

OFFICE FOR SALE  
MINERAL POINT  
6200 MINERAL POINT ROAD  
MADISON, WI 53705



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



*PRESENTED BY:*

**CHRIS CAULUM, SIOR**  
Vice President of Commercial Brokerage  
office: (608) 443-1040  
cell: (608) 444-1911  
ccaalum@oakbrookcorp.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# PROPERTY SUMMARY

Mineral Point  
6200 Mineral Point Road | Madison, WI 53705



## Property Summary

|                         |             |
|-------------------------|-------------|
| Price:                  | \$2,075,000 |
| Building SF:            | 14,380      |
| Price / SF:             | \$144.30    |
| Lot Size:               | 0.73 Acres  |
| Private Offices:        | 17          |
| Building Class:         | B           |
| Year Built:             | 1963        |
| Parking:                | 36 Stalls   |
| Zoning:                 | CC-T        |
| Electrical:             | 600-amp     |
| Elevator:               | Yes         |
| Assessed Value (2025):  | \$1,983,886 |
| Small Cap TIF Eligible: | Yes         |

## Property Overview

Located on one of Madison's busiest corridors, 6200 Mineral Point Road offers a well-positioned office building with excellent visibility and access; ideal for owner-users. The 14,380 SF two-story elevator-served building features a top floor with 12 private offices, several conference rooms and room for workstations, providing a high-end look well-suited for professional, medical, or administrative users. The lower level contains building amenities, mechanicals and a tenant suite with 5 offices, conference room, and an open plan layout with tons of natural light from clerestory windows. Certain For-Profit businesses could be eligible for up to \$250k forgivable loan via the City of Madison Small Cap TIF program

## Location Overview

Anchoring the corner of highly traveled Mineral Point Road and Island Drive near the University Research Park, TruStage (Cuna Mutual), Oakwood, and just a short drive from West Towne Mall. The property also benefits from being on Madison's Bus Rapid Transit line, with quick access to Downtown Madison and the University of Wisconsin campus.

# PROPERTY PHOTOS

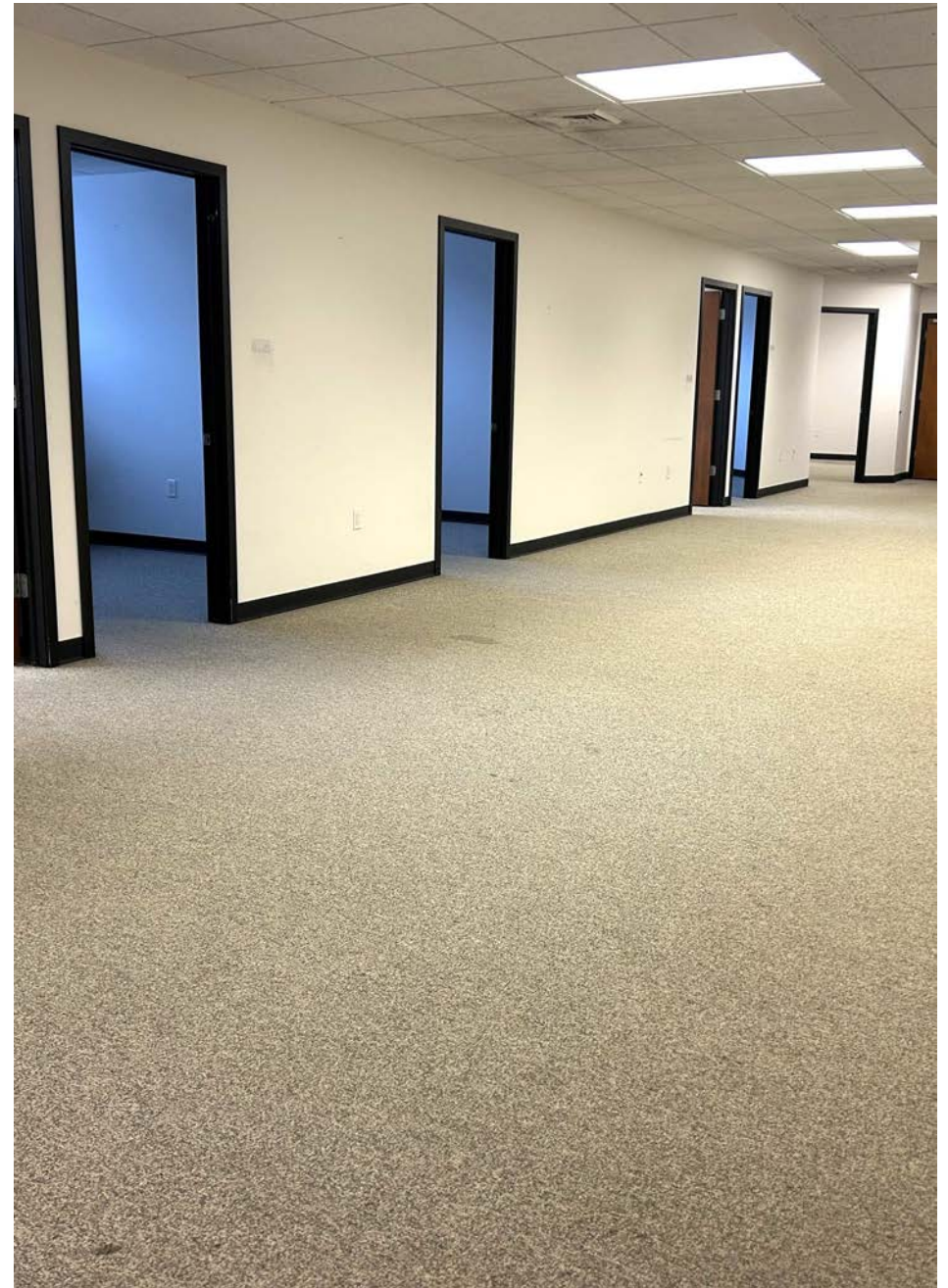
Mineral Point  
6200 Mineral Point Road | Madison, WI 53705



CHRIS CAULUM, SIOR  
(608) 443-1040  
ccaalum@oakbrookcorp.com

# PROPERTY PHOTOS

Mineral Point  
6200 Mineral Point Road | Madison, WI 53705

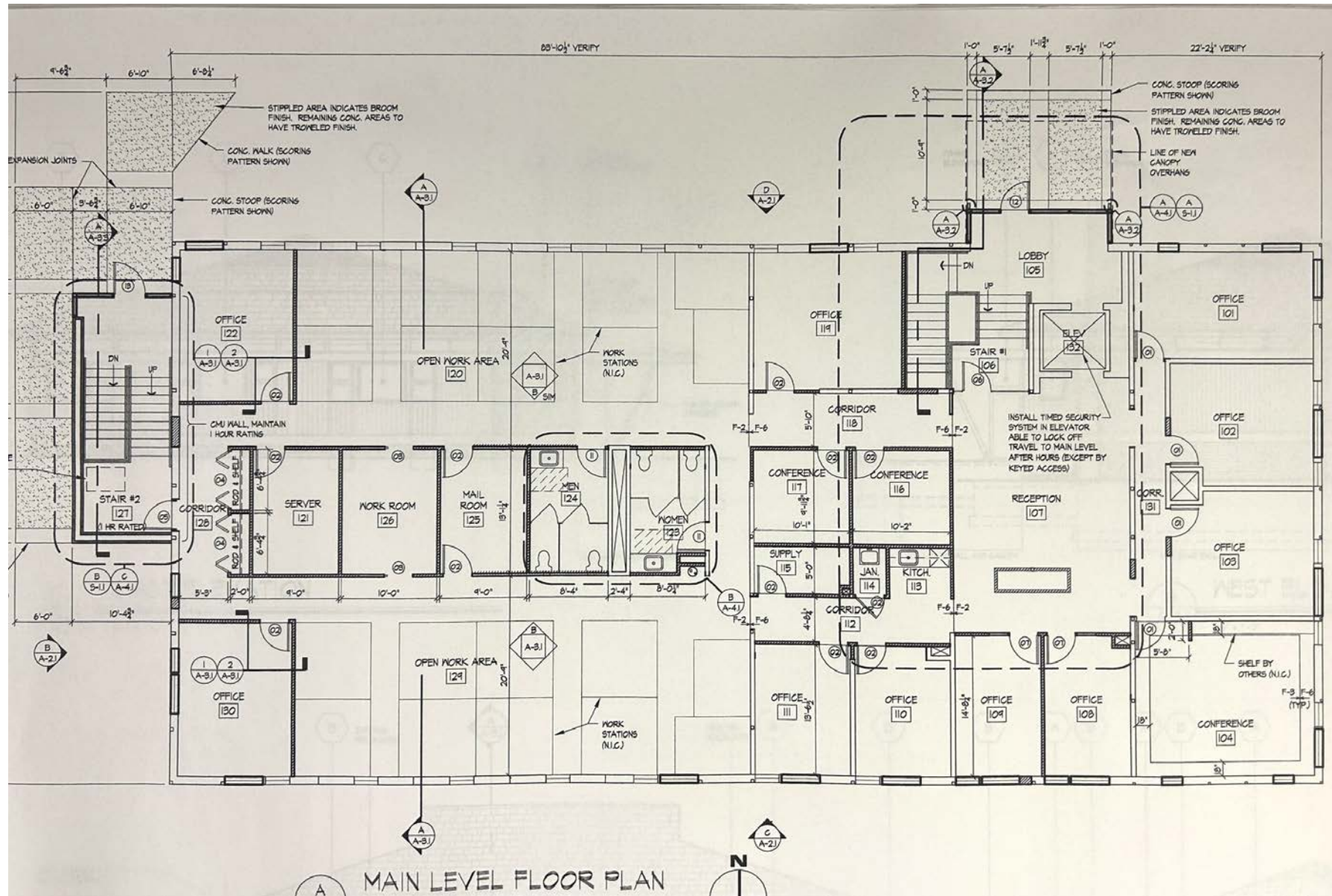


CHRIS CAULUM, SIOR  
(608) 443-1040  
ccaalum@oakbrookcorp.com

# FIRST FLOOR DRAWING

Mineral Point

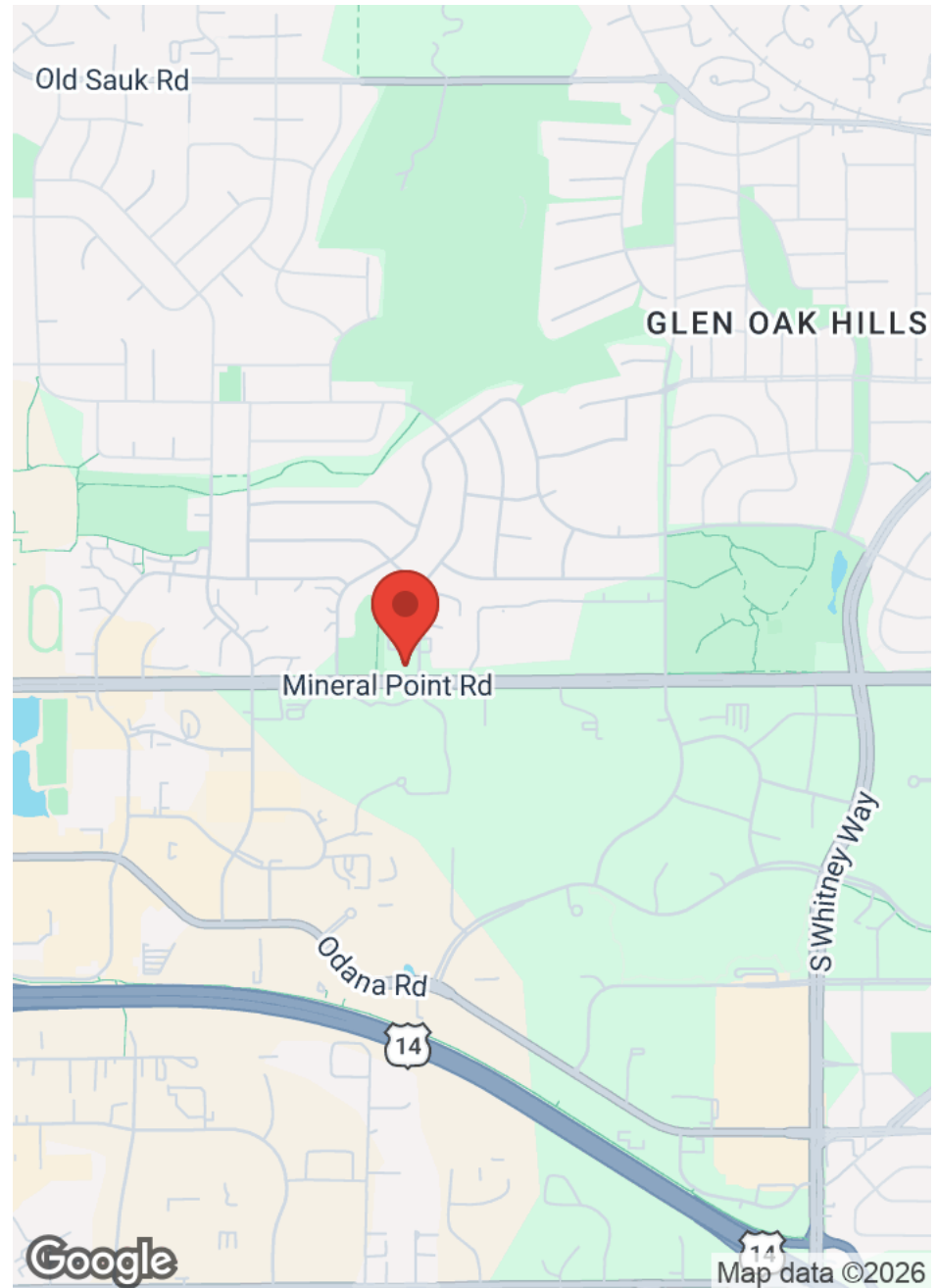
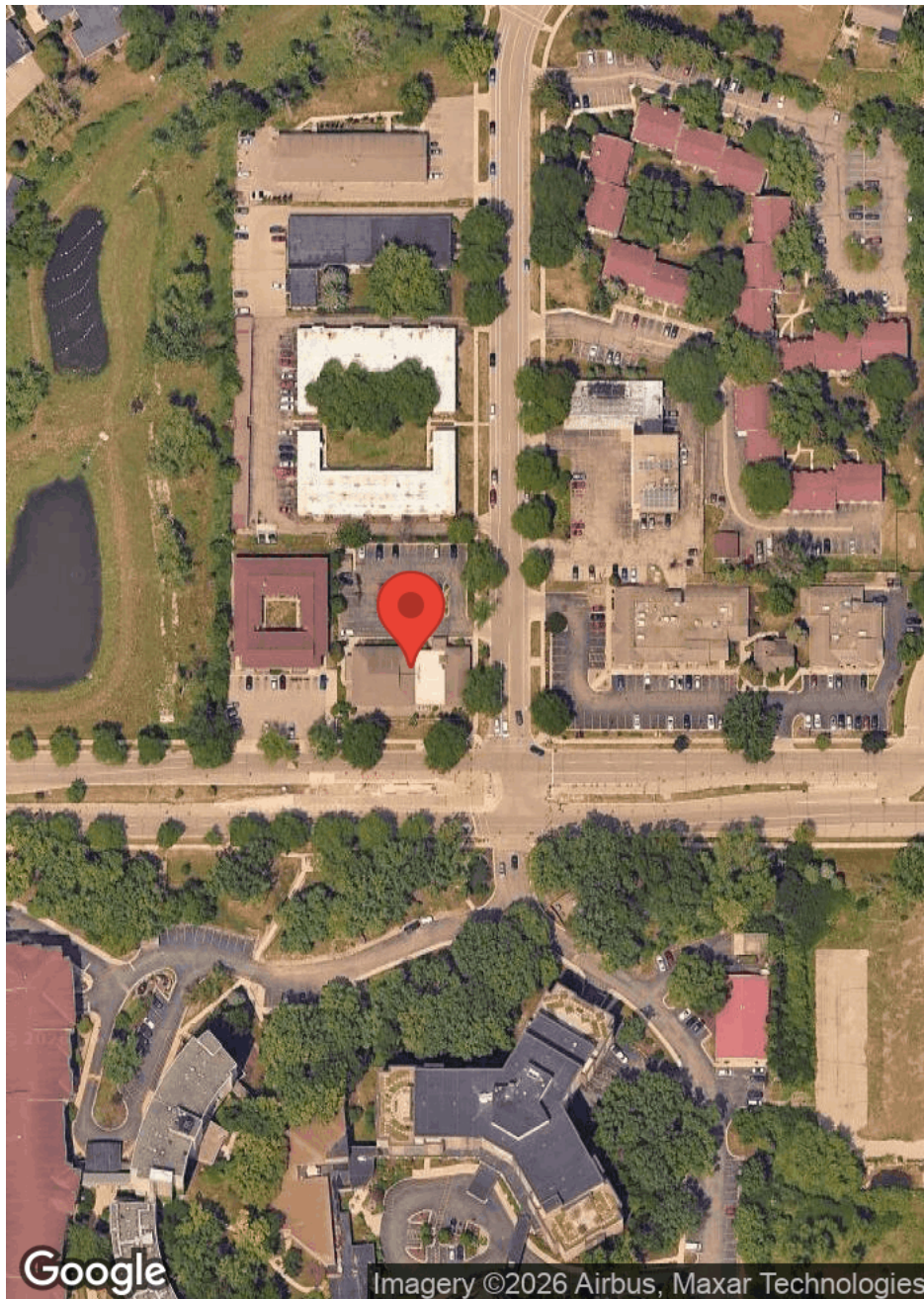
6200 Mineral Point Road | Madison, WI 53705



# LOCATION MAPS

Mineral Point

6200 Mineral Point Road | Madison, WI 53705



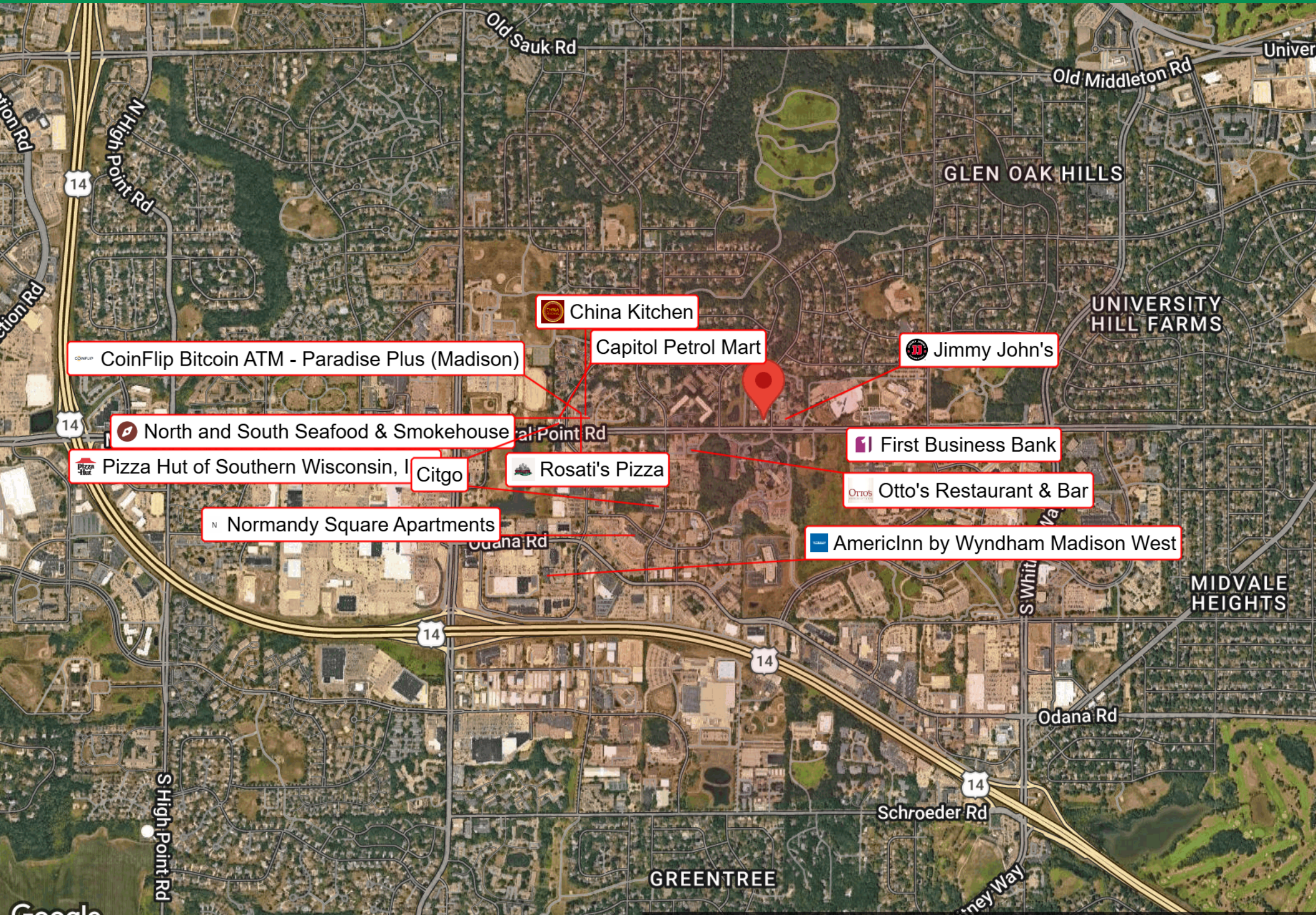
CHRIS CAULUM, SIOR  
(608) 443-1040  
ccaalum@oakbrookcorp.com



# BUSINESS MAP

Mineral Point

6200 Mineral Point Road | Madison, WI 53705



China Kitchen

CoinFlip Bitcoin ATM - Paradise Plus (Madison)

Capitol Petrol Mart

Jimmy John's

North and South Seafood & Smokehouse

Pizza Hut of Southern Wisconsin, Inc.

Citgo

Rosati's Pizza

First Business Bank

Otto's Restaurant & Bar

N Normandy Square Apartments

AmericInn by Wyndham Madison West

GREENTREE

# LOT OUTLINE

Mineral Point

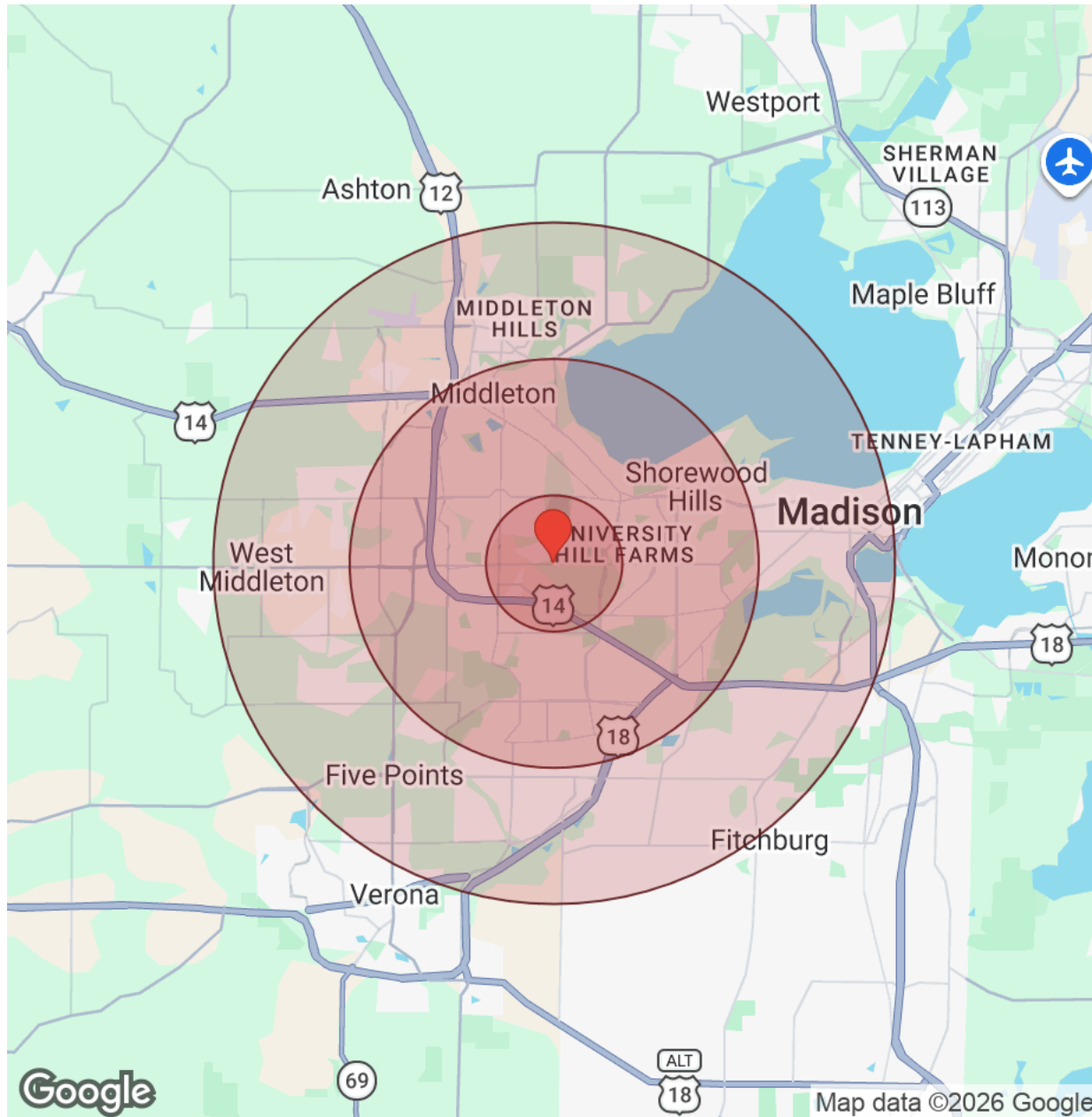
6200 Mineral Point Road | Madison, WI 53705



CHRIS CAULUM, SIOR  
(608) 443-1040  
ccaalum@oakbrookcorp.com

# DEMOGRAPHICS

Mineral Point  
6200 Mineral Point Road | Madison, WI 53705



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

| Population       | 1 Mile   | 3 Miles  | 5 Miles  |
|------------------|----------|----------|----------|
| Male             | 3,539    | 46,903   | 115,096  |
| Female           | 3,310    | 47,757   | 104,291  |
| Total Population | 6,848    | 94,659   | 219,387  |
| Housing          | 1 Mile   | 3 Miles  | 5 Miles  |
| Total Units      | 3,629    | 48,253   | 103,707  |
| Occupied         | 3,318    | 44,373   | 95,416   |
| Owner Occupied   | 1,648    | 21,496   | 41,205   |
| Renter Occupied  | 1,670    | 22,877   | 54,211   |
| Vacant           | 311      | 3,880    | 8,292    |
| Age              | 1 Mile   | 3 Miles  | 5 Miles  |
| Ages 0 - 14      | 815      | 14,765   | 31,698   |
| Ages 15 - 24     | 721      | 12,573   | 55,556   |
| Ages 25 - 54     | 2,524    | 40,983   | 84,245   |
| Ages 55 - 64     | 679      | 8,933    | 17,836   |
| Ages 65+         | 2,108    | 17,405   | 30,052   |
| Income           | 1 Mile   | 3 Miles  | 5 Miles  |
| Median           | \$89,009 | \$90,947 | \$86,072 |
| Under \$15k      | 178      | 2,615    | 9,699    |
| \$15k - \$25k    | 207      | 2,237    | 5,856    |
| \$25k - \$35k    | 360      | 2,780    | 5,967    |
| \$35k - \$50k    | 291      | 3,870    | 8,528    |
| \$50k - \$75k    | 441      | 7,129    | 12,729   |
| \$75k - \$100k   | 327      | 5,574    | 11,126   |
| \$100k - \$150k  | 539      | 8,446    | 16,251   |
| \$150k - \$200k  | 472      | 5,091    | 9,911    |
| Over \$200k      | 504      | 6,631    | 15,347   |

## 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.