

FOX RIDGE OFFICE SUITES: 1424 N HIGH POINT RD, MIDDLETON, WI
1424 North High Point Road, Middleton, WI 53562

- 2,893 SF move-in ready office suite with efficient layout
- 8 private offices + open bullpen for team collaboration
- \$20/SF Modified Gross with on-site parking included
- Prime Middleton location with quick



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RE/MAX PREFERRED
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+16082768110 Each Office Independently Owned and Operated.

PROPERTY SUMMARY

1424 North High Point Road
Middleton, WI 53562



Property Summary

Address1:	1424 North High Point Rd
Address2:	Middleton, WI 53562
Building SF:	2,893
Lease Rate:	20.00
Lot Size:	1.43 Acres
Parking:	Paved Surface Lot
Year Built:	1992
Zoning:	MU-N

Property Overview

This 2,893 SF office suite at 1424 N High Point Rd offers a functional, move-in ready workspace in one of Middleton's most accessible business corridors. The layout is built for real productivity, featuring 8 private offices, an open bullpen, a conference room, and a dedicated kitchen area. Additional amenities include private restrooms with a shower and convenient on-site parking for both employees and clients. Offered at \$20.00/SF Modified Gross, this suite delivers strong value with flexible space and easy access to Hwy 12/18, making it an ideal option for professional, medical, or service-based users looking to establish or expand their presence in the Greater Madison area.

Location Overview

Positioned along N High Point Rd in Middleton, this property offers immediate access to Hwy 12/18 (Beltline), providing seamless connectivity to Madison's west side, downtown, and surrounding suburbs. The area is a well-established office corridor supported by strong demographics, nearby retail and dining amenities, and a growing professional presence. This location delivers the accessibility, convenience, and business environment today's tenants prioritize.



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. Users should consult with a professional in the respective legal, accounting, tax or other professional.

PROPERTY DESCRIPTION

1424 North High Point Road
Middleton, WI 53562



1424 North High Point Road

Discover a premier professional environment at 1424 N High Point Rd, perfectly situated to elevate your business in the thriving Greater Madison market. This modern office suite offers 2,893 SF of versatile workspace designed to accommodate a variety of operational needs.

The floor plan is intentionally designed for adaptability, featuring flexible layouts with the potential to divide larger spaces for a customized fit. The interior is fully equipped for a modern team, boasting:

- Collaborative Bullpen: An open-concept area perfect for team synergy and productivity.
- Private Office Suites: 8 Private Individual Offices to accommodate the whole team.
- Executive Amenities: A dedicated kitchen area and a generous conference room for high-level meetings and presentations.
- On-Site Features: Private bathrooms inclusive of a shower, ideal for those who bike to work or need a mid-day refresh.

This location offers exceptional value at a lease rate of \$20.00/SF Modified Gross, which includes the benefit of ample free surface parking for both staff and clientele.

Positioned with convenient access to major highways, the property sits at the intersection of accessibility and strong local demographics, making it an ideal hub for a growing firm looking to plant roots in one of South Central Wisconsin's most desirable commercial corridors



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PROPERTY PHOTOS

FOX RIDGE OFFICE SUITES: 1424 N HIGH POINT RD, MIDDLETON, WI

1424 North High Point Road
Middleton, WI 53562

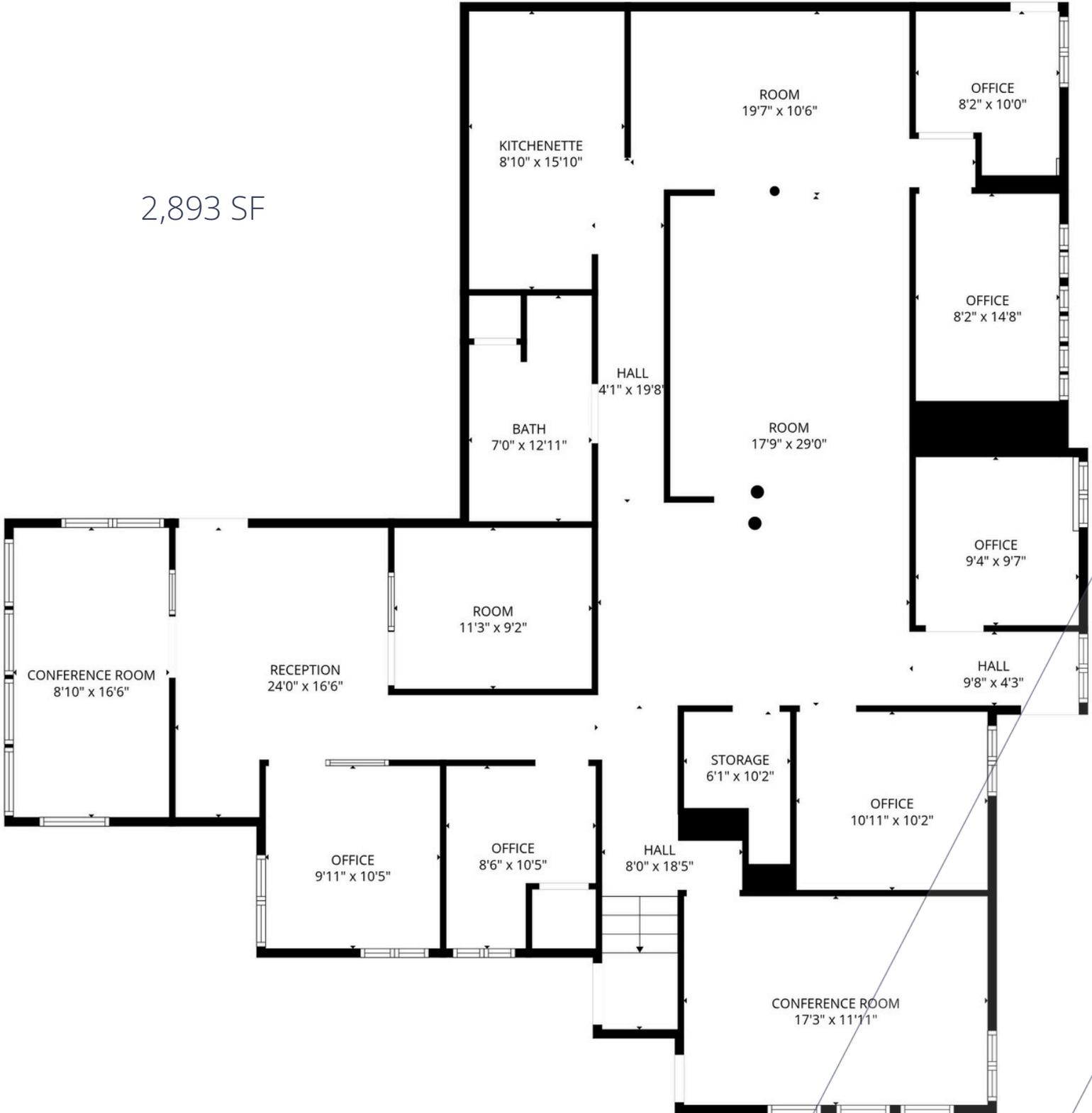


FLOOR PLAN- 1424 SUITE 101

FOXTRIDGE OFFICE SUITES: 1424 N

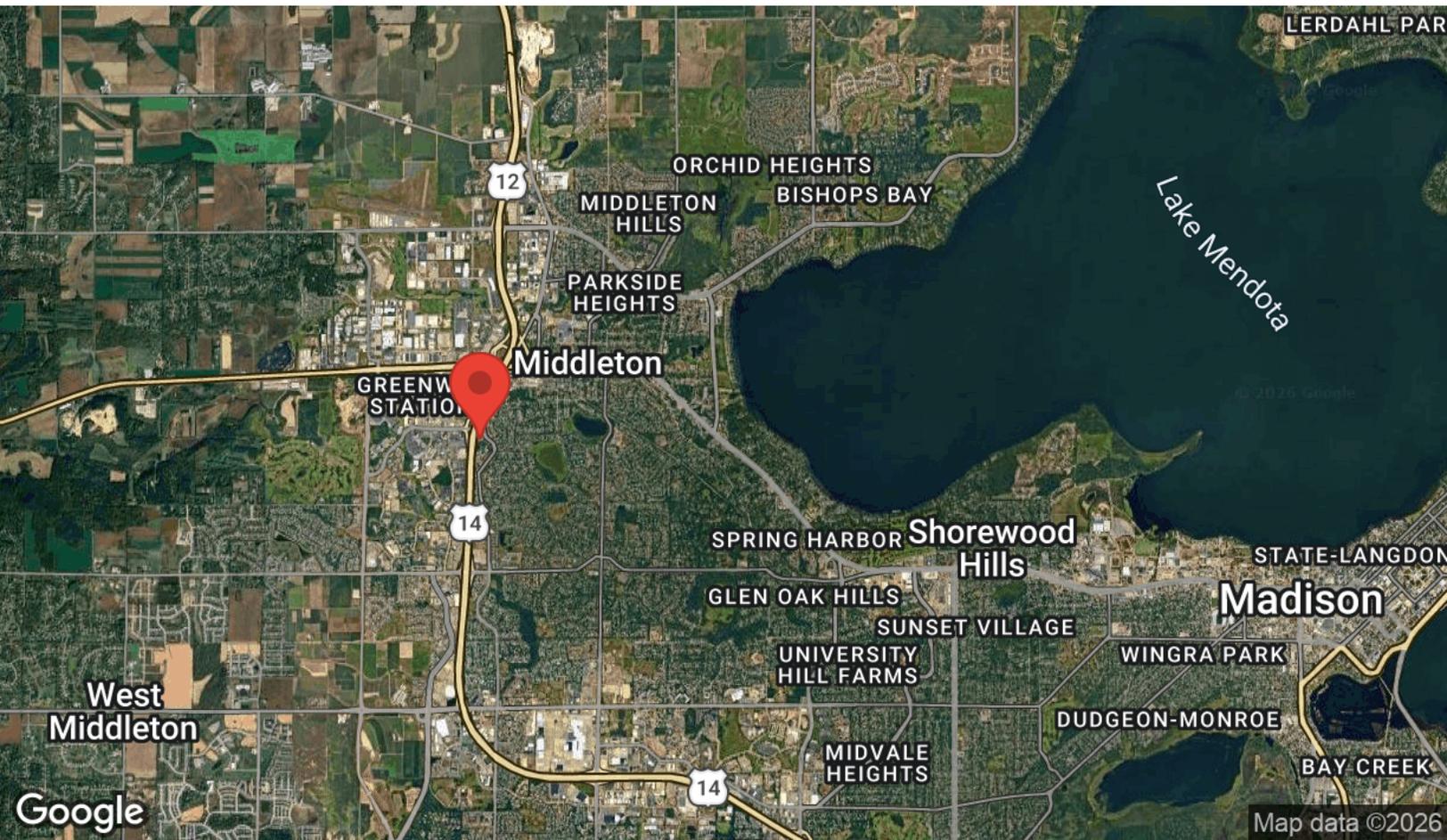
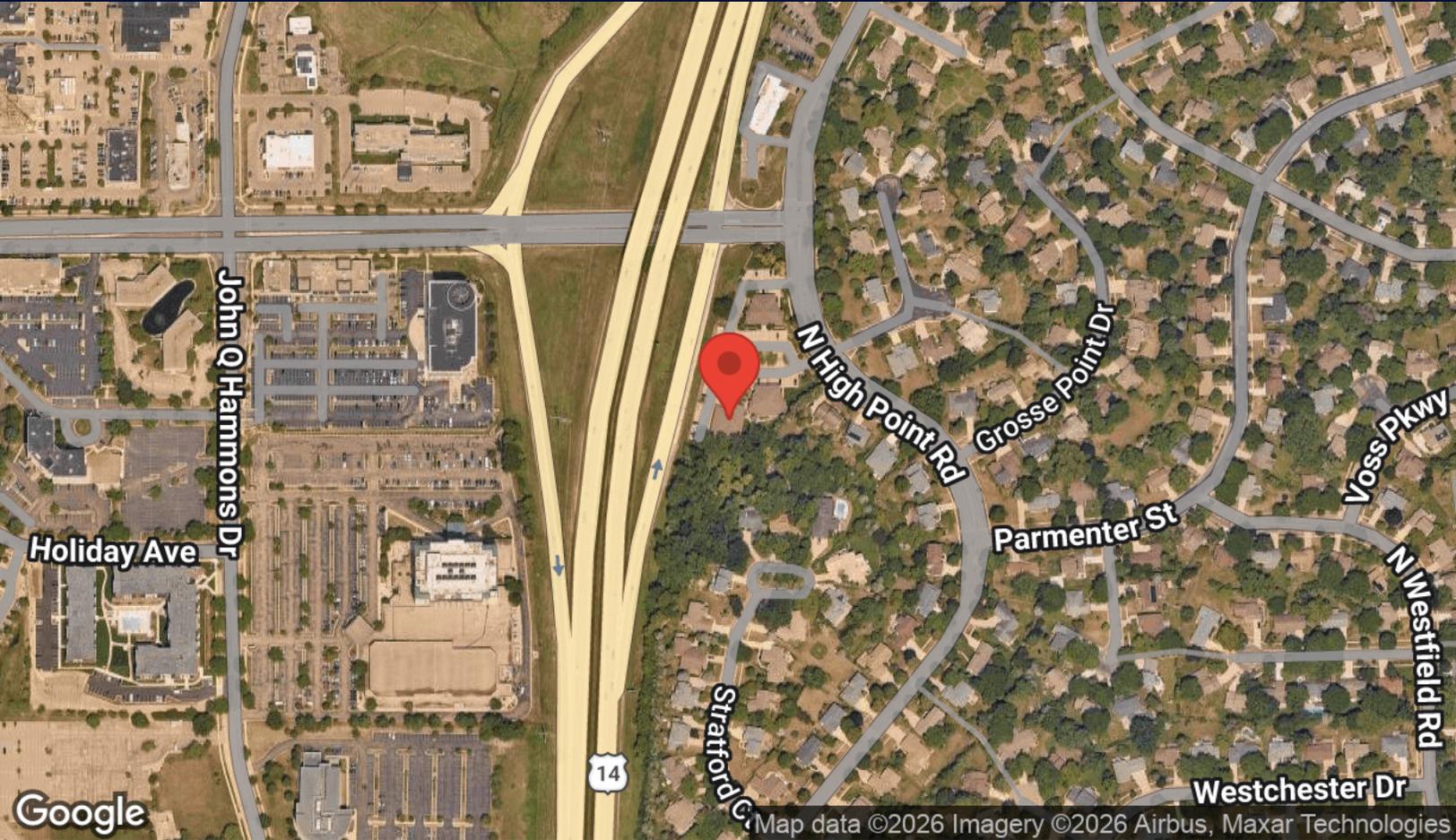
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2,893 SF

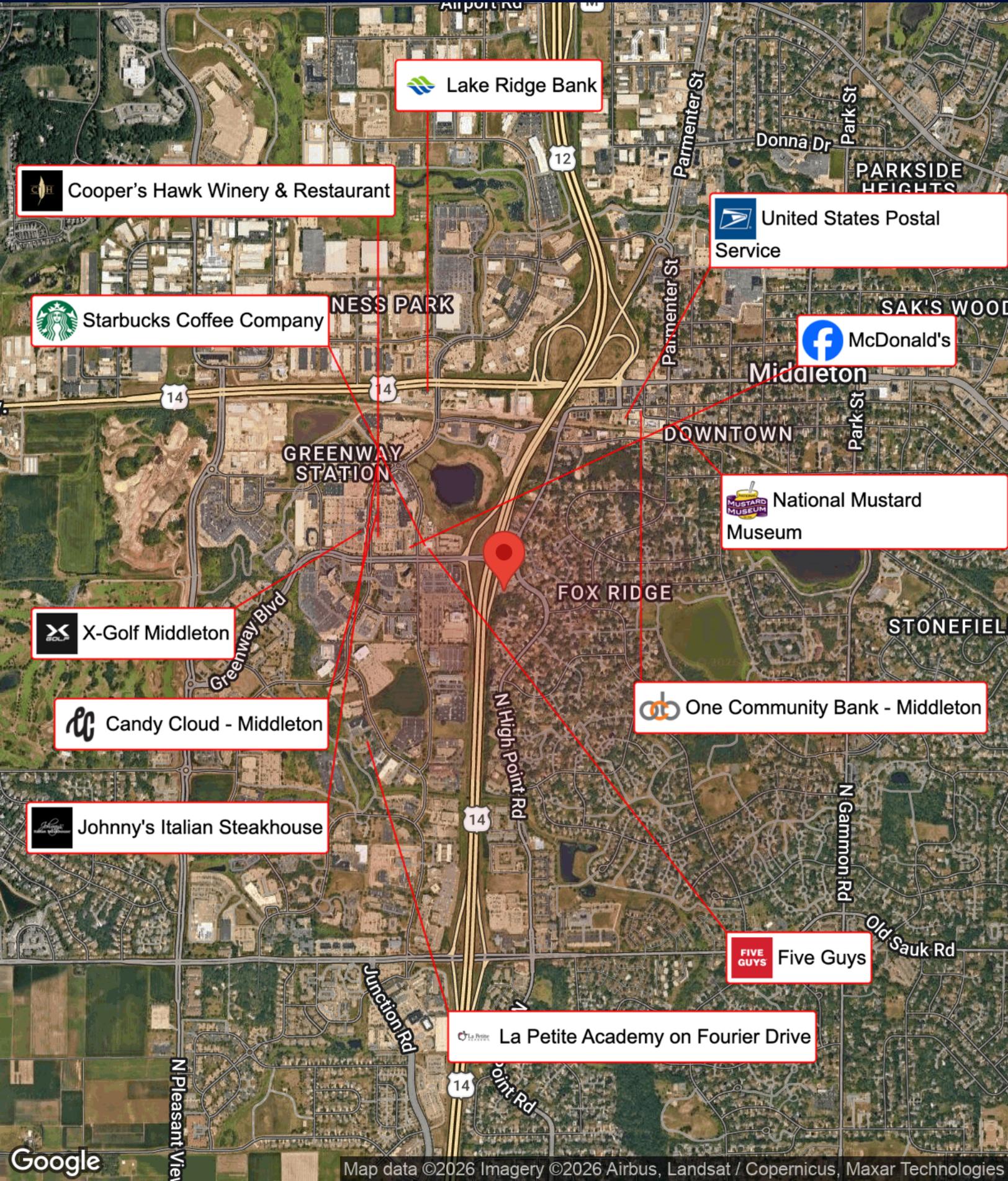


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LOCATION MAPS



BUSINESS MAP



 Lake Ridge Bank

 Cooper's Hawk Winery & Restaurant

 United States Postal Service

 Starbucks Coffee Company

 McDonald's

 Greenway Station

 National Mustard Museum

 X-Golf Middleton

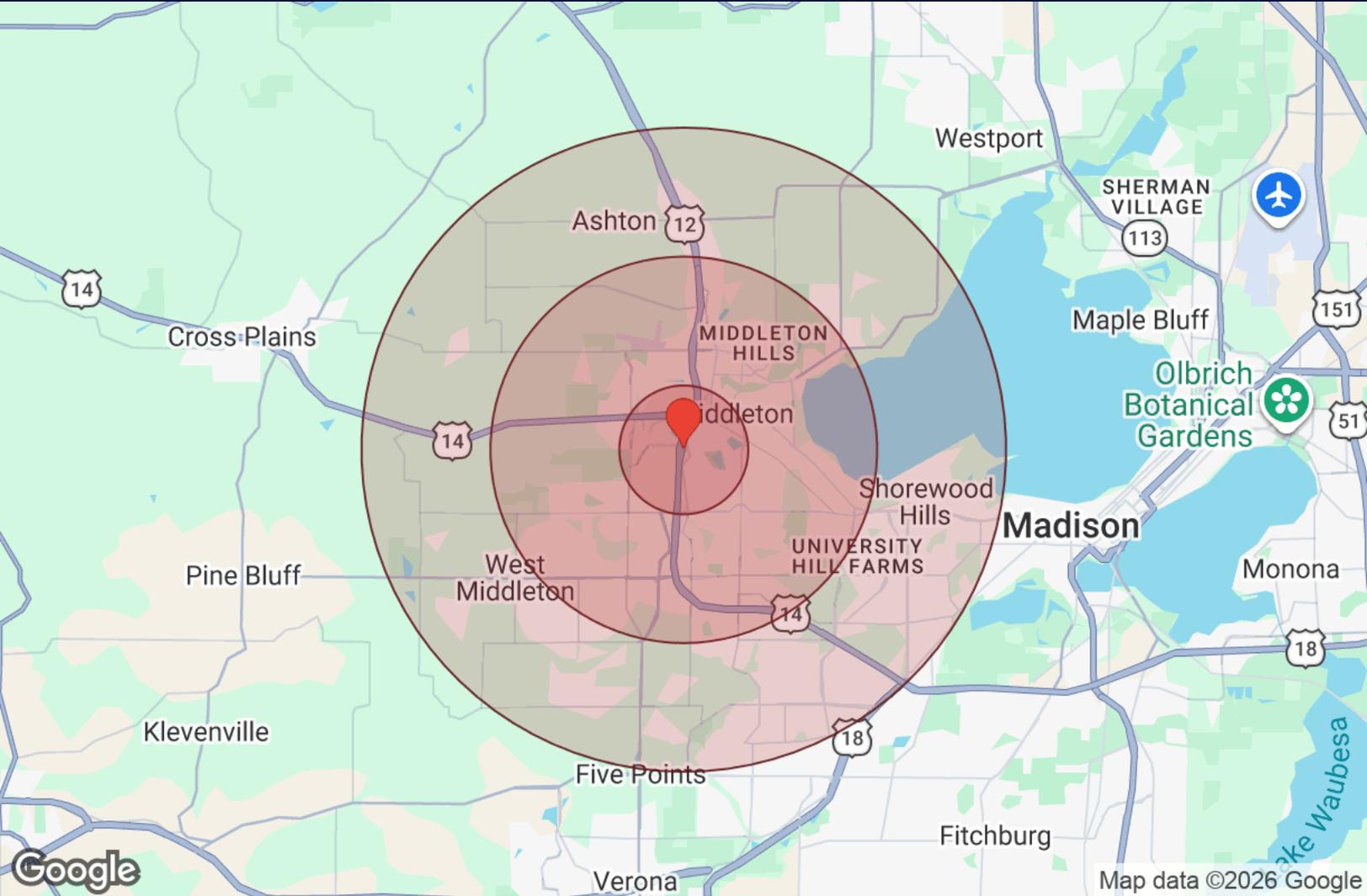
 One Community Bank - Middleton

 Candy Cloud - Middleton

 Johnny's Italian Steakhouse

 Five Guys

 La Petite Academy on Fourier Drive



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	4,138	28,225	63,207	Median	\$99,275	\$96,833	\$99,057
Female	4,437	28,895	64,591	Under \$15k	144	1,362	3,145
Total Population	8,574	57,120	127,797	\$15k - \$25k	156	1,130	2,550
				\$25k - \$35k	226	1,619	3,217
Housing				\$35k - \$50k	292	2,341	4,575
Total Units	4,543	29,366	64,120	\$50k - \$75k	712	3,946	8,713
Occupied	4,206	27,073	59,044	\$75k - \$100k	590	3,594	7,609
Owner Occupied	2,147	13,686	30,776	\$100k - \$150k	782	5,129	11,177
Renter Occupied	2,059	13,387	28,268	\$150k - \$200k	555	3,166	7,097
Vacant	337	2,294	5,076	Over \$200k	749	4,786	10,960
Age							
Ages 0 - 14	1,302	9,021	20,341				
Ages 15 - 24	997	7,352	17,107				
Ages 25 - 54	3,295	23,492	55,069				
Ages 55 - 64	1,002	5,676	12,460				
Ages 65+	1,977	11,580	22,819				



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. RE/MAX Preferred makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RE/MAX Preferred does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

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PRESENTED BY:

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STATE OF WISCONSIN BROKER DISCLOSURE

To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you.

Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- *The duty to prove brokerage services to you fairly and honestly.*
- *The duty to exercise reasonable skill and care in providing brokerage services to you.*
- *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.*
- *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).*
- *The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.*
- *The duty to safeguard trust funds and other property the broker holds.*
- *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. A broker or salesperson 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 a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker 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 broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

(Insert information you authorize to broker to disclose such as financial qualification information)

CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing. List Home/Cell Numbers:

SEX OFFENDER REGISTRY

Notice: 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://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

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 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.