



Office For Lease

Derby District Website Here

1 QBE WAY, SUN PRAIRIE, WI 53596

CHRIS CAULUM, SIOR
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PROPERTY SUMMARY

1 QBE WAY | SUN PRAIRIE, WI 53596



Property Summary

Occupancy Timing:	Now - Move-in Ready
Lease Rate:	\$16 - \$19 per SF
Operating Expenses:	Included (except in-suite janitorial)
Furniture:	Available
Lease Term:	Negotiable
Available SF:	4,000 SF to 80,000 SF
No. of Buildings:	Three
Floors:	2-Story
Year Built:	2000, 1985, 1980
Elevators:	Yes

Property Overview

Beautiful Class A & B office space with corporate quality finishes and amenities, along with former data center space ready for the next user. Many spaces are plug and play, move-in ready with available furniture and aggressive below-market rental rates.

Amenities include: Fitness center, conference center, underground parking, storage, dedicated visitor parking, data center, bike storage, showers/lockers, and walking paths.

Location Overview

Located in the growing business hub of Sun Prairie within the Madison metro, 1 QBE Way offers a convenient suburban office location with quick access the Prairie Lakes retail area, USH 151 and I-39/90/94. The property is minutes from retail and dining at Prairie Lakes, residential neighborhoods, and 15 minutes from Dane County Regional Airport.

AVAILABLE SPACES AT DERBY DISTRICT

1 QBE WAY | SUN PRAIRIE, WI 53596

Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
100 (1) A	5,500	Negotiable	\$16.00 /sf/yr	Mix - Privates & Open	Updated	Furnishings
100 (1) C	24,000	Negotiable	\$15.00 /sf/yr	Mix - Privates & Open	Standard	Furnishings
100 (2) B	5,800	Negotiable	\$19.00 /sf/yr	12 ofc, 12 ws, kitch	Updated	Can Combine B/C/D
100 (2) C	7,000	Negotiable	\$17.00 /sf/yr	9 ofc, 50 ws, 3 conf	Updated	Can Combine B/C/D
100 (2) D	6,300	Negotiable	\$17.00 /sf/yr	5 ofc, 45 ws, 2 conf	Updated	Can Combine B/C/D
200 (1) C	10,900	Negotiable	\$15.00 /sf/yr	Open Space & Conf	Updated	Partially Furnished
200 (1) D	10,800	Negotiable	\$17.00 /sf/yr	Open Space & Conf	Updated	Partially Furnished
200 (2) A	23,000	Negotiable	\$18.00 /sf/yr	Mix - Privates & Open	Updated	Partially Furnished
200 (2) B	34,500	Negotiable	\$18.00 /sf/yr	Mix - Privates & Open	Updated	Partially Furnished
300 (2) A	4,500	Negotiable	\$19.00 /sf/yr	100-occ Training Rm	Updated	Partially Furnished
300 (2) B	7,500	Negotiable	\$18.00 /sf/yr	Open Space for WS	Updated	Partially Furnished
300 (2) C	10,700	Negotiable	\$18.00 /sf/yr	Mix - Open & Conf	Updated	Partially Furnished
300 (2) D	9,100	Negotiable	\$18.00 /sf/yr	Mix - Open & Conf	Updated	Partially Furnished
300 (2) E	15,000	Negotiable	\$18.00 /sf/yr	Mix - Open & Conf	Updated	Partially Furnished



[Click for All Property Photos](#)

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



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PROPERTY PHOTOS

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DERBY DISTRICT CONCEPT PLAN

1 QBE WAY | SUN PRAIRIE, WI 53596



DERBY DISTRICT – SUN PRAIRIE, LLC CONCEPTUAL MASTERPLAN- OPTION 2

JANUARY 21, 2026
1"=125' @ 22x34



T. Wall Enterprises LLC
Creating Places Where People Interact

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

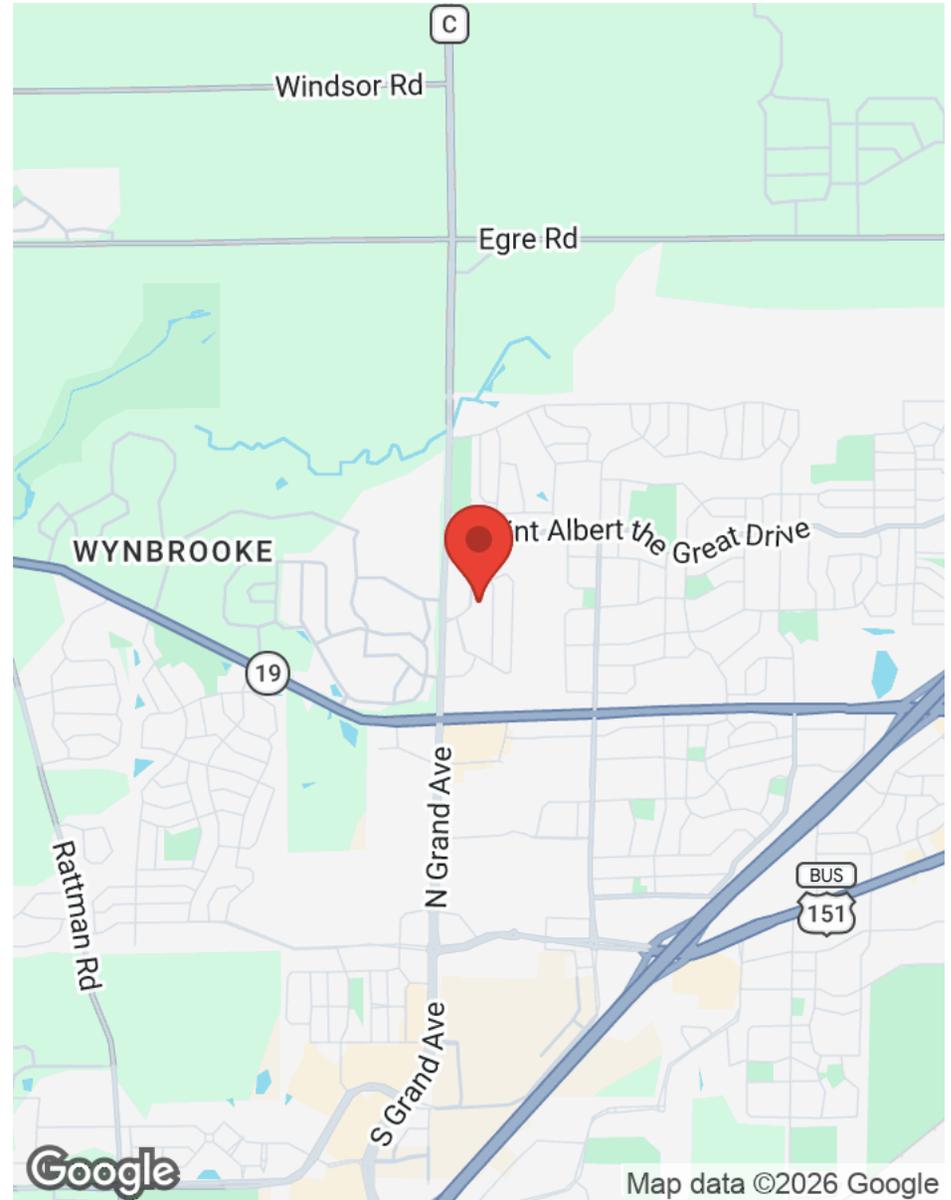
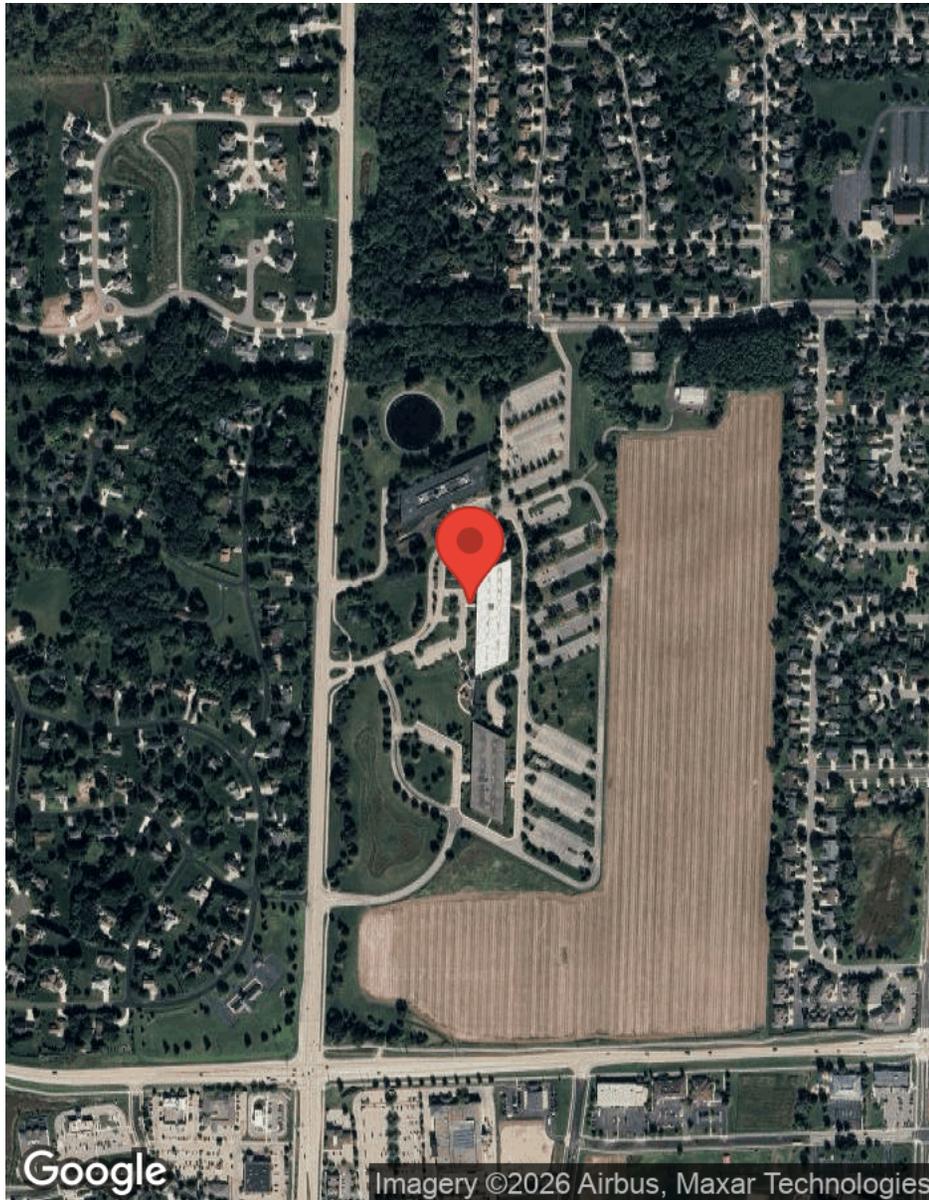


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LOCATION MAPS

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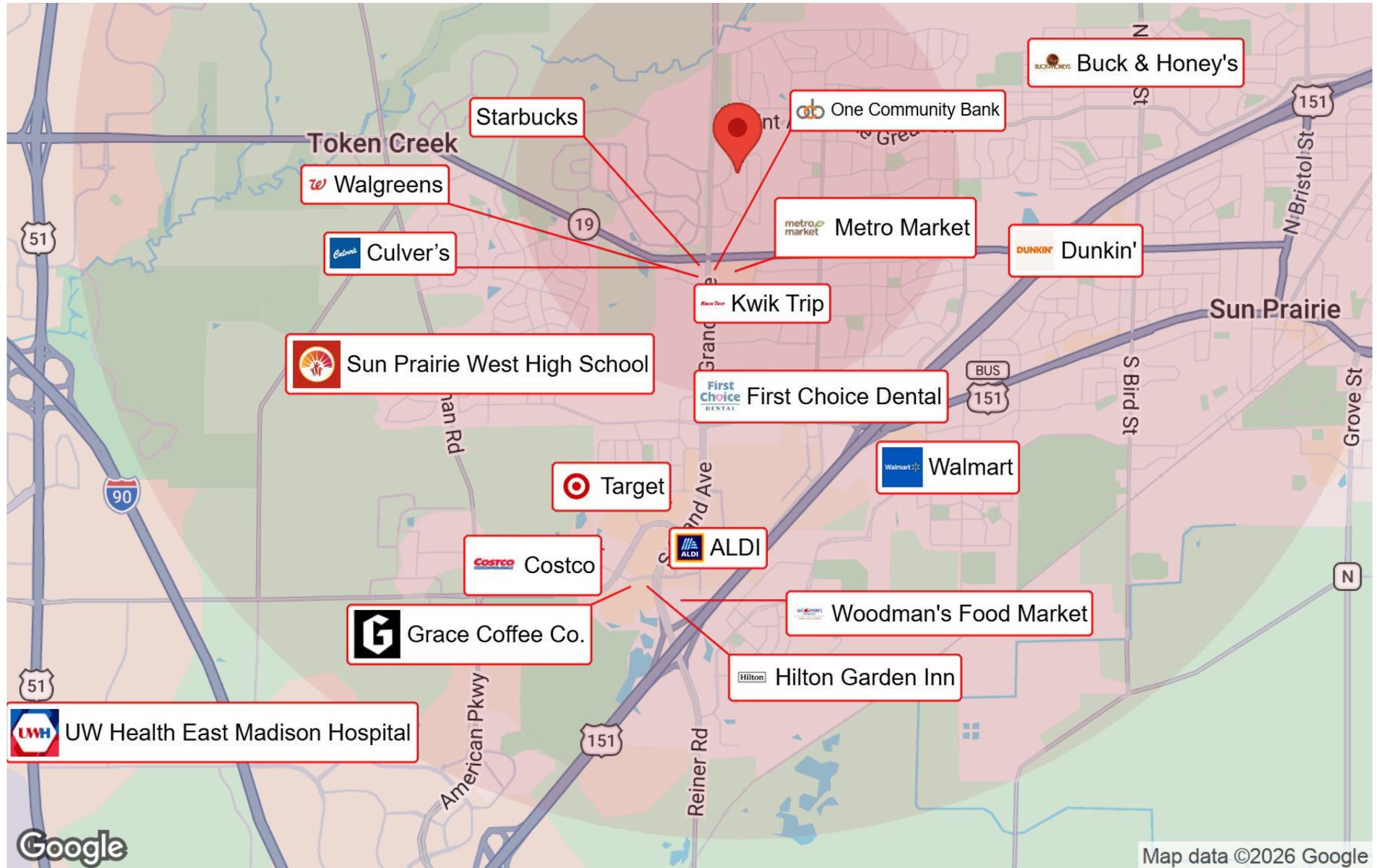


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BUSINESS MAP

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DISCLOSURE TO CUSTOMERS

1 QBE WAY | SUN PRAIRIE, WI 53596

State of Wisconsin - Disclose to Non-Residential Customers

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

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. A 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:

- (a) The duty to provide brokerage services to you fairly and honestly.
 - (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
 - (c) 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.
 - (d) 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).
 - (e) 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 of other parties.
 - (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
 - (g) 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 or 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 Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below). 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. At a later time, you may also provide the Firm or 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.

NOTICE ABOUT SEX OFFENDER REGISTRY 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://www.doc.wi.gov> or by telephone at 608-240-5830.