

INVESTMENT OFFERING



## For Sale

4600  
AMERICAN PARKWAY  
MADISON, WI

OFFERING BROCHURE

76,891 SQ FT  
3-STORY

**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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## EXECUTIVE SUMMARY


\$457,228	73%	\$9,130,400
NOI	OCCUPANCY	ASSESSED VALUE

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 further increase occupancy and drive rents, while maintaining a diverse and loyal base of existing tenants. Price well below the city's assessed value.

The building is at the entrance to the American Center Business Park. The building boasts an impressive lobby with modern finishes, ample on-site parking, conference center, mature landscaping.

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



 <b>EASY ACCESS TO INTERSTATE</b>	 <b>CONTINUED RENT GROWTH</b>	 <b>EXCEPTIONAL AMENITIES</b>	 <b>TROPHY OFFICE BLDG</b>
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For More Information:  
[www.madisonofficeportfolio-cbre.com](http://www.madisonofficeportfolio-cbre.com)

[CLICK HERE](#) 

4600 American Parkway

## A prestigious Class-A office building at the entrance to the business park.

Prominently located at the entrance to the American Center Business Park. The striking three-story building spans over 76,000+ square feet and boasts a two-story glass atrium lobby with polished granite flooring and seating for visitors. It has proven to be an ideal location for national companies, medical users, and various professional firms. Employees and visitors enjoy free parking along with other conveniences that are within walking distance.

Ownership's investment and focus on providing a quality office environment has attracted a high-quality tenant roster of companies in growing industries mixed with stable professional firms and medical users.

### PROPERTY OVERVIEW

<b>NOI</b>	\$457,228
<b>Rentable SF</b>	75,375 RSF 76,891 RSF (BOMA Remeasure)
<b>Occupancy</b>	73%
<b>Year Built</b>	1994
<b>Stories</b>	Three
<b>Parking</b>	4: : 1000
<b>Parcel Size</b>	5.08 Acres
<b>Assessed Value</b>	\$9,130,400
<b>Amenities</b>	Large conference center with AV Break Area next to Conf. Center Atrium Lobby



Highly Visible  
Easy Access



Conference  
Center



Class-A  
Corporate  
Office



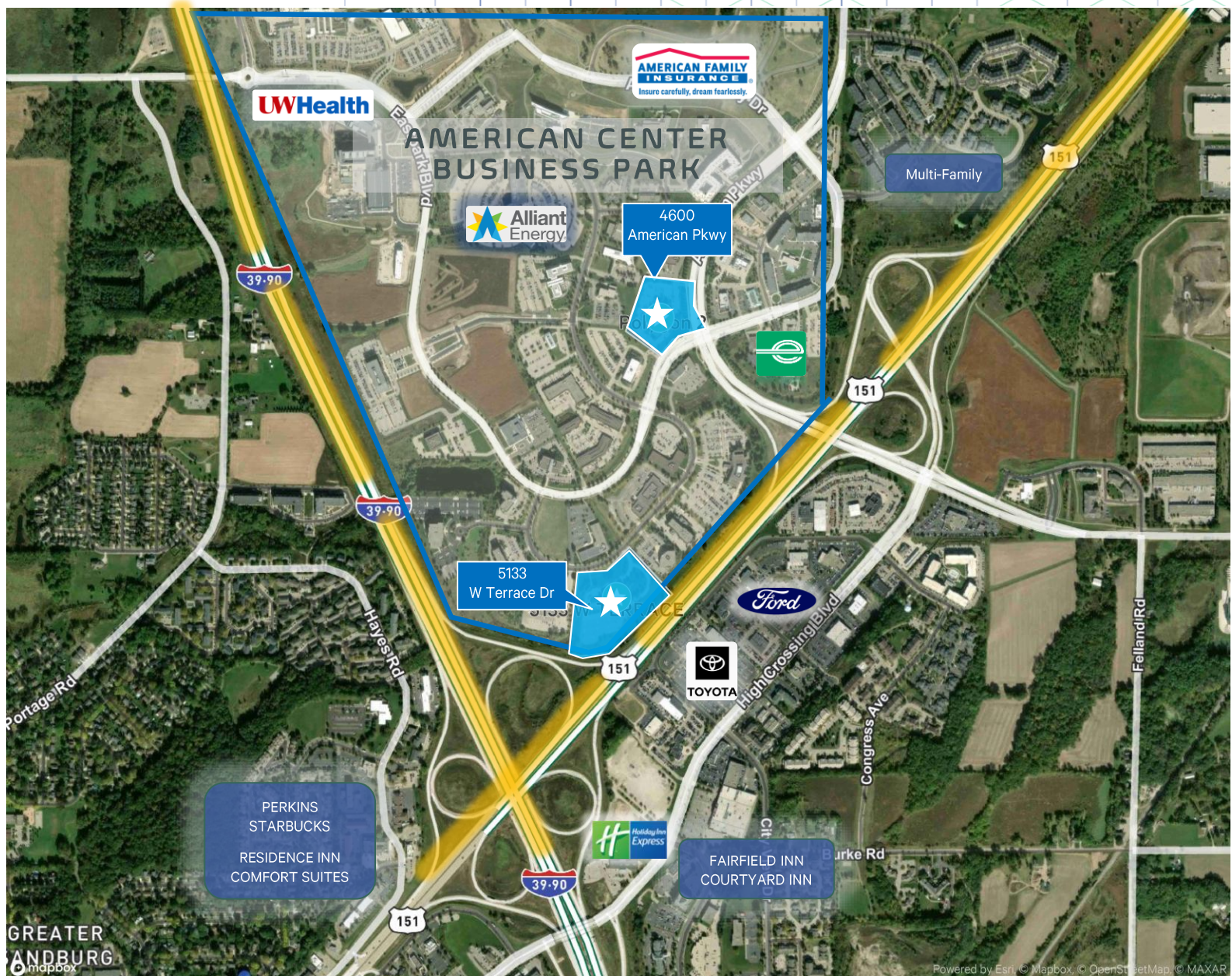
NEW BOMA SF  
76,891



EST NOI  
\$457,228



Minutes to  
Airport



# AMERICAN CENTER

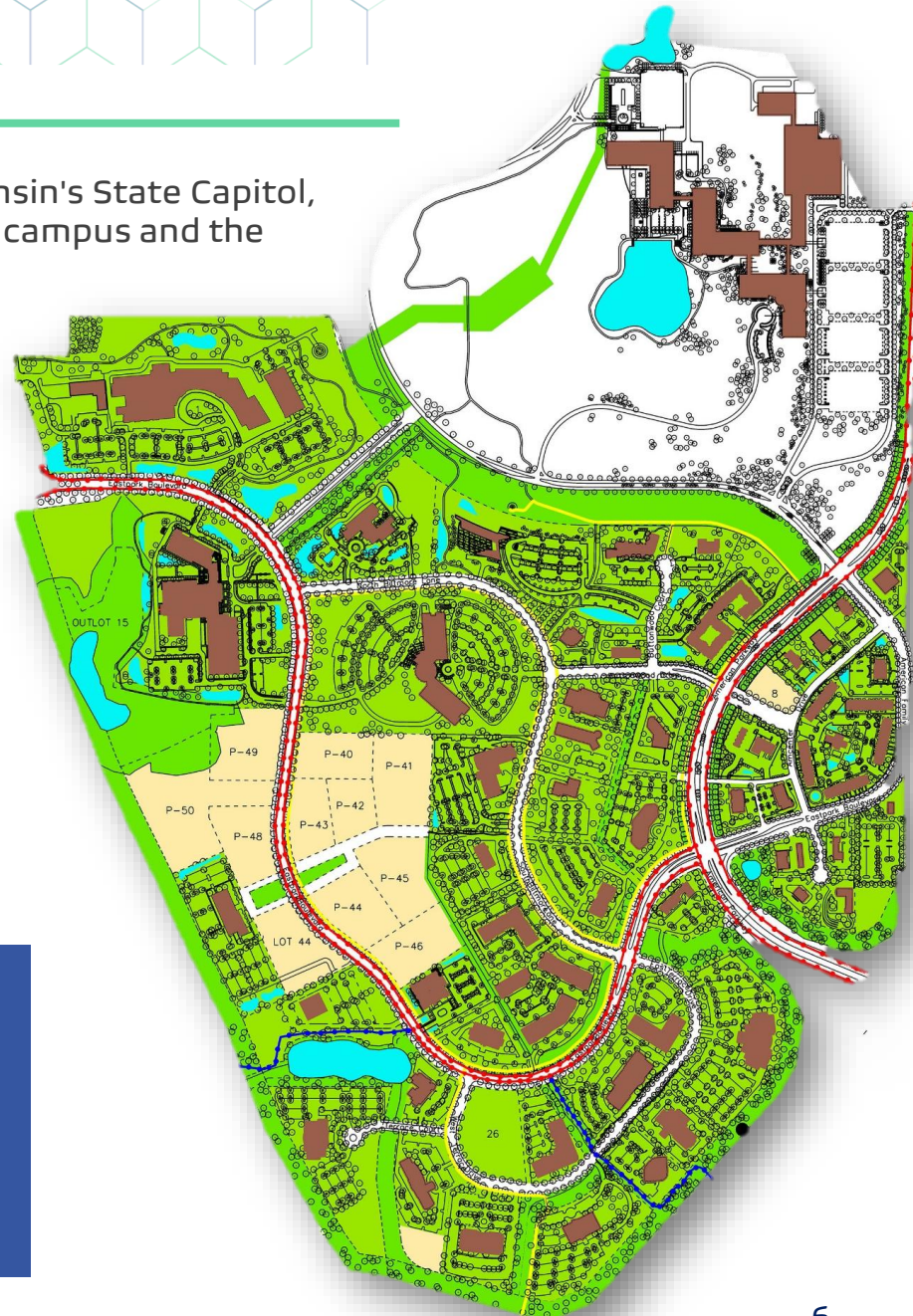
The American Center is only minutes from Wisconsin's State Capitol, downtown Madison, the University of Wisconsin campus and the Dane County Regional Airport

## Business Park Overview

The American Center is Madison's premier business park. The 447-acre park and is home to over 90 businesses. There is a wide variety of financial and corporate businesses, restaurants, hotels, multifamily housing, and healthcare providers within the business park.

The park is also the headquarters for major corporations such as American Family Insurance and Alliant Energy.

Within a short drive you'll find dozens of restaurants, a variety of hotel options, shopping centers— including national retailers, specialty stores, large health clubs, child and adult care facilities and entertainment venues; some of which are located on site



Over 90  
businesses in  
the park



Visible from  
Interstate  
90/94

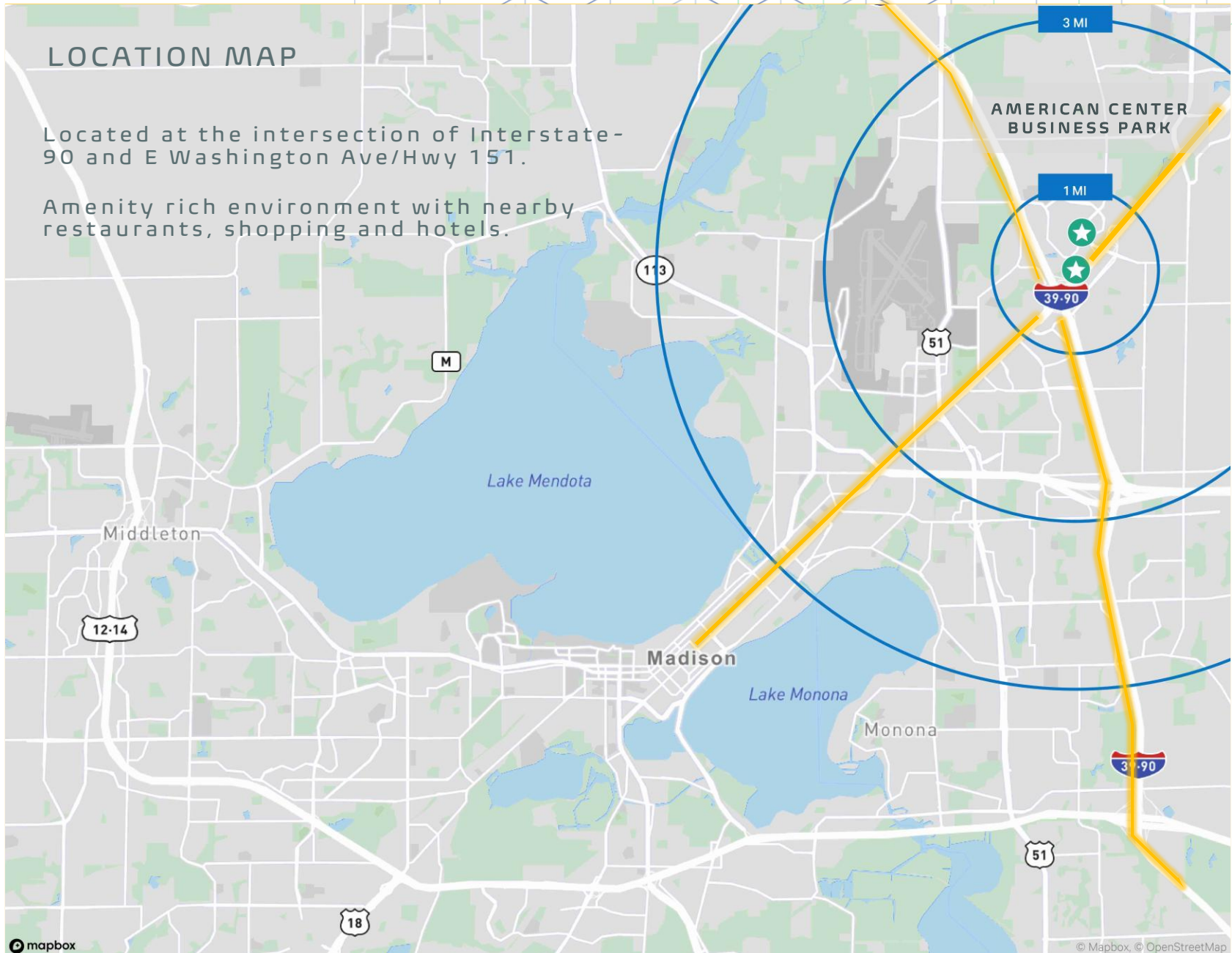


5 miles to  
the airport

## LOCATION MAP

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

Amenity rich environment with nearby restaurants, shopping and hotels.





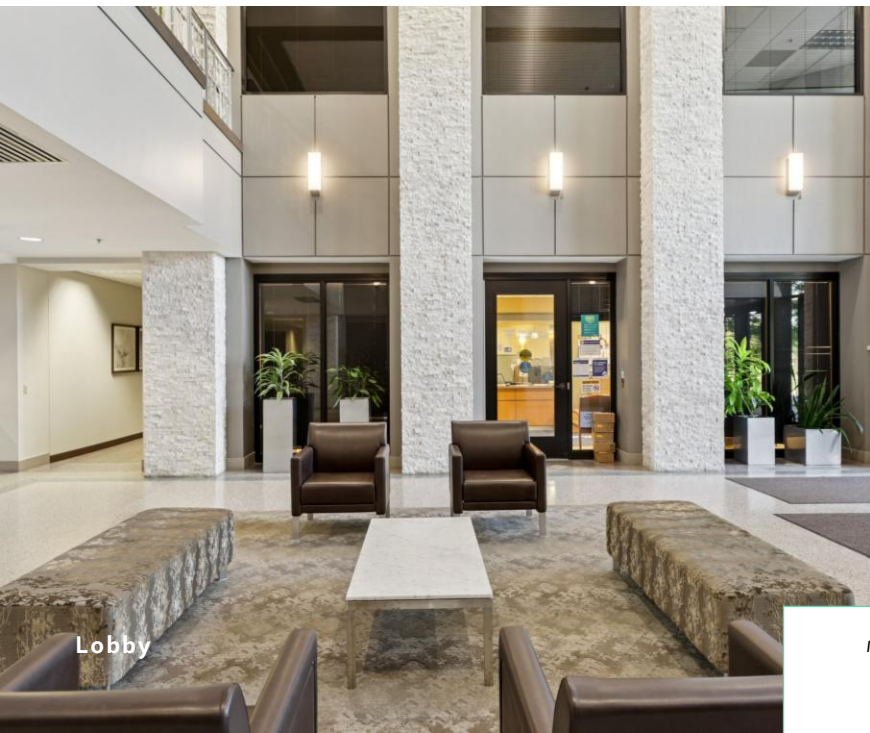
## 4600 American Parkway

High-end finishes, conference center and a state-of-the-art air purification system are amenities tenants appreciate

The building is a three-story steel frame precast office building with a partial basement that features a loading area with overhead door for convenient moving of office furniture and larger deliveries. Additionally, on this level, are tenant storage and mechanical rooms.

Tenant amenities include a conference center with AV capabilities and a break-out area with vending and restrooms.

Post COVID, a Bipolar Ionization air purification system was installed.



# Amenities



State-of-the-art **conference and training center** with seating for 50. Equipped with large screen monitors and AV equipment.



Café setting with vending is a quiet space for employees



Onsite document storage available



Secure building with after-hours card access



4600 American Parkway



## HVAC & AIR QUALITY

Newer energy efficient equipment ensures lower energy consumption, which helps to keep operating expenses down.



### CARRIER AQUA FORCE CHILLER

In 2020 the building's chiller was replaced. This was a \$191,000 capital expense and an investment into the property for the tenant's comfort.

Carrier Aqua Force 30HK High Efficiency Screw Type Chiller.. Equipped with three compressors. Water cooled liquid chiller. Chlorine-free HFC refrigerant.



### INDOOR AIR QUALITY






Both buildings have installed a Needlepoint Bipolar Ionization system. It uses a soft ionization method which helps to reduce airborne contaminants safely and effectively without adverse health implications. This system greatly improves Indoor air quality and is certified as ozone-free.

	<b>PARTICLES</b> REDUCED		<b>PATHOGENS</b> KILLED
	<b>ODORS</b> NEUTRALIZED		<b>ENERGY</b> SAVED

# Stacking Plan



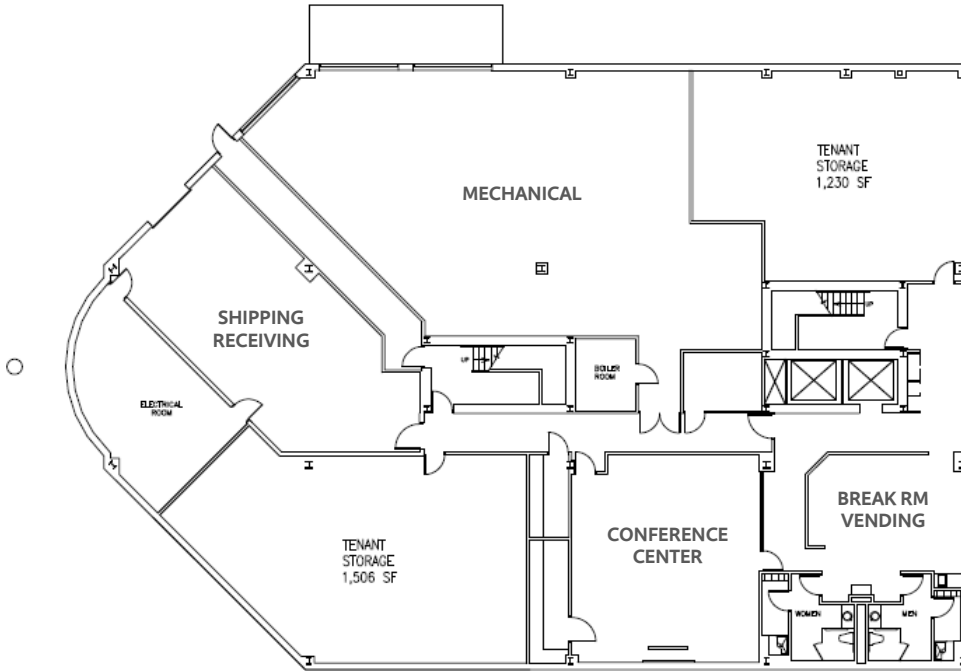
## Tenant Highlights

				
<p>FRESENIUS MEDICAL</p>	<p>USDA/FEDERAL MILK MARKETING</p>	<p>FERMENTED FOOD HOLDINGS</p>	<p>FORWARD SERVICE CORP</p>	<p>ALZHEIMER'S ASSOCIATION</p>
<p>Fresenius provides medical treatment of kidney disease and dialysis care.</p>	<p>As part of the USDA, the Federal Milk Marketing Board provides a system for minimum pricing for milk. They work with UW on research and education.</p>	<p>This is FFH's corporate headquarters. They own a portfolio of leading brands in the sauerkraut, pickle and fermented food industry.</p>	<p>Forward Service Corporation is a non-profit organization dedicated to helping people find and keep high-paying careers.</p>	<p>The Alzheimer's Association Wisconsin Chapter provides support services, care options and education for families and caregivers from in Milwaukee to Madison,</p>

LOWER  
LEVEL

# 4600

AMERICAN  
PARKWAY



1ST  
FLOOR

# 4600

AMERICAN  
PARKWAY

 **ALZHEIMER'S  
ASSOCIATION**

Suite 107  
4,212 RSF (A)  
4,301 RSF (B)

REUTER,  
WHITISH &  
EVANS, SC

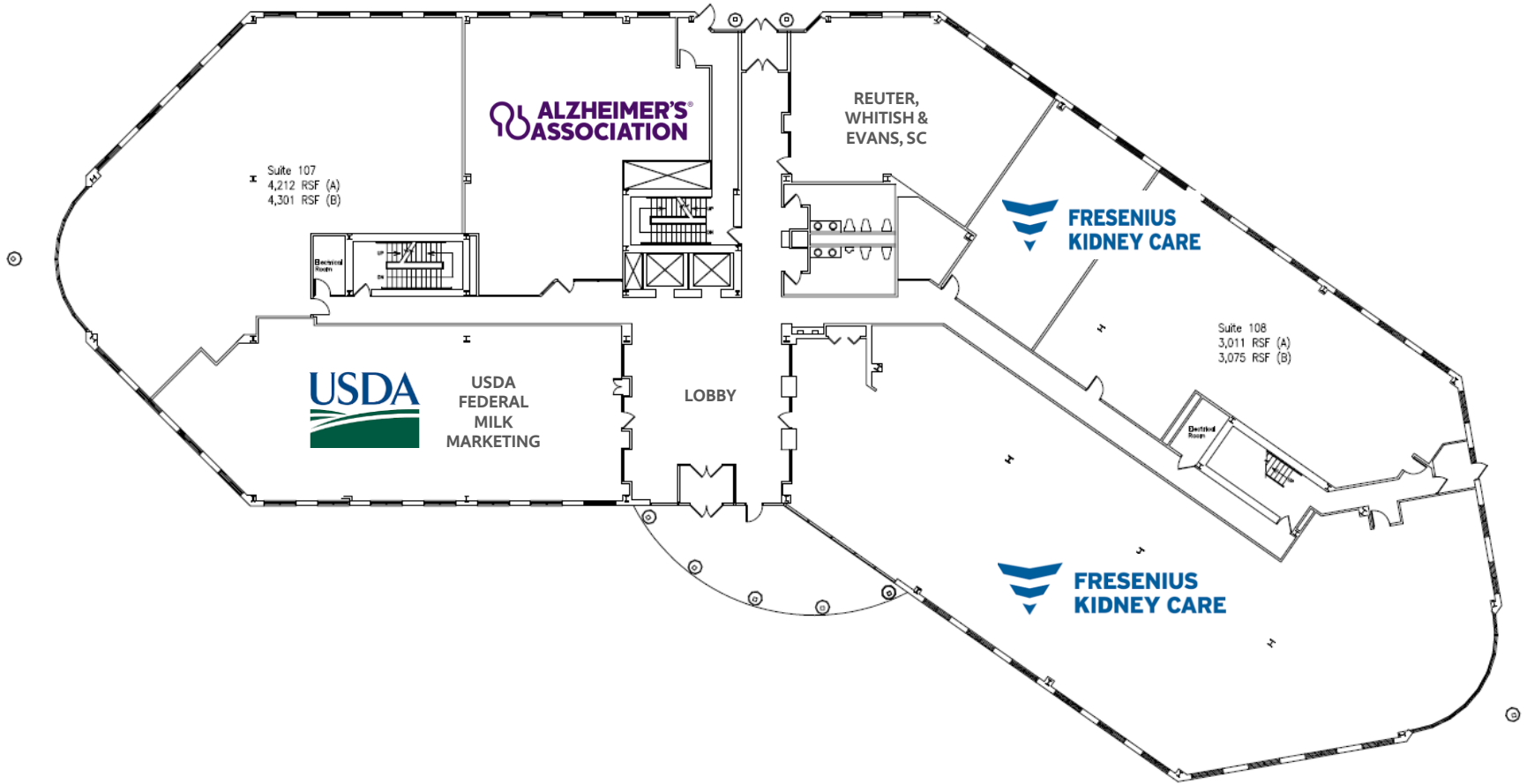
 **FRESENIUS  
KIDNEY CARE**

 **USDA  
FEDERAL  
MILK  
MARKETING**

LOBBY

Suite 108  
3,011 RSF (A)  
3,075 RSF (B)

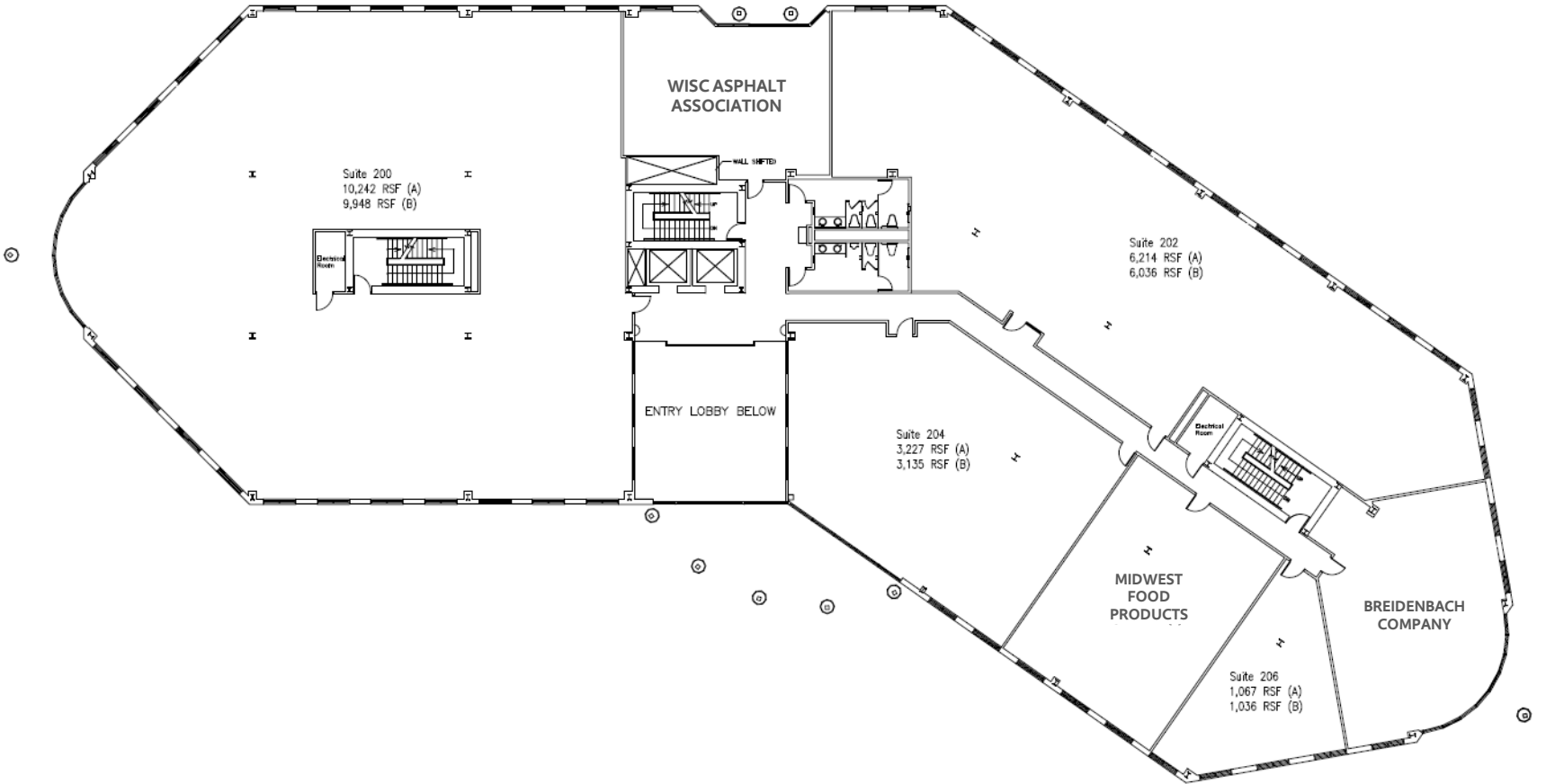
 **FRESENIUS  
KIDNEY CARE**



2 N D  
F L O O R

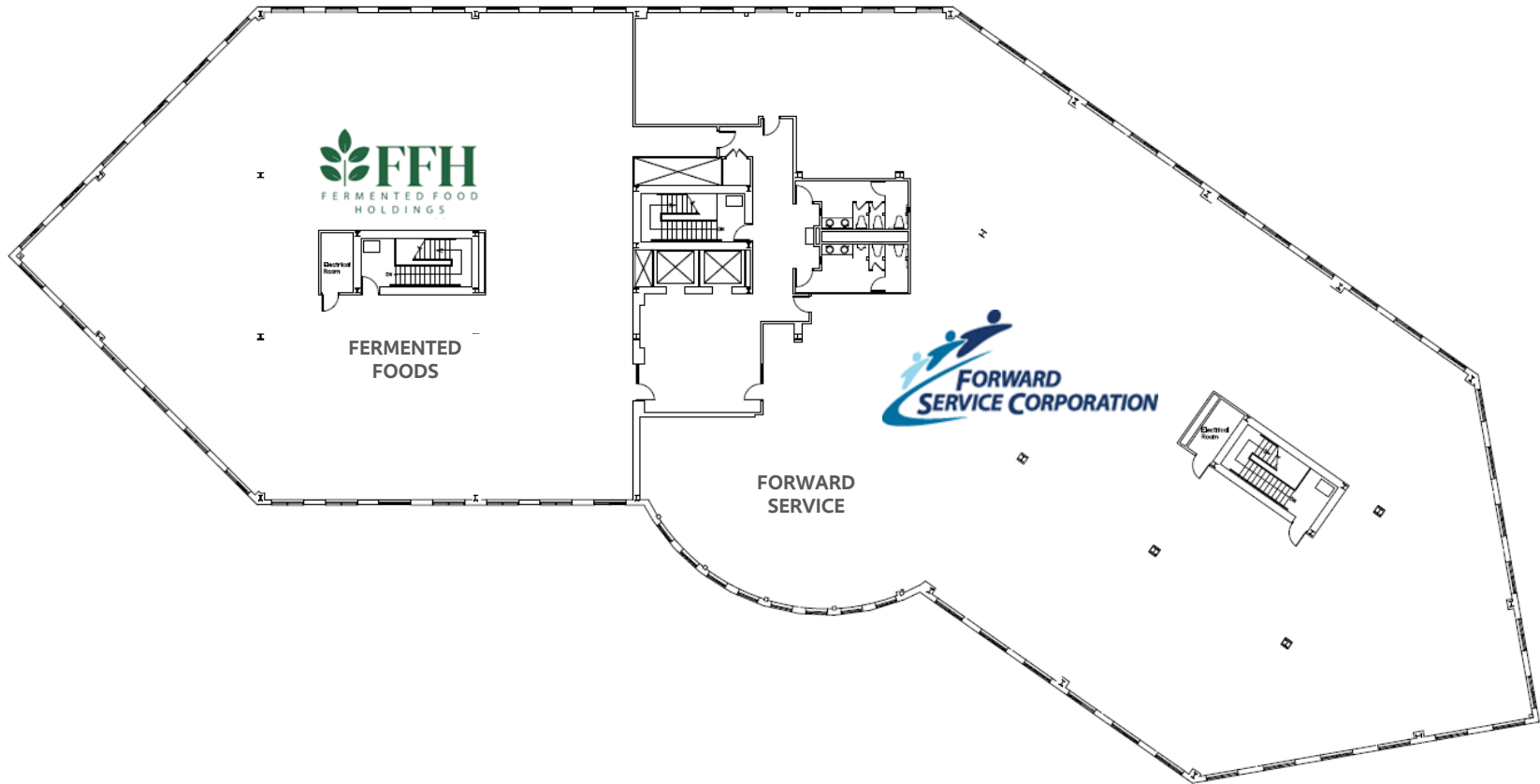
# 4600

AMERICAN  
PARKWAY



3 R D  
F L O O R

4600  
AMERICAN  
PARKWAY



# Opportunity is knocking

Madison  
Office Portfolio

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**TO DOWNLOAD THE FULL OFFERING  
AND ACCESS THE FINANCIALS**

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