

SHOWROOM/OFFICE

403 VENTURE COURT
VERONA, WI 53593



FOR LEASE

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



PRESENTED BY:

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PROPERTY SUMMARY

Building for Lease
403 Venture Court | Verona, WI 53593



Property Summary

Lease Rate:	\$14.00/SF, MG
Lease Term:	3 + Yrs
Available SF:	1,617
Available:	Now
Office/Showroom SF:	1,617 SF
Ceiling Height:	18' at the peak
Loading Dock:	Yes - Shared
Signage:	Available (Awning + Monument)
Additional Expenses:	Utilities + in-suite janitorial

Property Overview

Located at 403 Venture Ct in Verona, Wisconsin, this versatile building offers a functional blend of showroom and office space ideal for a variety of business uses. The space features a welcoming reception area, showroom area, private restroom, and efficient layout designed for productivity. Climate-controlled with heat and air conditioning, the property also includes a shared loading dock, providing convenient access for shipping or light industrial operations. Situated in a well-established business park with easy access to major roads, this property presents an excellent leasing opportunity for users seeking a practical and professional industrial space. Tenant pays utilities and in-suite janitorial as desired.

Location Overview

Conveniently located just off Hwy 18/151, about 20-25 minutes to downtown Madison. Located on the corner of Paoli St. and Venture Ct. close to Verona Highschool, the Epic Campus, and downtown Verona.

PROPERTY PHOTOS

Building for Lease

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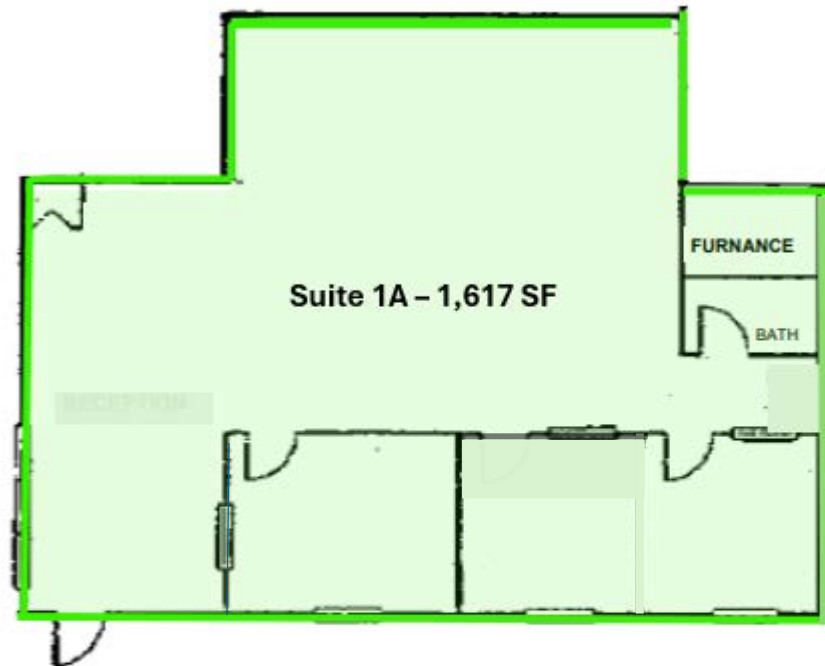
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 **Oakbrook**
Integrated Real Estate Services

SUITE 1 FLOOR PLAN

Building for Lease

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403 VENTURE COURT

Suite 1A - 1,617 SF

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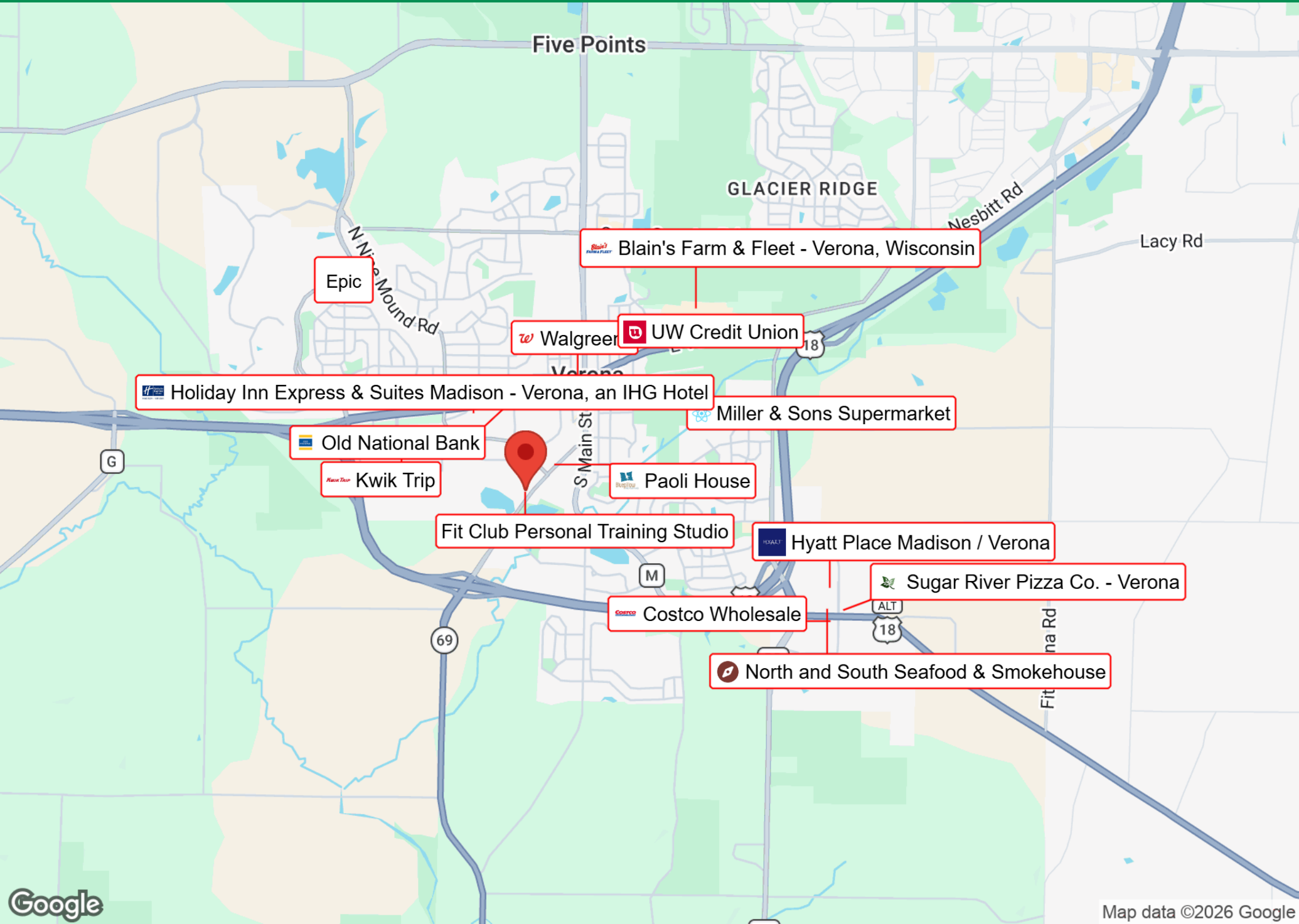
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BUSINESS MAP

Building for Lease

403 Venture Court | Verona, WI 53593



Five Points

GLACIER RIDGE

Nesbitt Rd

Lacy Rd

Epic

Blain's Farm & Fleet - Verona, Wisconsin

N Nipmound Rd

Walgreen's

UW Credit Union

18

Holiday Inn Express & Suites Madison - Verona, an IHG Hotel

Miller & Sons Supermarket

Old National Bank

S Main St

Kwik Trip

Paoli House

Fit Club Personal Training Studio

Hyatt Place Madison / Verona

M

Sugar River Pizza Co. - Verona

Costco Wholesale

69

18

Fit
na Rd

North and South Seafood & Smokehouse

DISCLOSURE TO CUSTOMERS

Building for Lease
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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 TO CUSTOMERS

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.