OFFICE & EDGE COMPUTING / DATA CENTER FOR LEASE

DERBY DISTRICT

1 QBE WAY, SUN PRAIRIE, WI 53596

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

PRESENTED BY:

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

1 QBE WAY | SUN PRAIRIE, WI 53596

Property Summary

Occupancy Timing:	Now - Move-in Ready
Lease Rate:	$16 - 20.00 Gross PSF
Office Edge Data Center Lease Rate:	Negotiable
Operating Expenses:	Incl. (except in-suite janitorial/data)
Furniture	Available
Lease Term:	Negotiable
Available SF:	4,000 SF to 80,000 SF
No. of Buildings:	Three
Floors:	2-Story
Year Built:	2000, 1990, 1980
Elevators:	Yes

Property Overview

Beautiful Class A & B office space with corporate quality finishes and amenities and edge data center space ready for the next user. Many spaces are plug and play, move-in ready with available furniture and aggressive below-market rental rates.

Amenities include a fitness center, conference center, underground parking, outdoor patios, back-up generator, storage, dedicated visitor parking, data center space, indoor bike storage, showers/lockers, and on-site walking and bike paths.

Location Overview

Located in the growing business hub of Sun Prairie within the Madison metro, 1 QBE Way offers a convenient suburban office location with quick access to retail and dining at Prairie Lakes, USH 151 and I-39/90/94, residential neighborhoods, and is 15 minutes from the Dane County Regional Airport.

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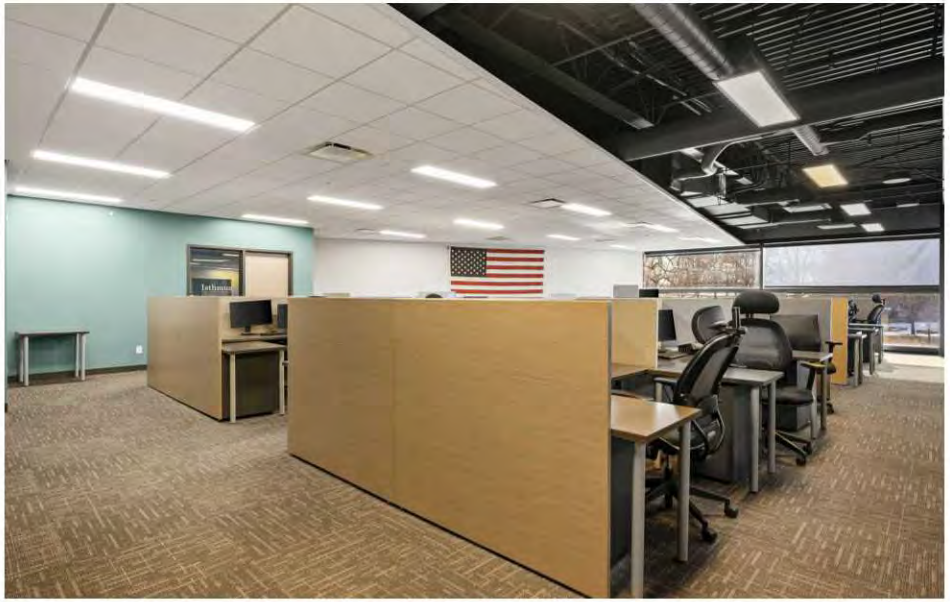
PROPERTY PHOTOS

1 QBE WAY | SUN PRAIRIE, WI 53596



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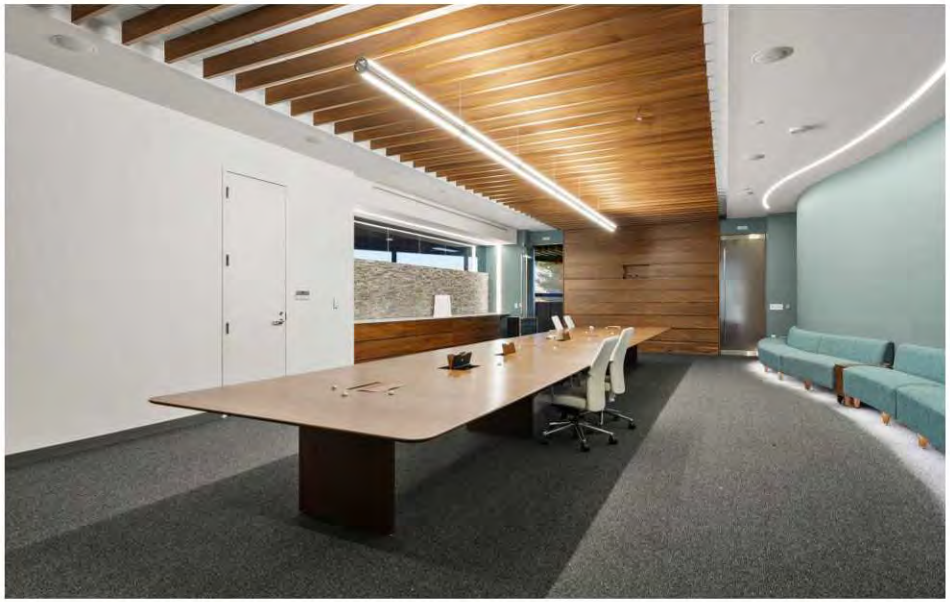

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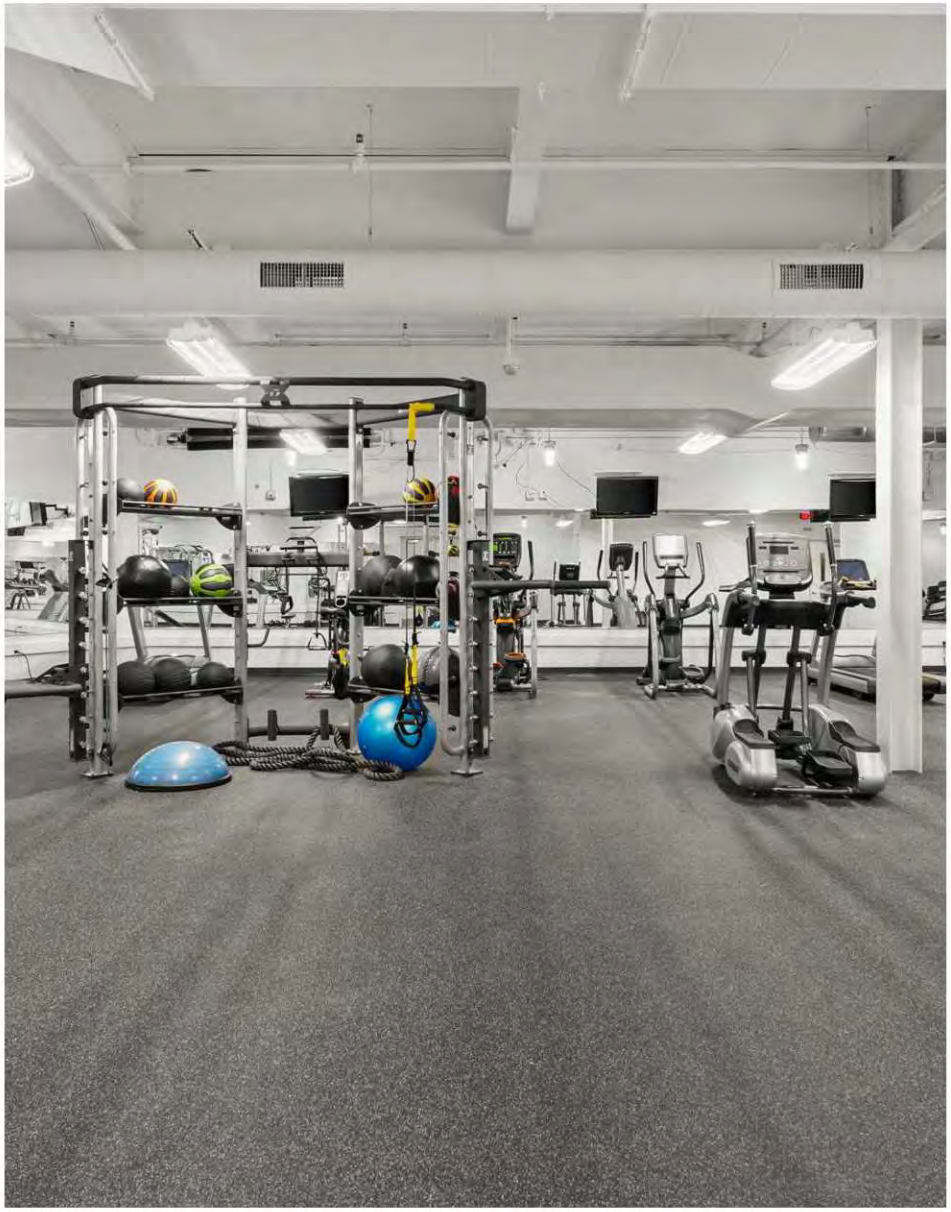

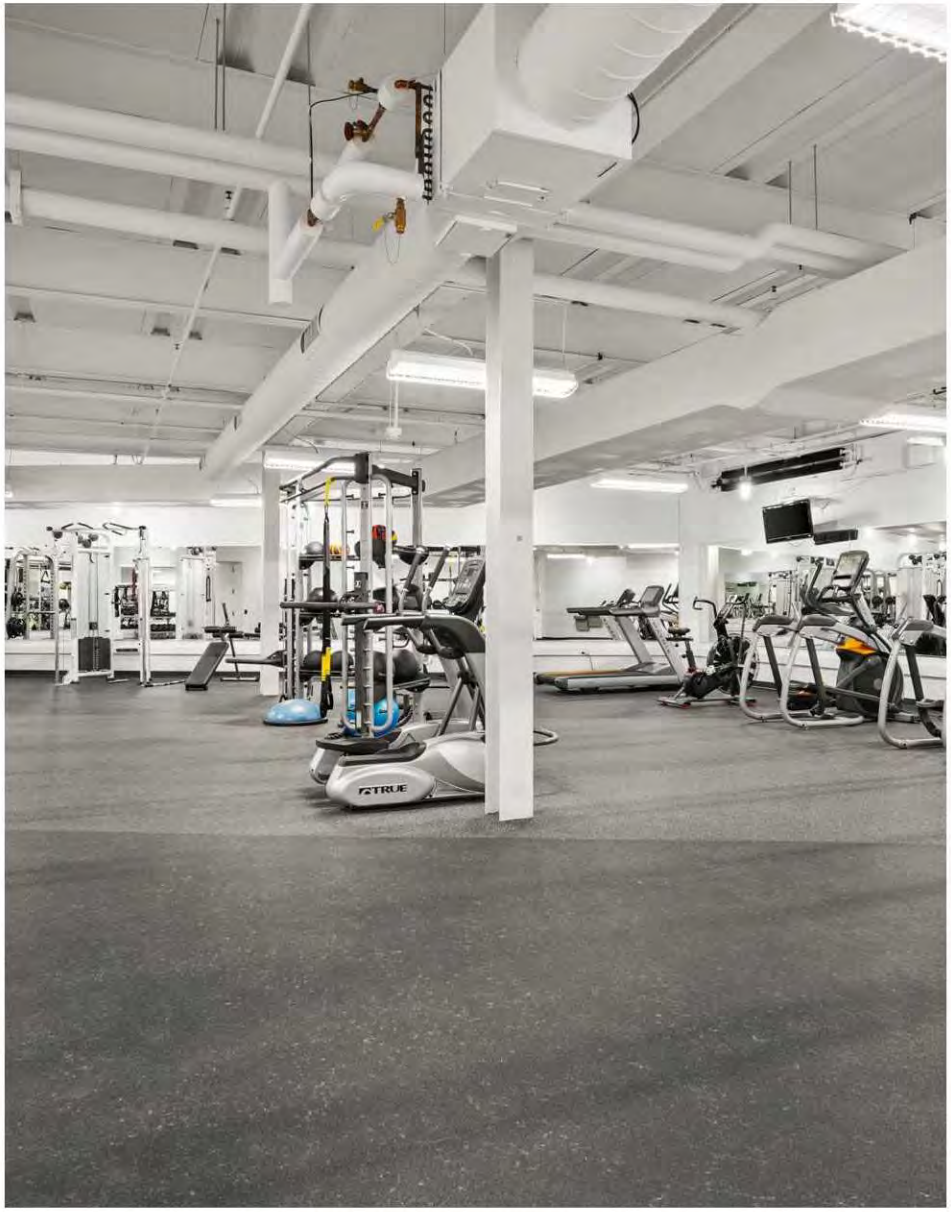

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SUITE AVAILABILITIES

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Spaces & Amenities:

Building 100:
1st Floor: 2,000 - 34,000 SF
2nd Floor: 5,000 - 30,000 SF
* Private offices & open space
* Furniture Available
* Conference Center Suite
* Fitness Center
* Underground Parking
* Outdoor Patio
* 12,000 amps of power

Building 200:
1st Floor: 5,000 - 22,000 SF
2nd Floor: 50,000 - 57,500 SF
* Mostly Open Space
* Furniture Available
* Access to Conference Center
* Access to Fitness Center
* Underground Parking
* 18,000 amps of power

Building 300:
Data Center: Up to 17,000 SF
2nd Floor: 5,000 - 47,000 SF
* Private offices & open Space
* Furniture Available
* 100-person Training Room
* Conference Center Suite
* Fitness Center
* Outdoor Patio
* 16,000 amps of power
* 2,400 amp battery back-up

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AERIAL PHOTO

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REGIONAL MAP

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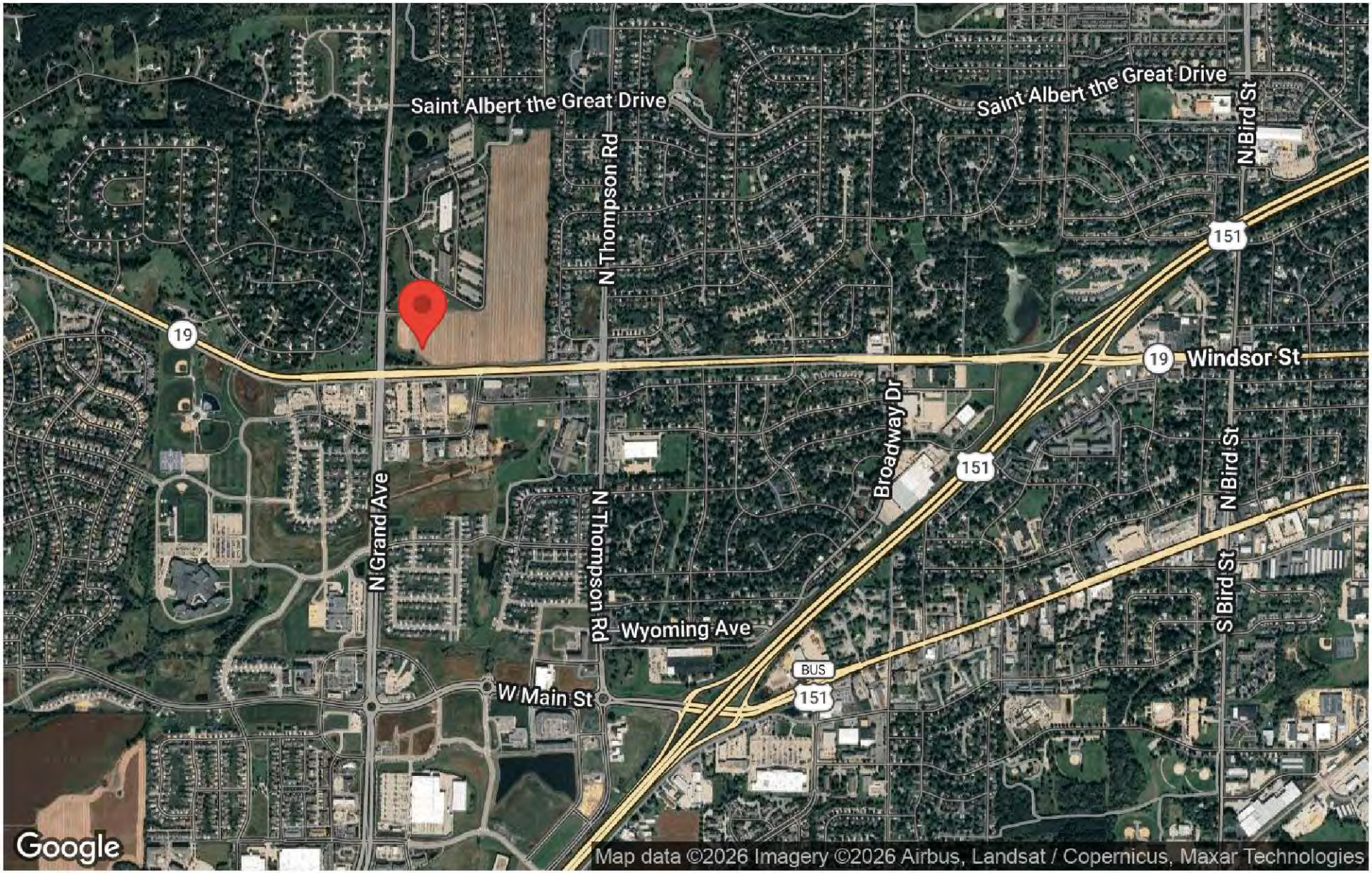

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BUSINESS MAP

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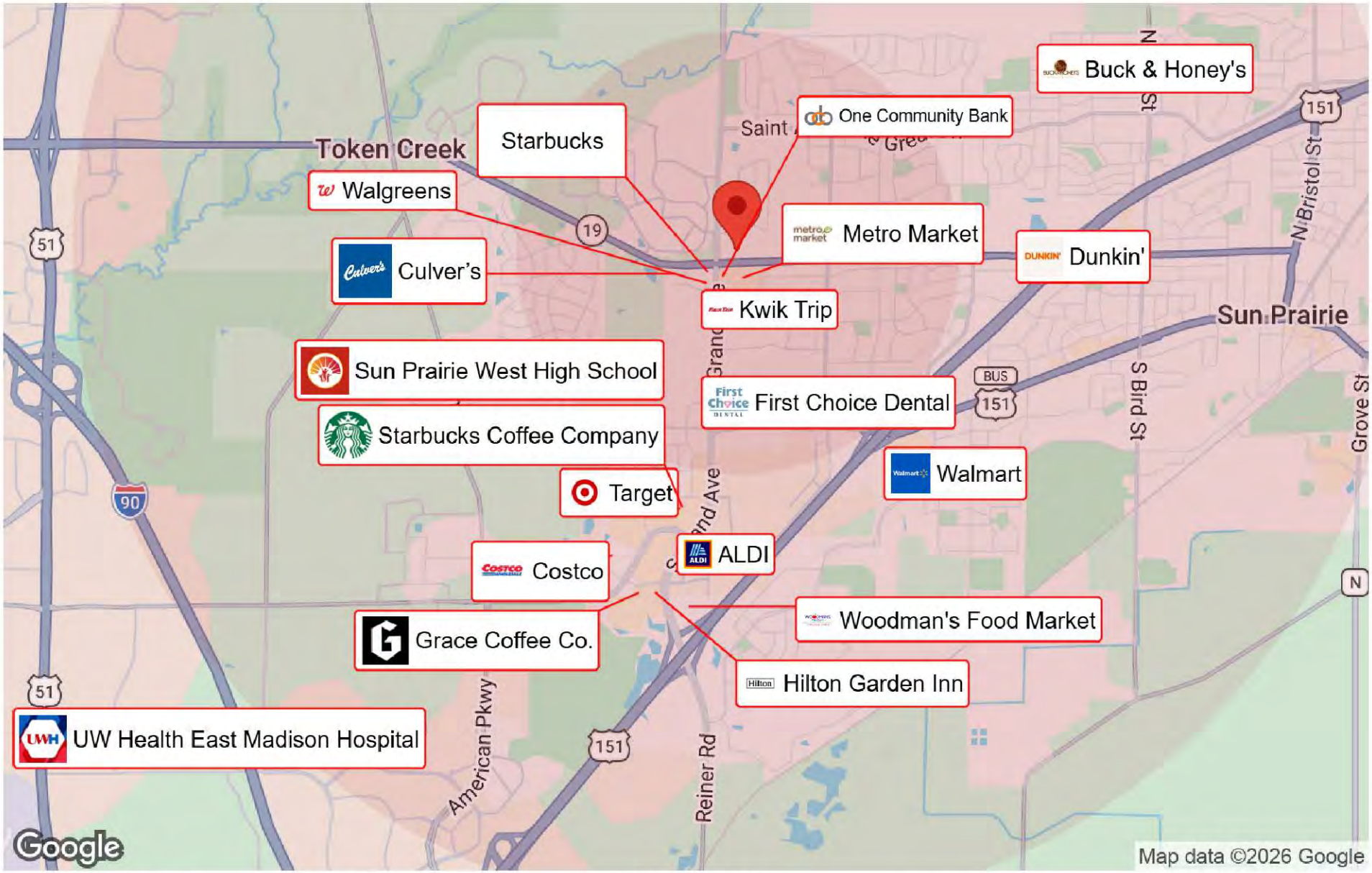

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DISCLOSURE TO CUSTOMERS

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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 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 my 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.

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