



NOW LEASING

**New Flex/R&D and
Office Space**



Hoepker Corporate Center

Highway 51 & Hoepker Road
Madison, WI 53704



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NATIONAL
DEVELOPER
OF THE YEAR
— 2018 —

262.524.0100 | SJPI.COM/WISCONSIN

About Hoepker Corporate Center

Hoepker Corporate Center consists of three flex/R&D buildings totaling more than 138,000 square feet, located 10 minutes east of the City of Madison, in Dane County, WI. The business center is located at the intersection of Hwy 51 and Hoepker Road. The masonry building design and landscaping project a high-end image while offering tenants affordable and flexible floor plans to meet their office, warehouse, R&D, light manufacturing, or showroom requirements.

For more information on Hoepker Corporate Center, visit: sjpi.com/hoepkercorporate

Flex/R&D Buildings

| | |
|------------------------------|-----------|
| 6608-6698 Ronald Reagan Ave. | 53,908 SF |
| 6406-6484 Ronald Reagan Ave. | 42,784 SF |
| 6504-6582 Ronald Reagan Ave. | 42,064 SF |

Flex/R&D Specifications

| | |
|----------------|-----------------------|
| Suite Sizes | 2,664 up to 53,908 SF |
| Ceiling Height | 16 ft. clear minimum |
| Parking | 330 spaces |
| Heat | Natural Gas |
| Roof | EPDM rubber |
| Exterior Walls | Masonry |
| Loading | Dock or drive-in |
| Zoning | IL-Industrial Limited |

LOCAL AMENITIES





Hoepker Corporate Center | Site Plan

▲ 1 mile to I-94 ramps

HOEPKER ROAD

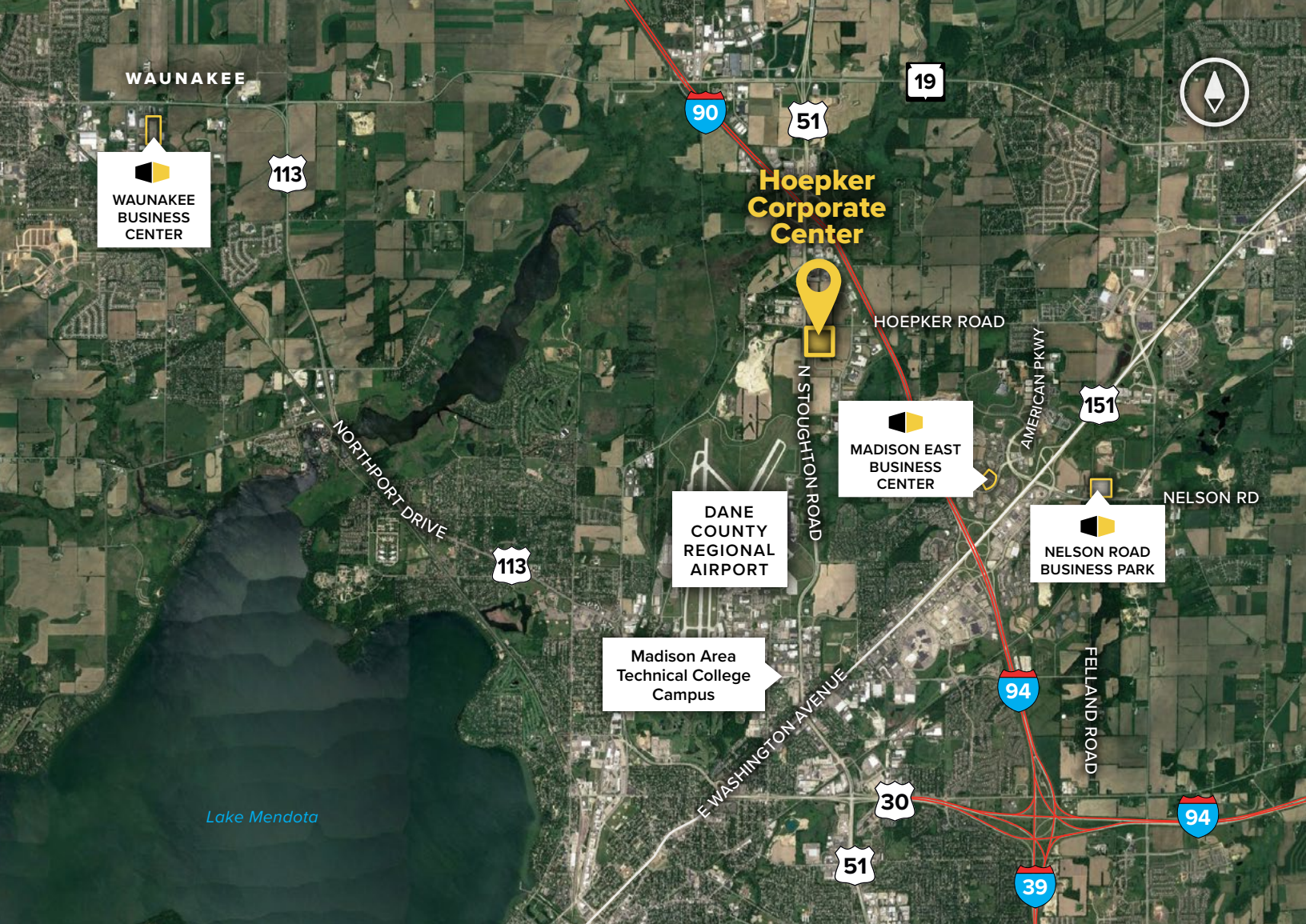


STOUGHTON ROAD



▼ 5 miles to Dane County Regional Airport





Contact Us

For additional leasing information or to schedule a tour, contact:

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About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/ research and development, warehouse, retail and multifamily space nationwide.

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