



## OFFICE BUILDING FOR SALE

**\$2,800,000**

**1850 HOFFMAN ST  
MADISON, WI**



KEY COMMERCIAL REAL ESTATE LLC  
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# BUILDING HIGHLIGHTS

**Price:** \$2,800,000

**Building Size:** 45,246 SF

**Lot Size:** 4.86 acres

**Heated Garage/Storage:** 1,600 SF

**Zoning:** IL - Industrial Limited

**Parking:** 141 surface parking stalls

**Construction:** Solid masonry exterior

**Signage:** Monument

## 2024 Tax Assessment:

Land Value: \$ 465,500.00

Improved Value: \$1,783,400.00

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Total: \$2,248,900.00

**2025 Property Taxes:** \$41,864.90





## PROPERTY OVERVIEW

Situated on the Near East Side of Madison, 1850 Hoffman Street offers a strong opportunity for investors or owner-occupants seeking a well-positioned office property with excellent accessibility and long-term upside. This two-story, 45,246 SF office building sits on approximately 4.85 acres within an established commercial corridor.

The property provides quick access to Highway 51 and major east-side thoroughfares, offering convenient connectivity to downtown Madison and surrounding communities. It is also just minutes from Dane County Regional Airport and Madison College, making it a practical setting for businesses, employees, and clients.

The building layout supports single-tenant or multi-tenant configurations, allowing for a variety of ownership and leasing strategies. With a sizable land parcel, ample on-site parking, and Opportunity Zone designation, the property presents both operational flexibility and potential investment advantages.



# BUILDING AMENITIES

Outside picnic area

Basketball court

Fountain detention ponds in front and rear of building

Exercise room with sauna and locker rooms

Conference rooms on both levels

Spacious break room doubles as meeting space

Balcony patio off break room

Heated storage/garage building

Power: 1000 amp and 400 amp

Fiber Optic Internet; building internally wired for gigabit network



# 1ST FLOOR - FLOOR PLAN



## FEATURES

- Size: 23,232 sf net rentable
- Large Conference Room with two way mirror glass for observational viewing
- Fitness Room with Sauna, Locker Rooms
- Spacious Receptionist Area recently renovated
- Large two story open space with spiral staircases to second level and balcony hallways above
- Storage/Supply Rooms
- Small Shipping/Mail Room



# 2ND FLOOR - FLOOR PLAN

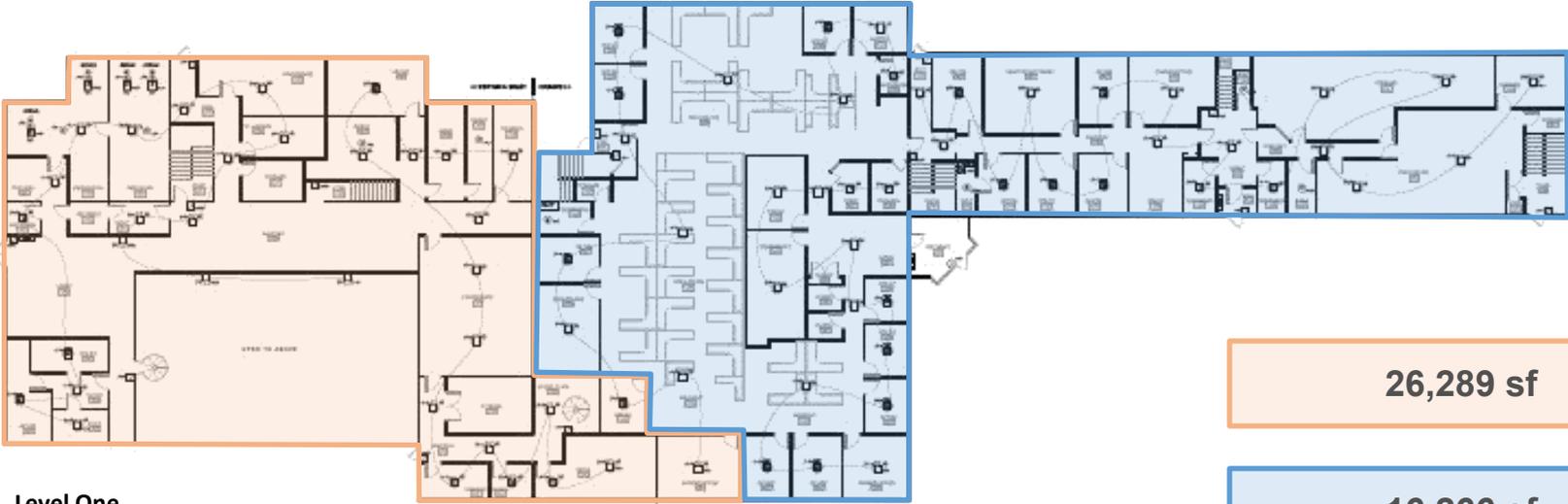


## FEATURES

- Size: 22,014 sf net rentable
- Multiple Conference Rooms
- Perimeter Offices
- Recently renovated Break Room with full built-in Kitchen. This space flexes for large group meetings.
- Outdoor Balcony off Break Room
- Supply/Copy Room
- Inclined Platform Lift
- Spacious Wide Hallways
- Many Recent Upgrades



# POTENTIAL MULTI-TENANT LAYOUT OPTION



Level One

26,289 sf

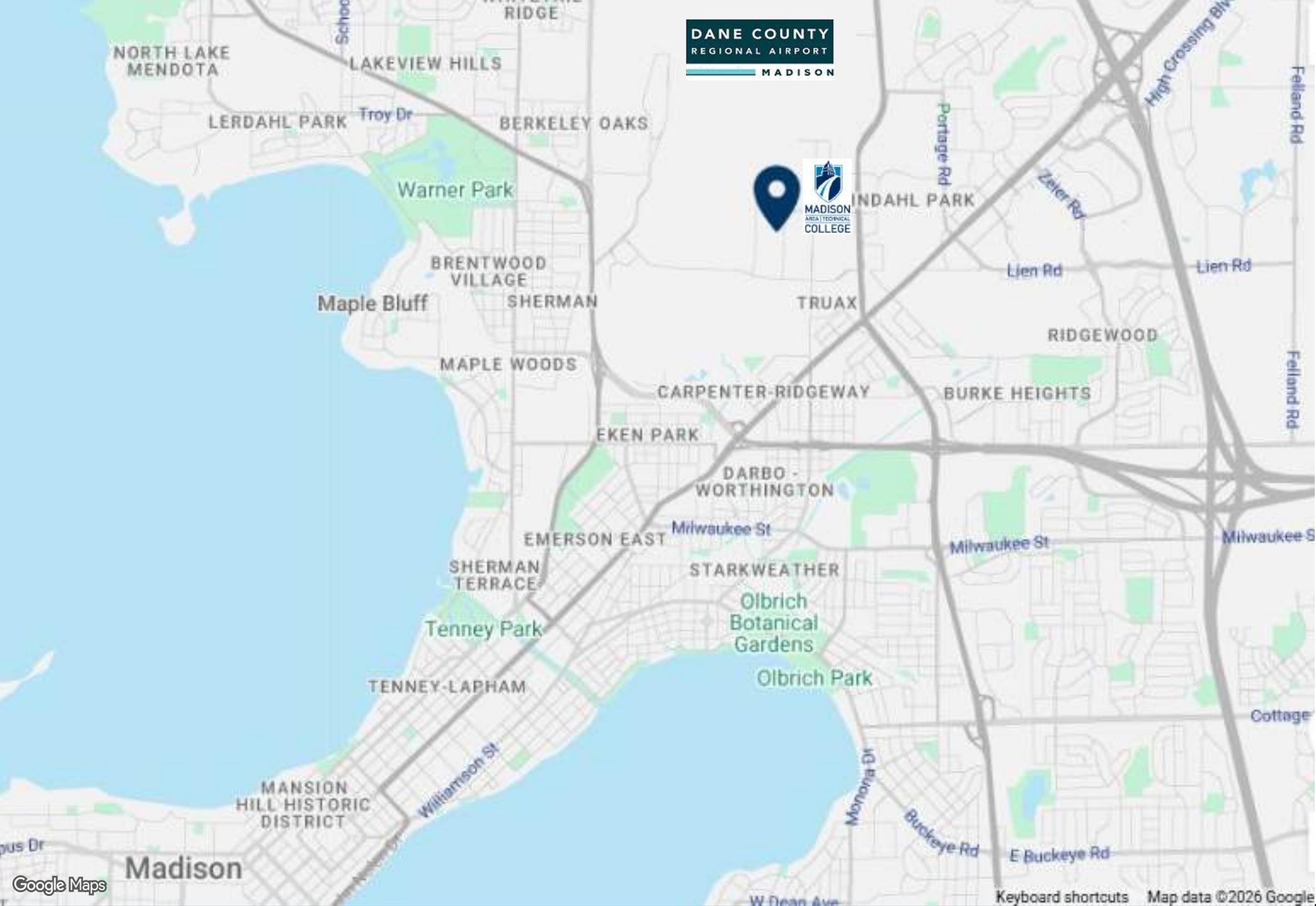
16,266 sf



Level Two



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.



DANE COUNTY  
REGIONAL AIRPORT  
MADISON



Google Maps

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# SITE

**Building Size:** 45,246 SF

**Lot Size:** 4.86 acres

**Heated Garage/  
Storage:** 1,600 SF

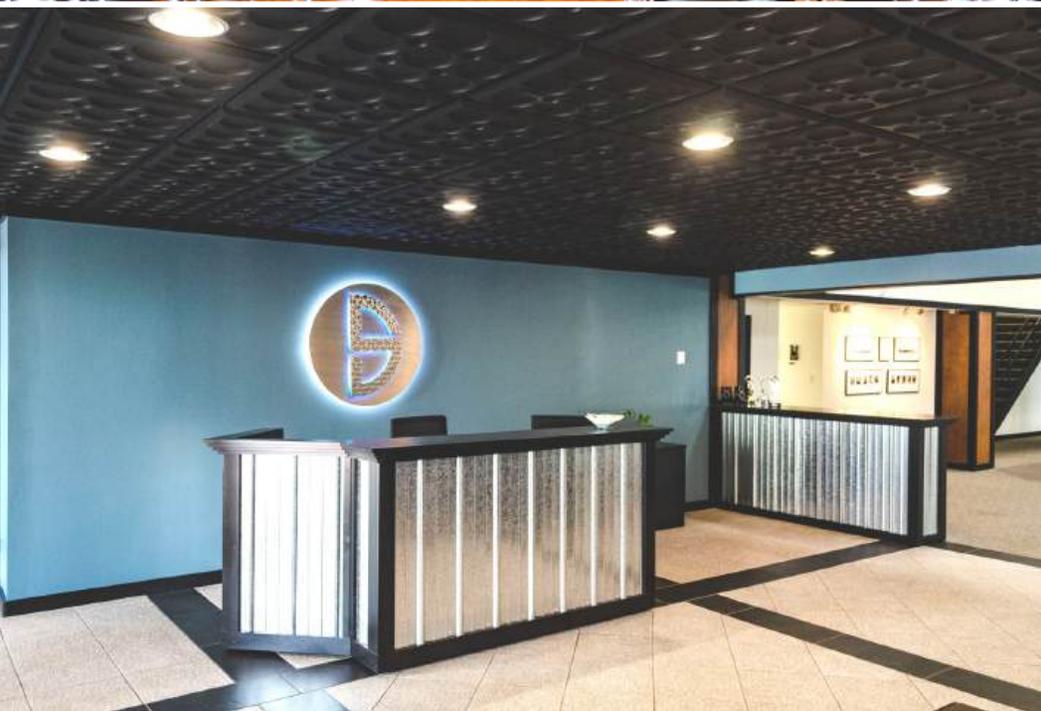
**Parking:** 141 surface parking stalls

**Signage:** Monument

**Access:** 2 Driveways

**Outdoor Amenities:** Basketball Court, Picnic Area







## Contact Us For More Information

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**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 \_\_\_\_\_

42 \_\_\_\_\_ (insert information you authorize to be disclosed, such as financial qualification information.)

43 **DEFINITION OF MATERIAL ADVERSE FACTS**

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

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

53 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
54 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
55 <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