

OFFICE BUILDING WITH EXCESS LAND - FOR SALE

8150 EXCELSIOR DR

8150 EXCELSIOR DRIVE
MADISON, WI 53717



OFFICE BUILDING WITH EXCESS LAND - FOR SALE

OAKBROOK CORPORATION
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Property Summary

8150 Excelsior Dr



Property Summary

Address:	8150 Excelsior Drive Madison, WI 53717
APN:	251-0708-154-0109-0
Price:	\$2,350,000
Building SF:	8,313
Construction Type:	Wood Frame
Lot Size:	2.67 Acres
Building Class:	B
Year Built:	1996
Parking:	174 Stalls
Sub-market:	West Madison
Zoning:	SEC

Property Overview

This well-maintained 8,313 SF building offers a strong opportunity for owner-users or investors in Madison's desirable West submarket. Originally built for restaurant use, the property features a flexible layout suitable for office, service, or hospitality users. Situated on a 2.67-acre site, including approximately 1 acre of excess land, the property provides potential for future expansion or redevelopment. Located within the established Old Sauk Trails Business Park, the property also benefits from a highly visible Beltline location.

Location Overview

Located on Madison's West Side within the established Old Sauk Trails Business Park, a well-regarded employment corridor known for its professional office, medical, education, and institutional users. The property offers immediate access to Old Sauk Road, Mineral Point Road, and the West Beltline (US Highway 12/18), providing efficient connectivity to Downtown Madison, the University of Wisconsin campus, and the broader Dane County region.

Property Photos

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Property Photos

8150 Excelsior Dr



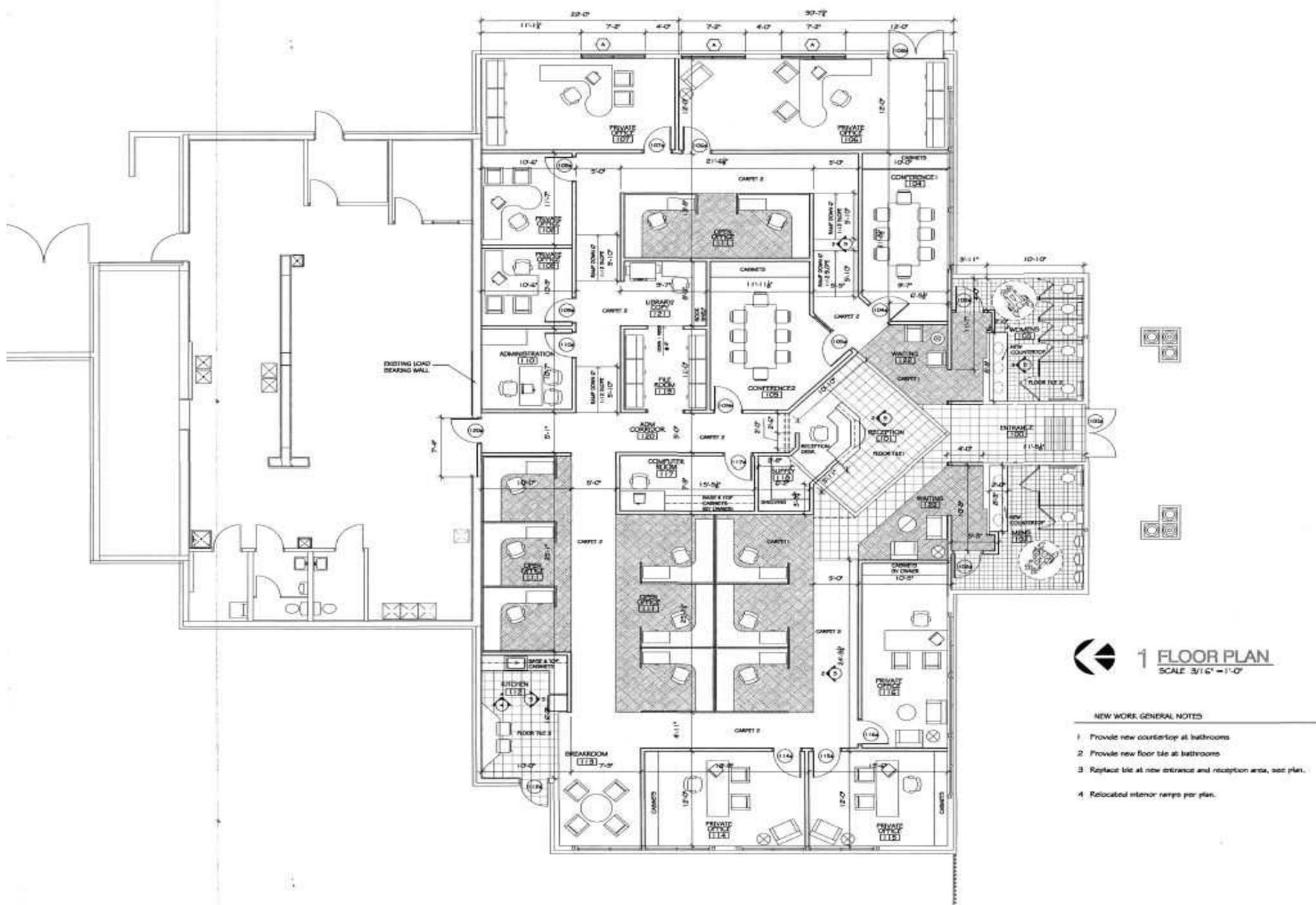
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Floor Plan

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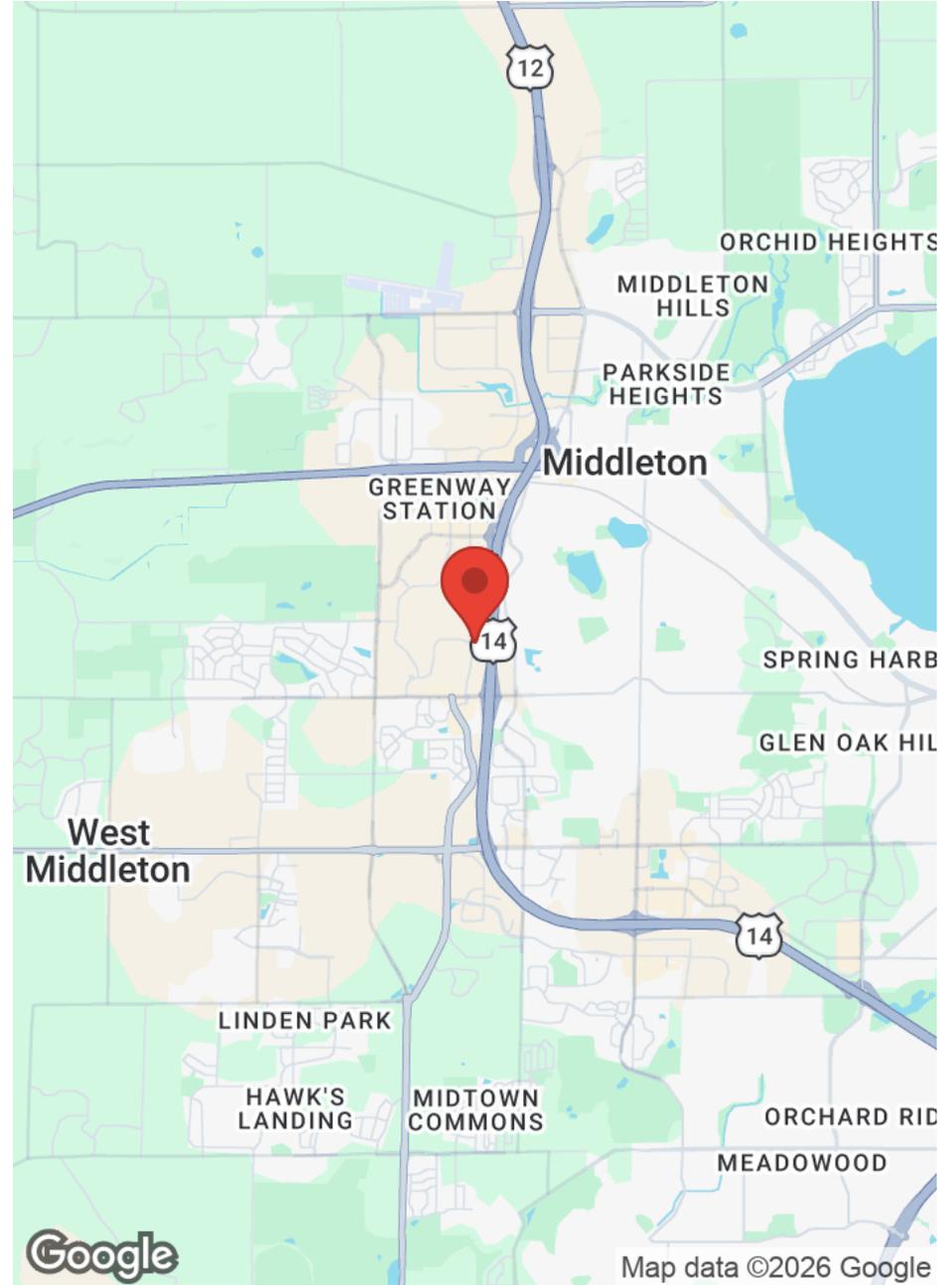
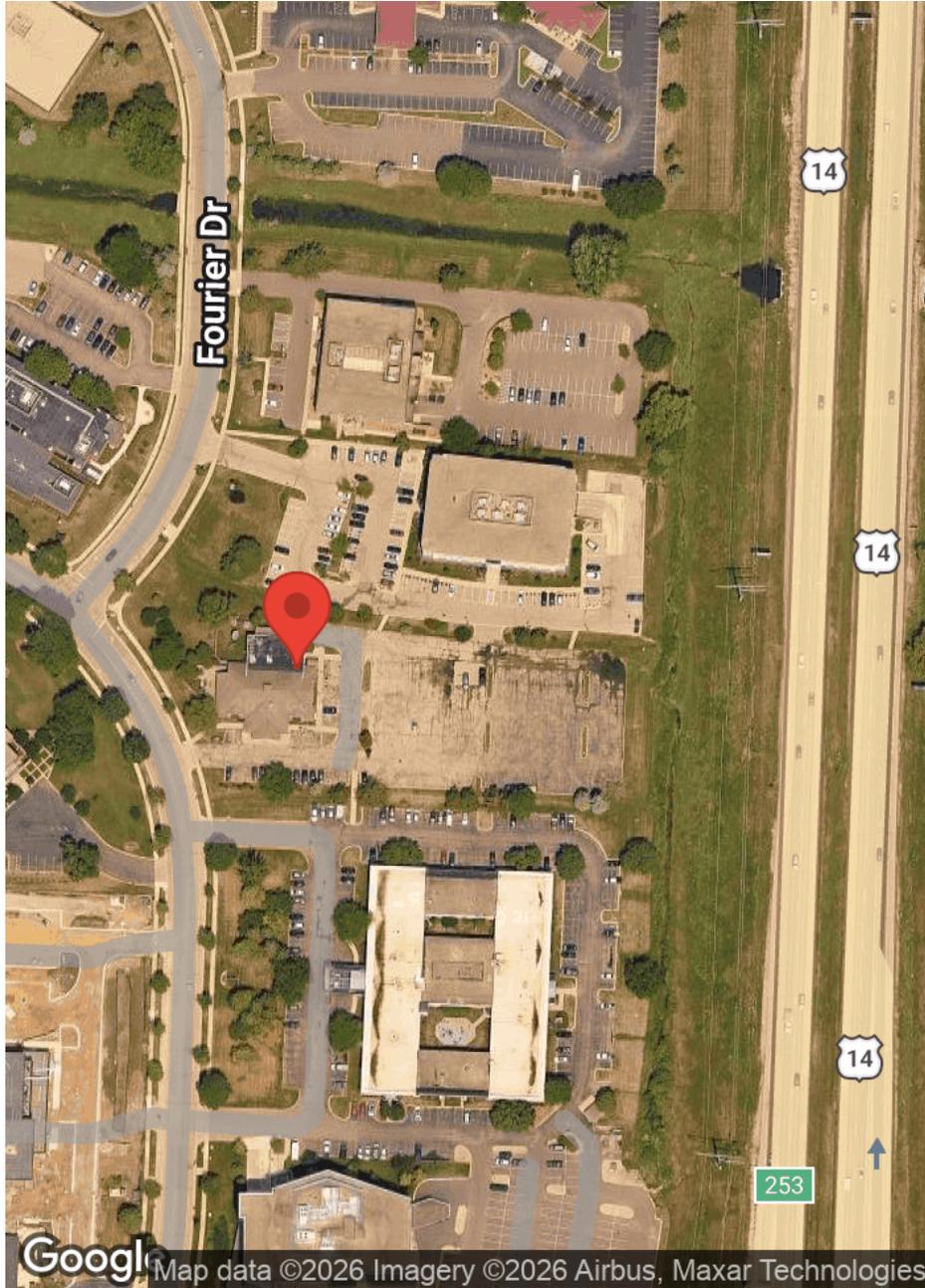


 1 FLOOR PLAN
SCALE 3/16" = 1'-0"

- NEW WORK GENERAL NOTES
1. Provide new countertop at bathrooms
 2. Provide new floor tile at bathrooms
 3. Replace tile at new entrance and reception area, see plan.
 4. Relocated interior ramps per plan.

Location Maps

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Aerial Map

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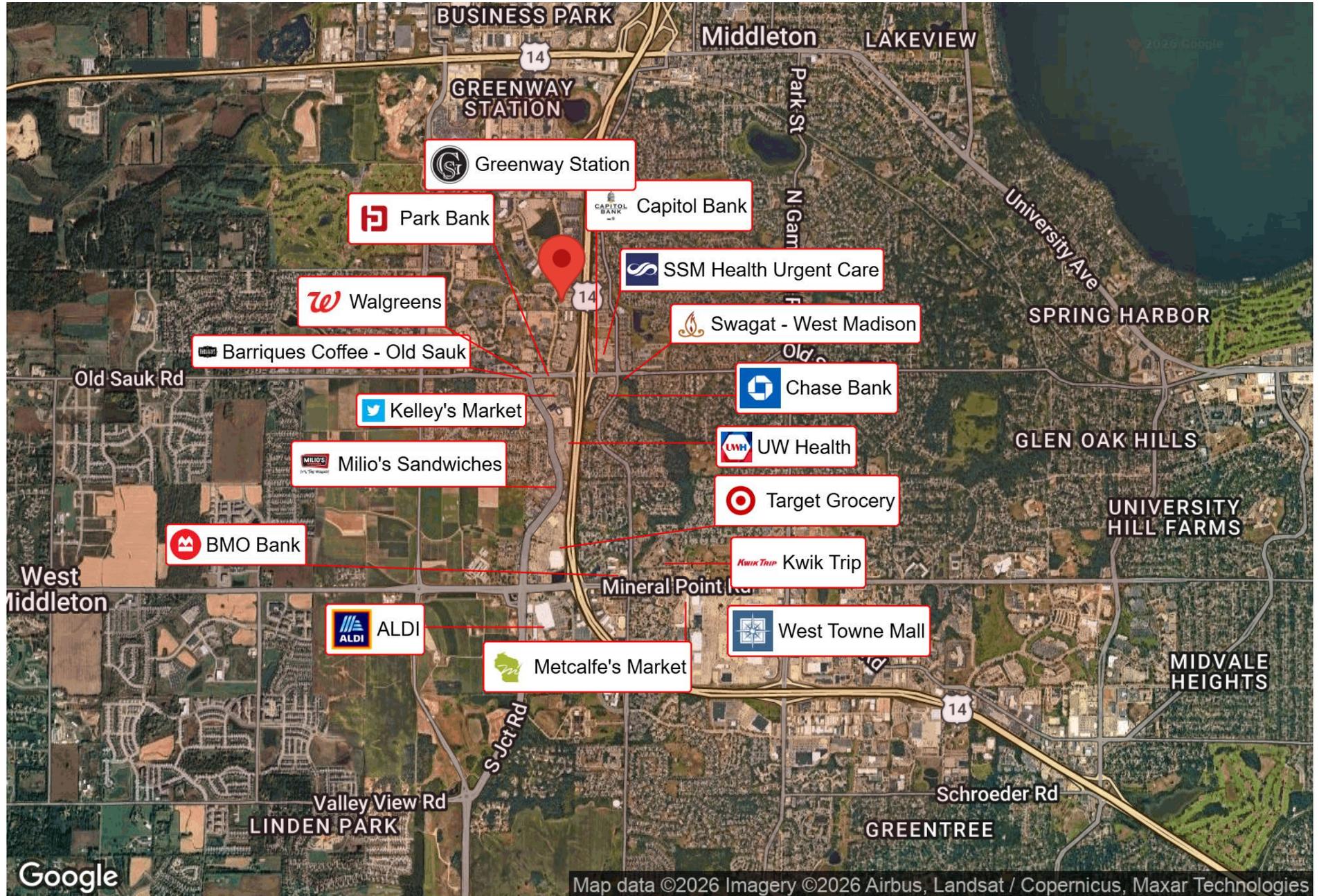


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Business Map

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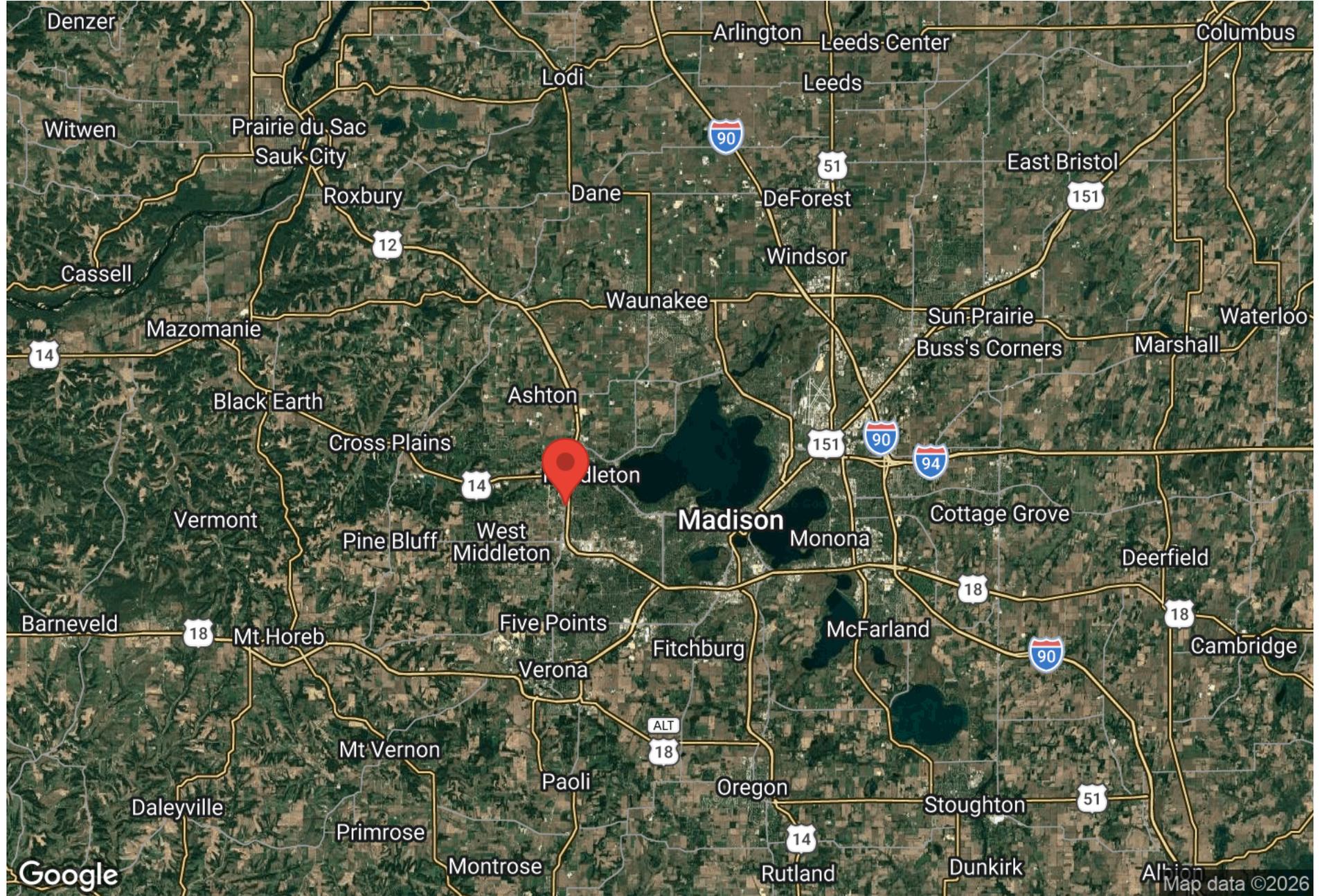


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Regional Map

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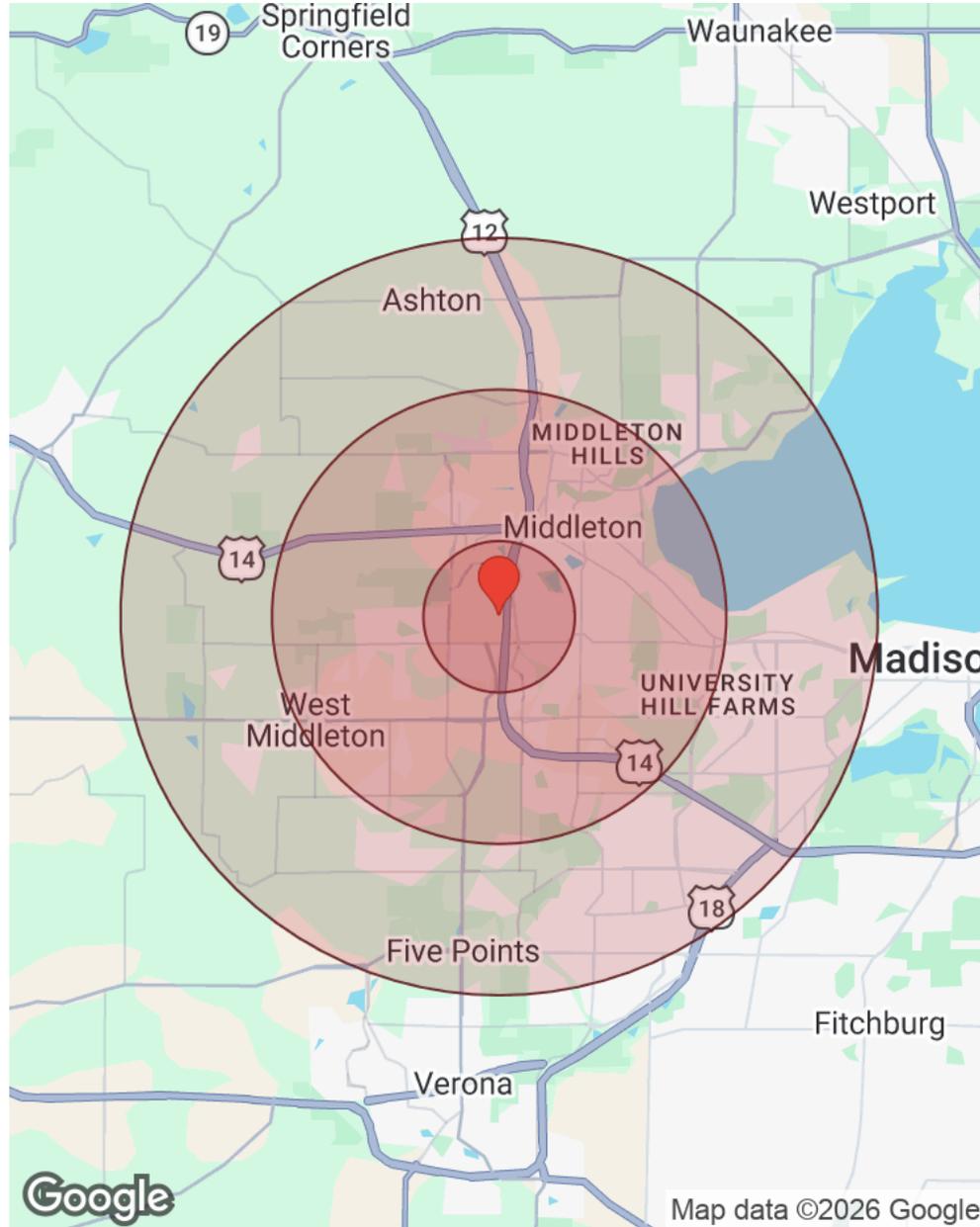


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Demographics

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,975	32,753	69,809
	Female	5,343	33,511	71,229
	Total Population	10,319	66,264	141,038
Race / Ethnicity	White	7,573	47,465	99,798
	Black	439	3,711	8,660
	Am In/AK Nat	12	80	169
	Hawaiian	3	20	28
	Hispanic	675	5,135	12,792
	Asian	1,369	7,998	15,627
	Multiracial	246	1,829	3,879
	Other	2	40	85
Housing	Total Units	5,665	34,291	70,089
	Occupied	5,242	31,619	64,561
	Owner Occupied	2,423	15,482	33,243
	Renter Occupied	2,819	16,137	31,318
	Vacant	423	2,672	5,527
Age	Ages 0 - 14	1,533	10,409	22,930
	Ages 15 - 24	1,235	8,733	18,990
	Ages 25 - 54	4,124	28,022	61,298
	Ages 55 - 64	1,077	6,373	13,675
	Ages 65+	2,350	12,728	24,145
Income	Median	\$98,093	\$98,278	\$98,224
	Under \$15k	211	1,541	3,415
	\$15k - \$25k	171	1,359	2,835
	\$25k - \$35k	267	1,821	3,476
	\$35k - \$50k	438	2,599	5,118
	\$50k - \$75k	864	4,510	9,676
	\$75k - \$100k	726	4,274	8,354
	\$100k - \$150k	1,141	5,976	12,275
	\$150k - \$200k	584	3,796	7,640
Over \$200k	841	5,744	11,774	

Disclosure to customers

8150 Excelsior Dr



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 TOCUSTOMERS

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.