



Building for Lease
2001 W. Beltline Hwy
Ste. 102

MADISON, WI 53713

Price: \$16.50 P/SF Gross



KATIE ARMSTRONG
Commercial Real Estate Broker
(608) 443-1023
karmstrong@oakbrookcorp.com

PROPERTY SUMMARY

2001 WEST BELTLINE HIGHWAY | MADISON, WI 53713



Property Summary

Lease Rate:	\$16.50 P/SF Gross
Lease Term:	2+ yrs
Available SF:	3,000
Tenant Expenses:	In-suite janitorial, phone/data
Building Class:	B
Floors:	2
Parking:	Surface lot
Parking Ratio:	4.0/1,000 SF

Property Overview

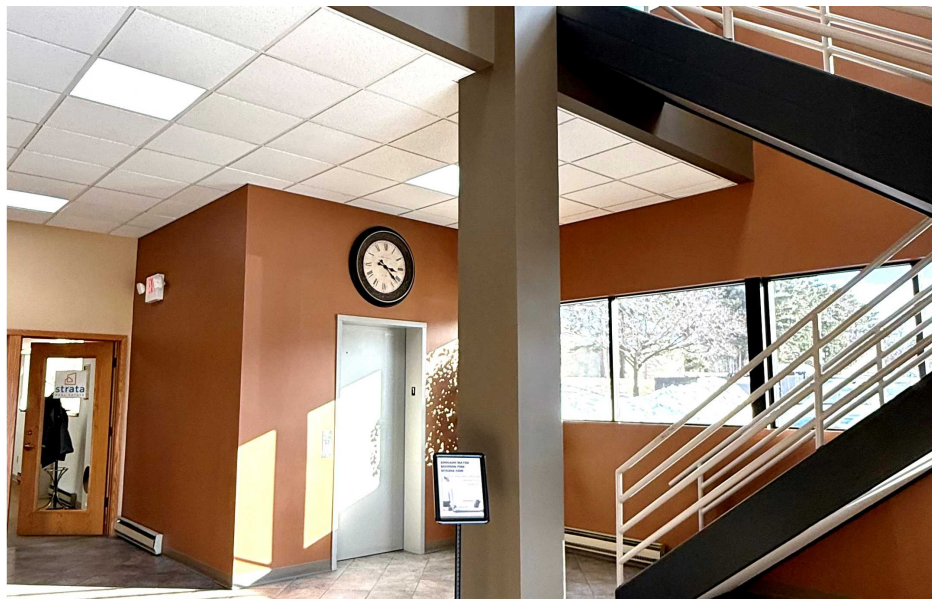
This 3,000 SF office suite offers a move-in ready, functional layout ideal for growing teams or established firms seeking high-visibility space in Madison, WI. Fronting the West Beltline highway, the dynamic layout is thoughtfully designed with 7 private offices for focused work, a dedicated conference room for professional meetings, and open/cubicle areas which provide flexibility for team collaboration or additional workstations. Windows abound in this corner suite, bringing in great natural light. An in-suite work room and plenty of storage space are also included.

Location Overview

Exceptional Exposure: Situated along Madison’s busiest beltline corridor, the location offers the potential for exterior building signage visible to over 100,000 vehicles per day. **Easy, immediate access to the West Beltline Highway** provides efficient travel times to downtown Madison, Fitchburg, and surrounding suburbs. **Transit-Friendly:** Conveniently located on the City of Madison Bus Route for easy commuting. Several restaurants, coffee shops, and other amenities are close by.

PROPERTY PHOTOS

2001 WEST BELTLINE HIGHWAY | MADISON, WI 53713



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

KATIE ARMSTRONG
Commercial Real Estate Broker
O: (608) 443-1023
C: (608) 833-6333
karmstrong@oakbrookcorp.com

PROPERTY PHOTOS

2001 WEST BELTLINE HIGHWAY | MADISON, WI 53713



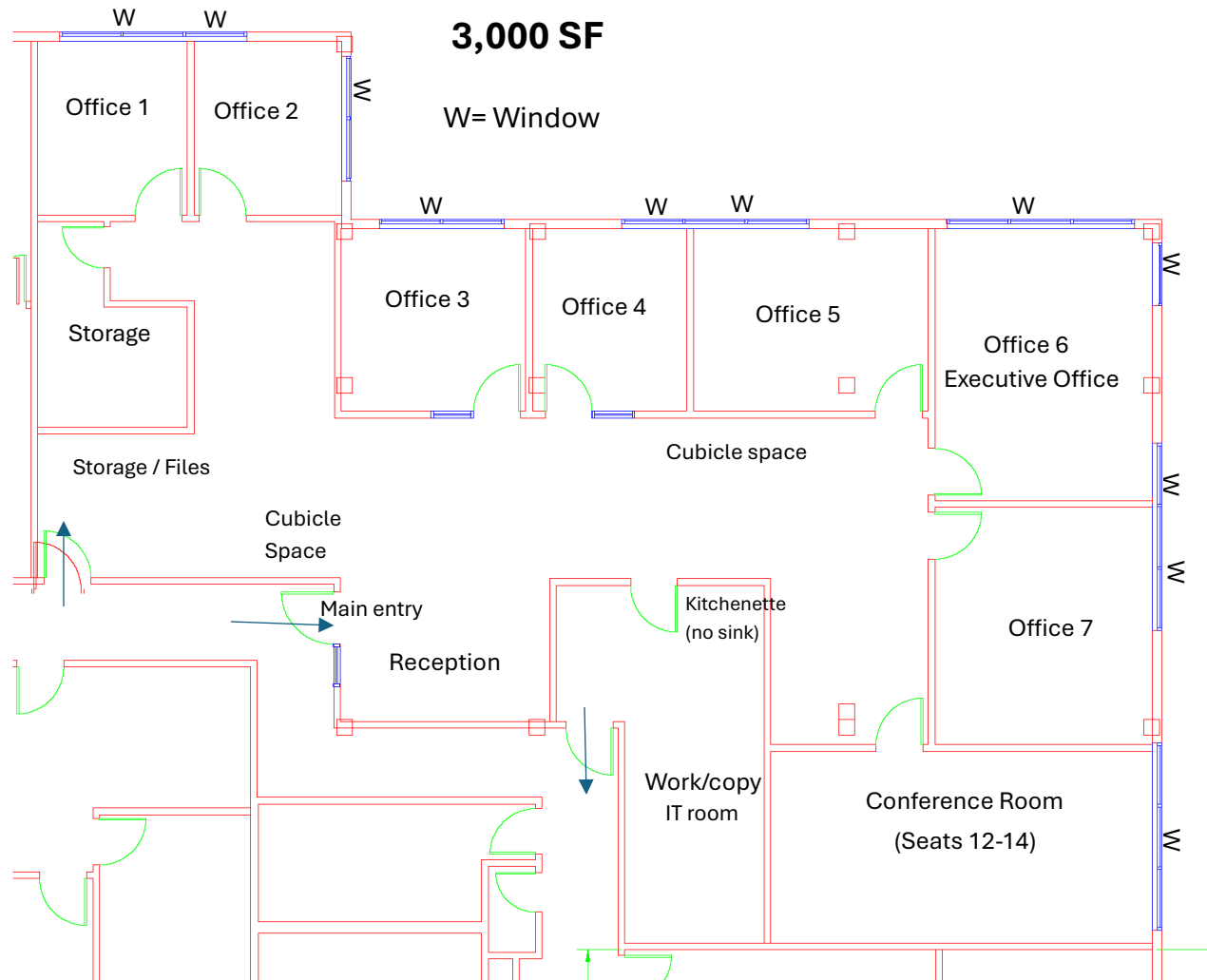
OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

KATIE ARMSTRONG
Commercial Real Estate Broker
O: (608) 443-1023
C: (608) 833-6333
karmstrong@oakbrookcorp.com

FLOOR PLAN

2001 WEST BELTLINE HIGHWAY | MADISON, WI 53713

2001 W. Beltline Hwy. Suite #102 3,000 SF



REGIONAL MAP

2001 WEST BELTLINE HIGHWAY | MADISON, WI 53713



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

KATIE ARMSTRONG
Commercial Real Estate Broker
O: (608) 443-1023
C: (608) 833-6333
karmstrong@oakbrookcorp.com

DISCLOSURE TO CUSTOMERS

2001 WEST BELTLINE HIGHWAY | MADISON, WI 53713

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 TOCUSTOMERS

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.