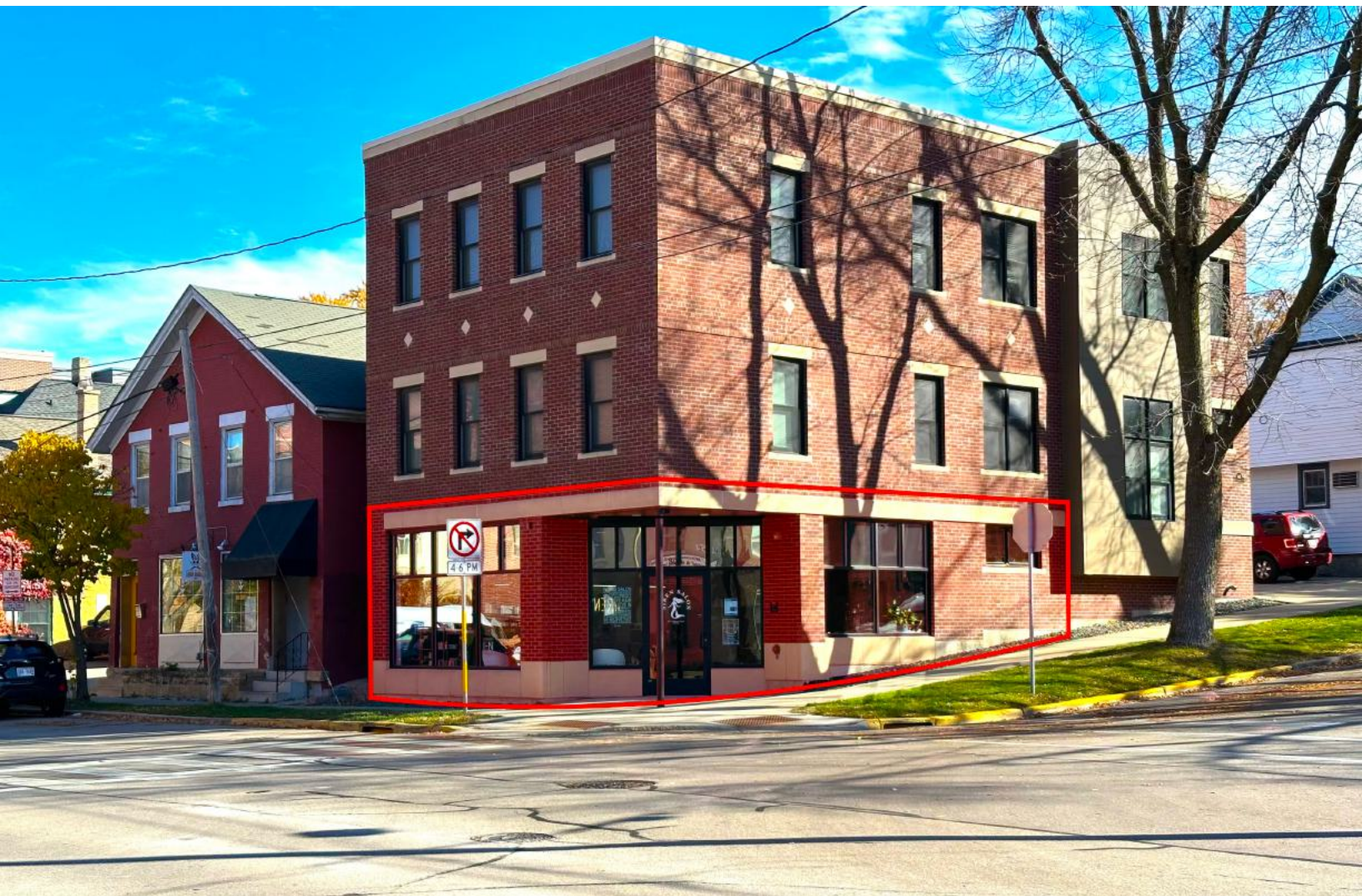


WHITE BOX Commercial Property Group is Pleased to Present:



RETAIL SPACE FOR LEASE



803 Williamson Street
Madison, Wisconsin

Contact:

Jamani Bergh

Main: 608-237-7550

Cell: 608-473-7727

jamanibergh@whiteboxcpg.com

www.whiteboxcpg.com





General Information — 803 Williamson Street

Turnkey salon space now available! Located in the heart of Madison's vibrant "Willy St" corridor at the corner of Williamson and Livingston St, this space offers excellent visibility with nearly 16,000 VPD. Convenient access from John Nolen Drive and East Washington Avenue makes it a high-traffic downtown location. Surrounded by strong density and neighborhood foot traffic. The space has four stations AND two wash sinks. Southwest-facing windows provide ample natural light.

OVERVIEW

Available SF:	1,196 SF
Price PSF (Annual):	\$35.00
Est. Operating Expenses PSF:	\$4.50
Lease Type:	Double Net
Term:	5 - 10 Years
Date Available:	Now
Building Type:	Mixed Use
Building Status:	Existing

LOCATION

Address:	803 Williamson St
City/State:	Madison, WI
Submarket/Neighborhood:	Central Campus

TRAFFIC COUNTS

Williamson St:	±15,800 VPD
John Nolen Dr:	±39,800 VPD
E Washington Ave:	±43,600 VPD

Contact:**Jamani Bergh**

Main: 608-237-7550

Cell: 608-473-7727

jamanibergh@whiteboxcpg.comwww.whiteboxcpg.com

Photos — 803 Williamson Street



Contact:

Jamani Bergh

Main: 608-237-7550

Cell: 608-473-7727

jamanibergh@whiteboxcpg.com

www.whiteboxcpg.com

Location Map — 803 Williamson Street

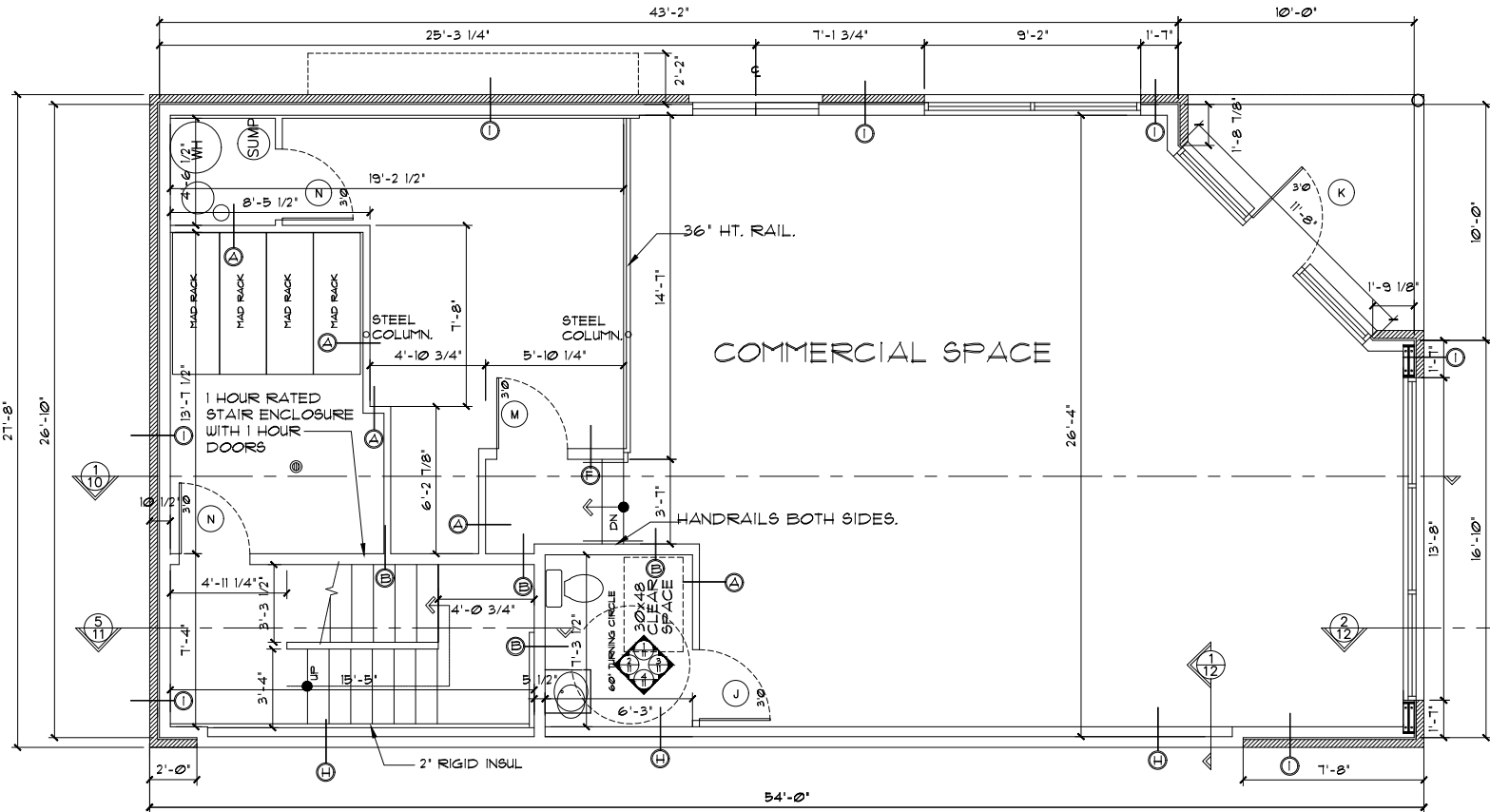
Turnkey salon space now available! Located in the heart of Madison’s vibrant “Willy St” corridor at the corner of Williamson and Livingston St, this space offers excellent visibility with nearly 16,000 VPD. Convenient access from John Nolen Drive and East Washington Avenue makes it a high-traffic downtown location. Surrounded by strong density and neighborhood foot traffic. The space has four stations AND two wash sinks. Southwest-facing windows provide ample natural light.



Contact: **Jamani Bergh**
Main: 608-237-7550
Cell: 608-473-7727
jamanibergh@whiteboxcpg.com
www.whiteboxcpg.com

Floor Plan – 803 Williamson Street

Turnkey salon space now available! Located in the heart of Madison’s vibrant “Willy St” corridor at the corner of Williamson and Livingston St, this space offers excellent visibility with nearly 16,000 VPD. Convenient access from John Nolen Drive and East Washington Avenue makes it a high-traffic downtown location. Surrounded by strong density and neighborhood foot traffic. The space has four stations AND two wash sinks. Southwest-facing windows provide ample natural light.



Contact: **Jamani Bergh**
Main: 608-237-7550
Cell: 608-473-7727
jamanibergh@whiteboxcpg.com
www.whiteboxcpg.com

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (**See Lines 47-55**).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (**See Lines 22-39**).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 **BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION**
24 **OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,**
25 **UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR**
26 **INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER**
27 **PROVIDING BROKERAGE SERVICES TO YOU.**

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
 - 30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

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

38 _____

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

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

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*
46 *Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 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
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 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
55 agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
Copyright 2007 by Wisconsin REALTORS® Association

DISCLAIMER: The information contained within the memorandum is confidential and proprietary. White Box Commercial Property Group LLC ("White Box CPG") does not make any representation or warranty whatsoever to the accuracy of any of the information provided. The information provided was provided by what White Box CPG deems as a reliable resource. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.