

INVESTMENT OFFERING

For Sale

5133
W TERRACE DR.
MADISON, WI

OFFERING BROCHURE

TROPHY OFFICE BUILDING
HIGHLY VISIBLE FROM I-90/94

CBRE



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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



EXECUTIVE SUMMARY

\$945,996	9.7%	\$9,750,000
NOI	CAP RATE	PRICE

CBRE is pleased to present the opportunity to purchase an impeccably maintained office building in Madison Wisconsin. The offering provides an investor the value-add opportunity to drive rents higher at renewal, while maintaining a diverse and loyal base of existing tenants.

The building is at the front of the the American Center Business Park. The building boasts an impressive lobby with modern finishes, more-than-ample on-site parking, fitness center, mature landscaping and direct access to nature trails within the business park.

This is a rare chance to acquire a cash-generating office building with value-add potential at an attractive discount to replacement cost.



			
EASY ACCESS TO INTERSTATE	CONTINUED RENT GROWTH	EXCEPTIONAL AMENITIES	TROPHY OFFICE BLDG

For More Information:

www.madisonofficeportfolio-cbre.com



5133 W TERRACE DR

Your first impression is a vibrant and inviting atmosphere.

5133 W Terrace Drive is a 4-story glass and brick faced professional office building within the American Center business park. The building is highly visible and from Interstate 90/94 and U.S. Highway 151 with significant exposure to over 74,000 cars per day. Efficient, large floorplate design offers tenants optionality. The building sits on 7.5 acres and has more than ample parking, its very possible the building could be expanded. Current vacancy provides a great opportunity for NOI growth.

PROPERTY OVERVIEW

Price	\$9,750,000
Cap Rate	9.7%
NOI	\$945,996
Rentable SF	77,817 sq ft (BOMA Remeasure)
Occupancy	100%
Year Built	1998
Stories	Four
Parking	4 : 1000
Parcel Size	7.5+ Acres
Assessed Value	\$9,300,000
Major Tenants	American Family Insurance Aerotek Charter Spectrum Regional Faith Technology



Excellent
Visibility from
Interstate



Onsite Fitness
Center



Updated Lobby &
Common Areas



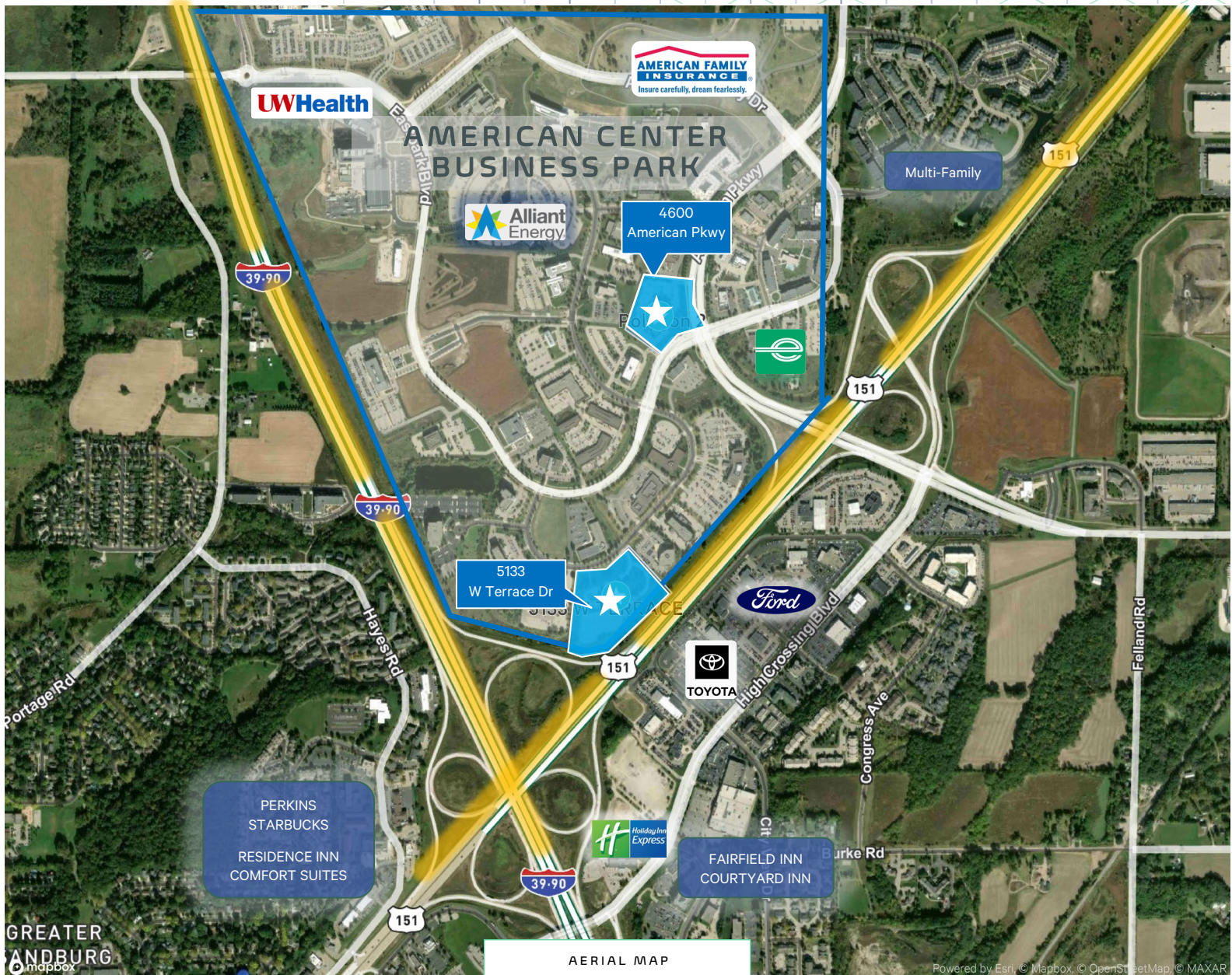
Occupancy
100%



Est NOI
\$945,996



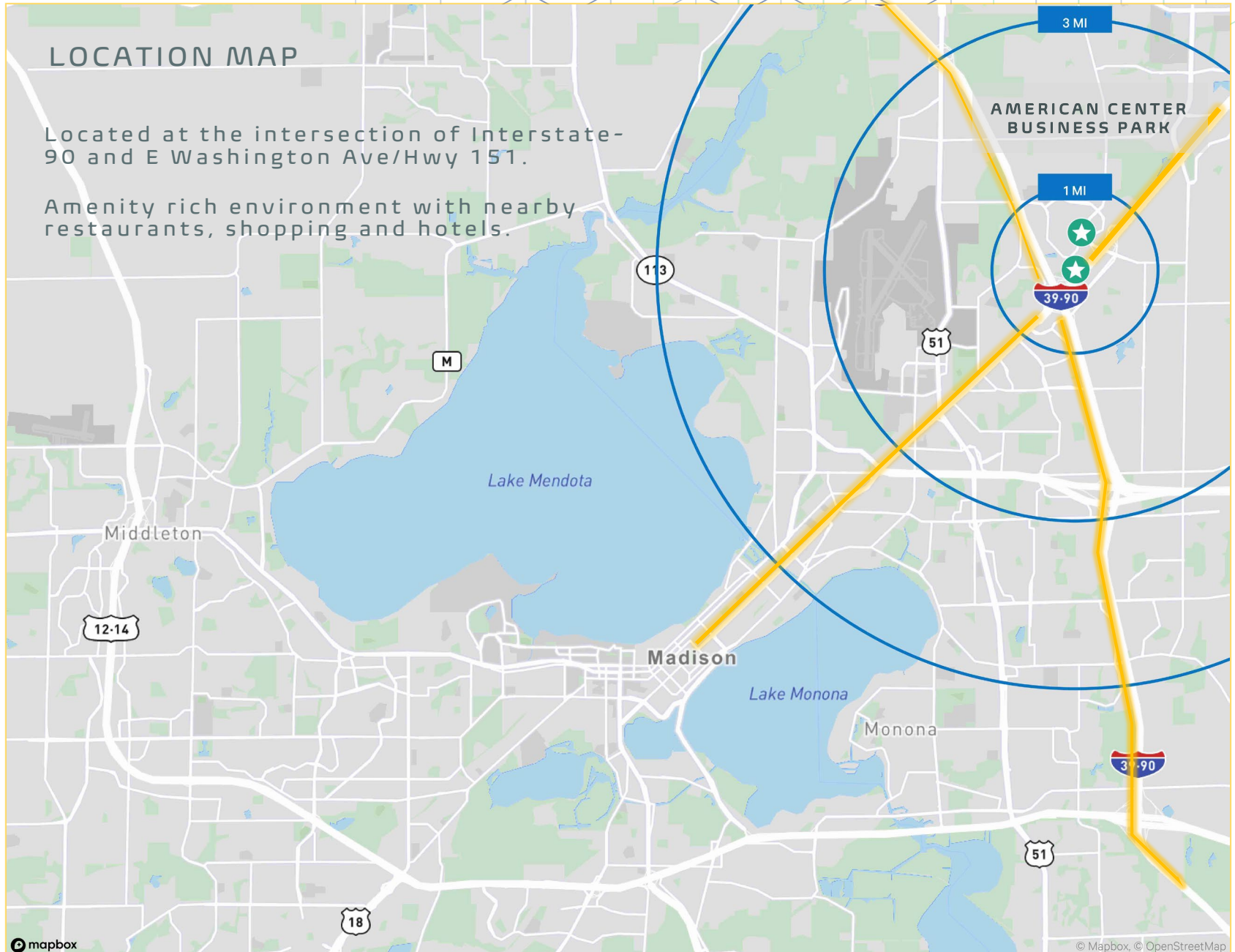
New BOMA SF
77,817



LOCATION MAP

Located at the intersection of Interstate-90 and E Washington Ave/Hwy 151.

Amenity rich environment with nearby restaurants, shopping and hotels.



Amenities



Large **fitness center** with cardio machines, stretching area and universal weight training machines.



Walking Trails



Onsite document storage available








Secure building with after-hours card access



Stacking Plan

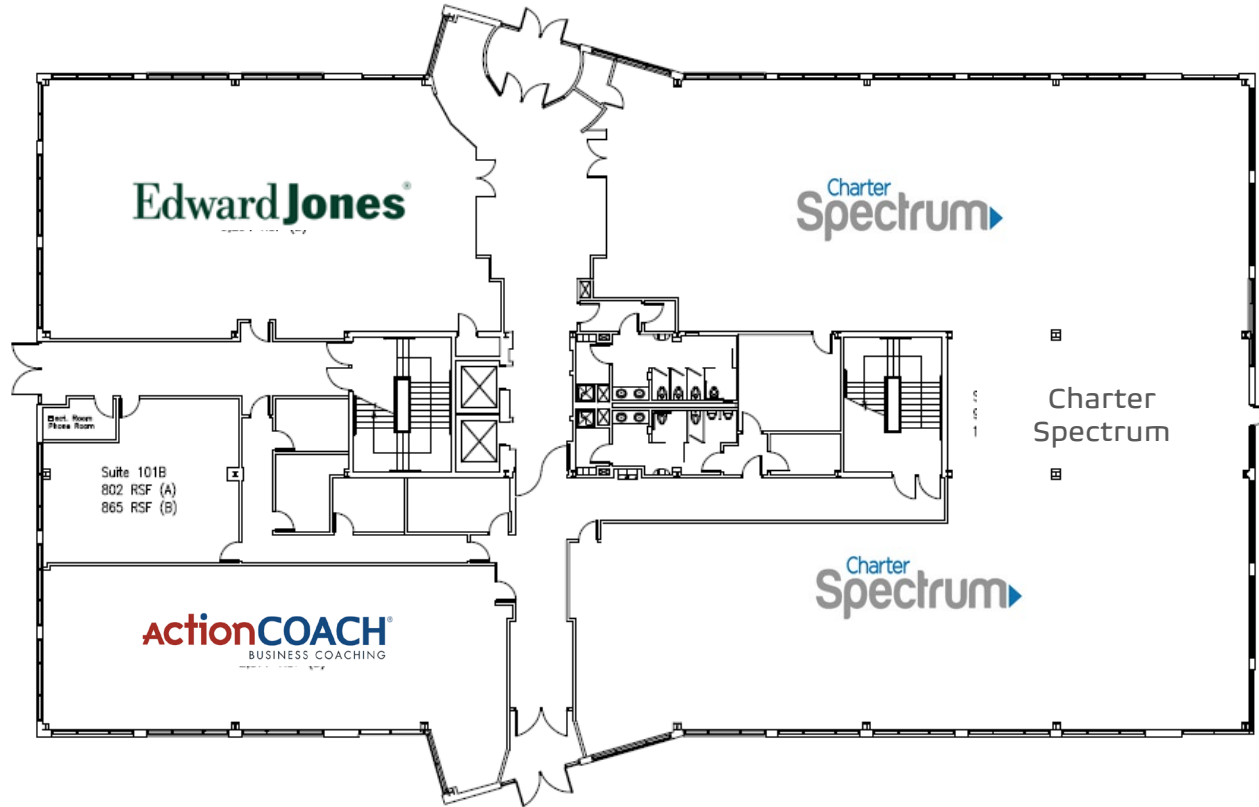


Tenant Highlights

	 ACTION COACH	 AMERICAN FAMILY INSURANCE	 CHARTER COMMUNICATIONS	 AEROTEK	 FAITH TECHNOLOGY
SUITE #	SUITE 104	2 ND FLOOR	3 RD FLOOR	4 TH FLOOR	4 TH FLOOR
TOTAL SIZE	3,056 SF	20,763 SF	20,791 SF	7,515 SF	12,818 SF
COMMENTS	Serving over 7 million investors . Their extensive network believes in a one-broker office model.	Insuring families for over 90 years. American Family Insurance has over 12 million customers	Spectrum is a broadband, internet, and cellular company. They are in 41 states and service more than 57 million homes. \$55 billion in revenue	Staffing company with a focus on recruiting for the construction, manufacturing, logistics and maintenance industries. Six offices in Wisconsin.	National leader in electrical planning, engineering, construction, and specializing in large-scale, complex projects

1 S T
F L O O R

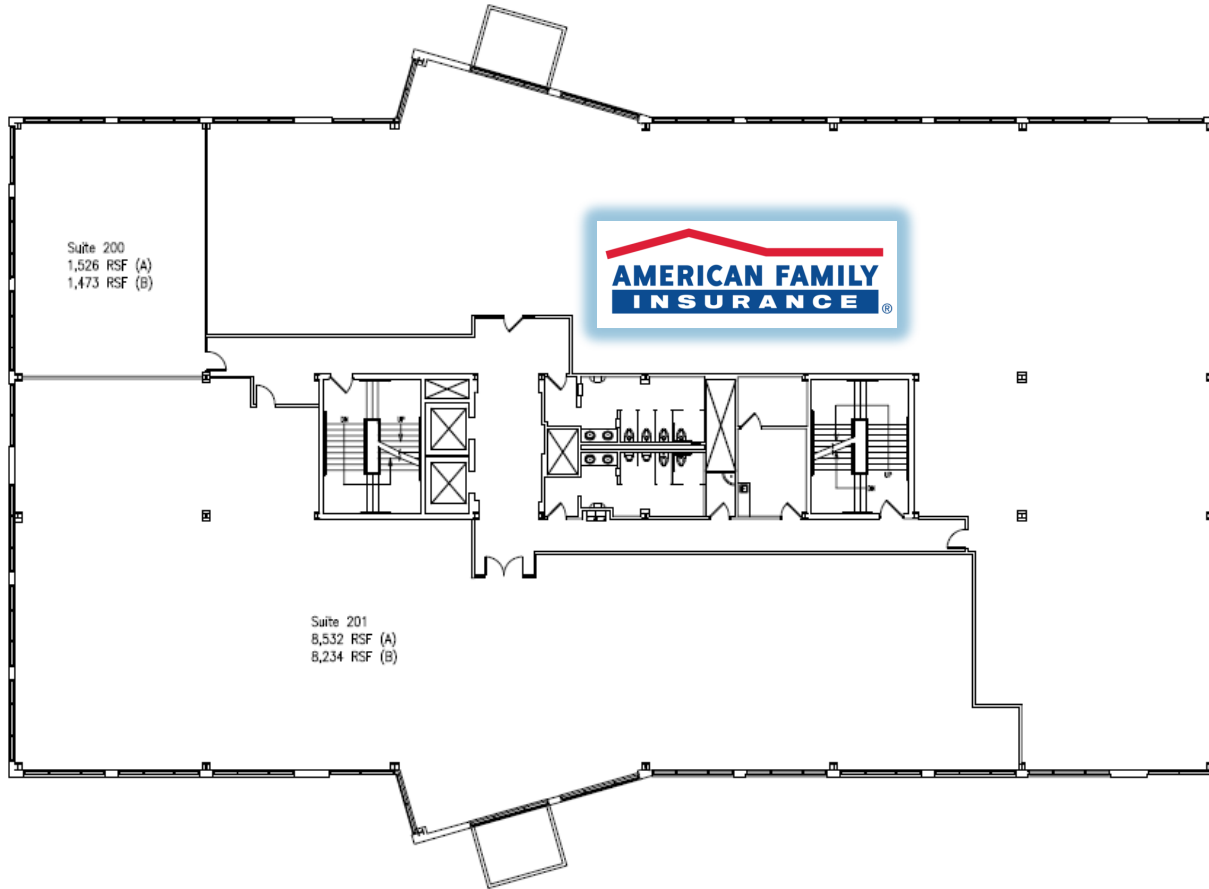
5133
W TERRACE
DRIVE



FLOOR PLANS
W TERRACE DR

2 N D
F L O O R

5133
W TERRACE
DRIVE

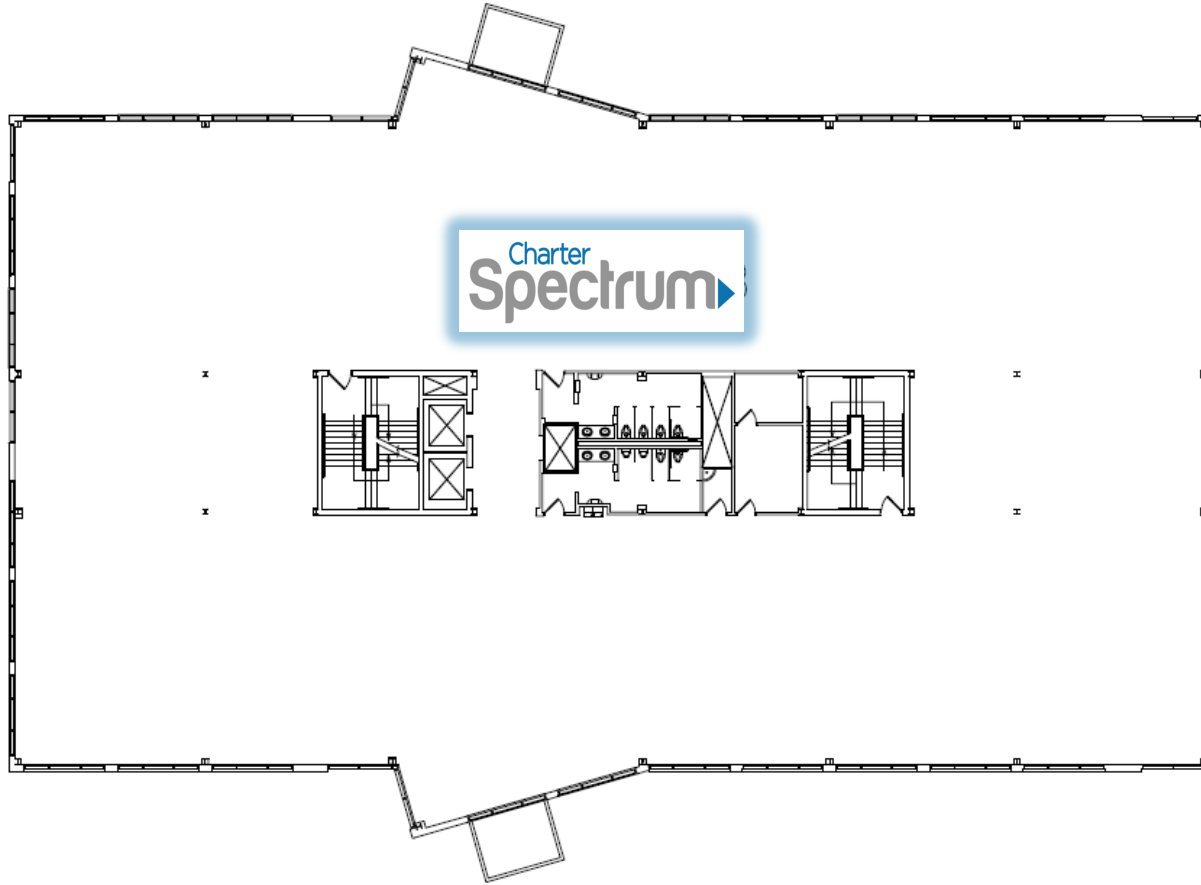


FLOOR PLANS
W TERRACE DR

3 R D
F L O O R

5133

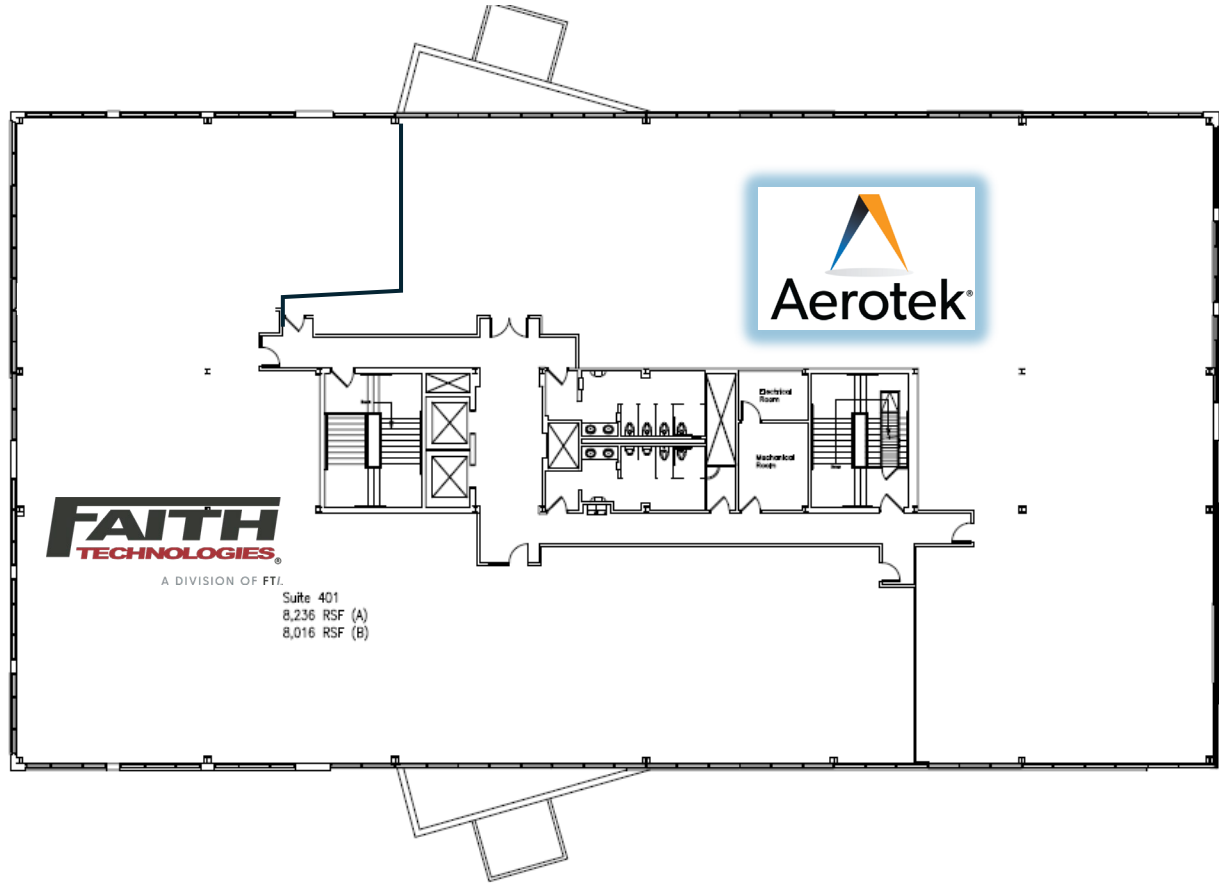
W TERRACE
DRIVE



FLOOR PLANS
W TERRACE DR

4TH
FLOOR

5133
W TERRACE
DRIVE



FLOOR PLANS
W TERRACE DR

Opportunity is knocking

Madison
Office Portfolio

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