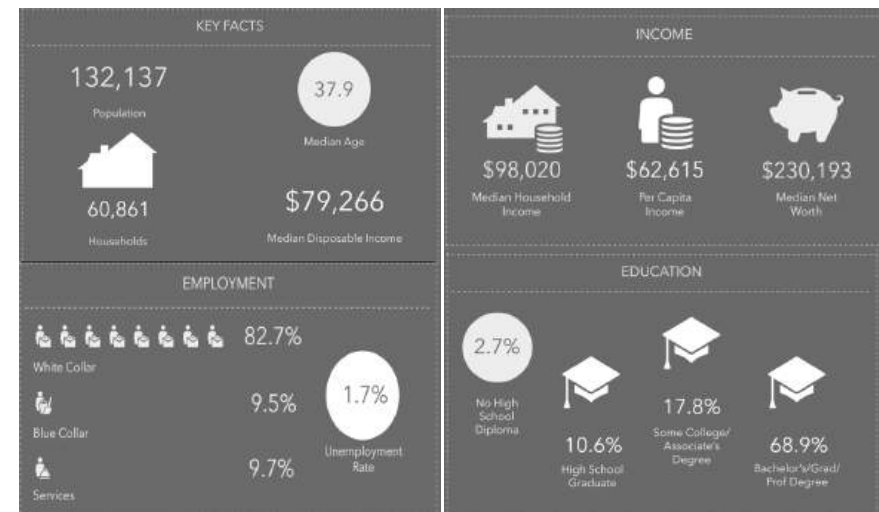
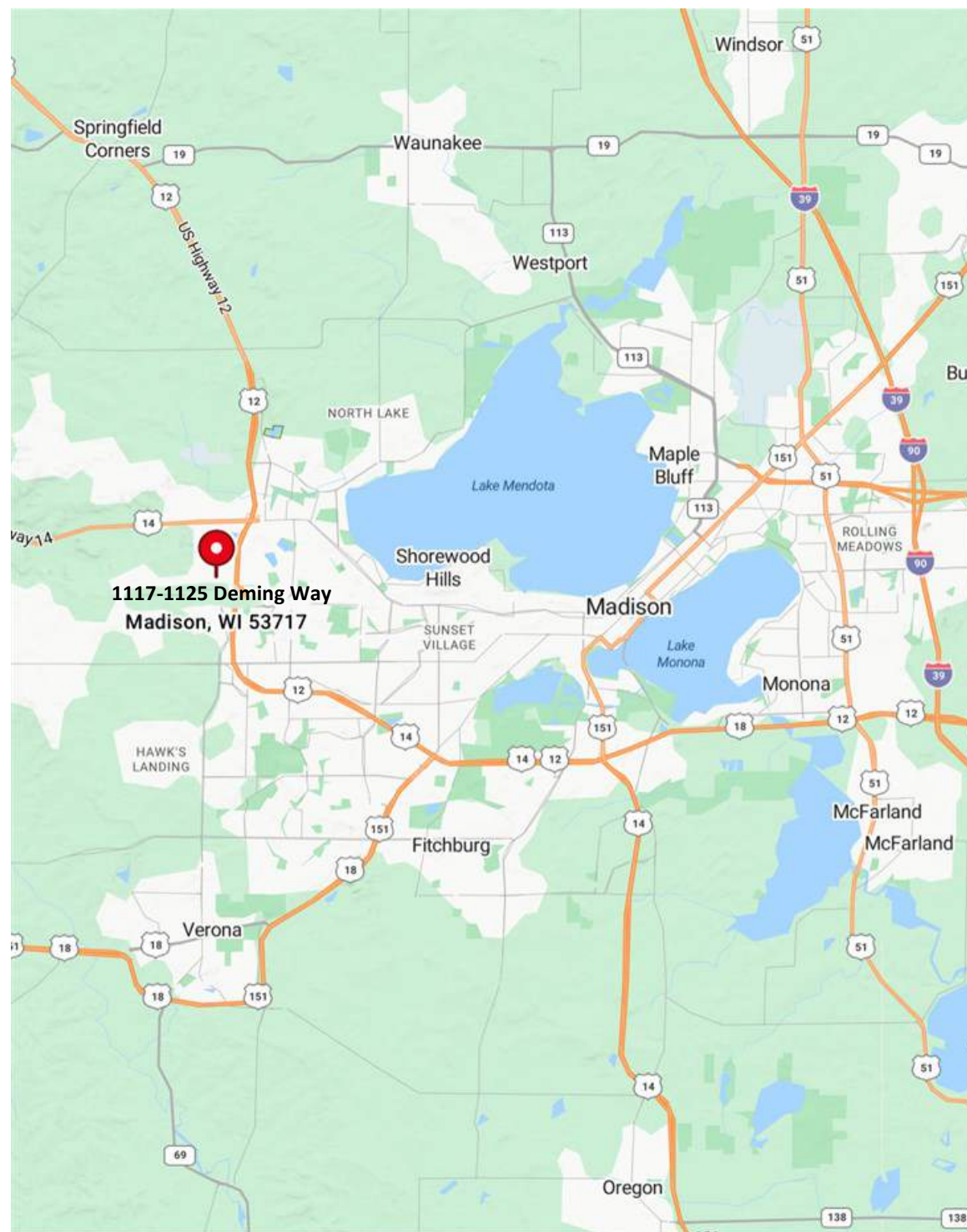
Designed for corporate users seeking **headquarters-style presence**, this campus allows an organization to **occupy today and expand tomorrow** without relocation risk, land assembly challenges, or operational disruption.



1117 - 1125 Deming | Location

Old Sauk Trails

- **Premier executive office location**
with strong appeal to professional and corporate users
- **Proximity to affluent neighborhoods**
supporting executive housing and workforce recruitment
- **Excellent regional access**
to major west side corridors and the greater Madison metro
- **Established business park environment**
with complementary corporate and professional users
- **Strong labor pool**
driven by Madison's education, healthcare & technology sectors
- **Lower congestion than downtown**
with convenient parking and campus-style layouts
- **Exceptional Amenities**
with nearby shopping, restaurants and greenspace





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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