

NEW CLASS A OFFICE/COMMERCIAL— FOR LEASE

3310 COMMERCIAL AVENUE, MADISON, WI

BRAND NEW CLASS A CONSTRUCTION · EXPECTED DELIVERY SUMMER 2027



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KOTHE
REAL ESTATE PARTNERS

PROPERTY INFORMATION

ADDRESS	3310 Commercial Avenue, Madison, WI 53714
PROPERTY TYPE	Class A Office / Commercial / Mixed-Use
DELIVERY	Early Summer 2027
AVAILABLE SPACE	2,000 RSF – 8,041 RSF
ZONING	Traditional Employment (TE)
PARKING	~3 / 1,000 SF potential for underground parking & EV charging available
SIGNAGE	Building & Monument signage opportunities, subject to city approval
ASKING RENT	\$28.00 / SF NNN
TI ALLOWANCE	Substantial TI package available

\$28.00 / SF

NNN LEASE RATE

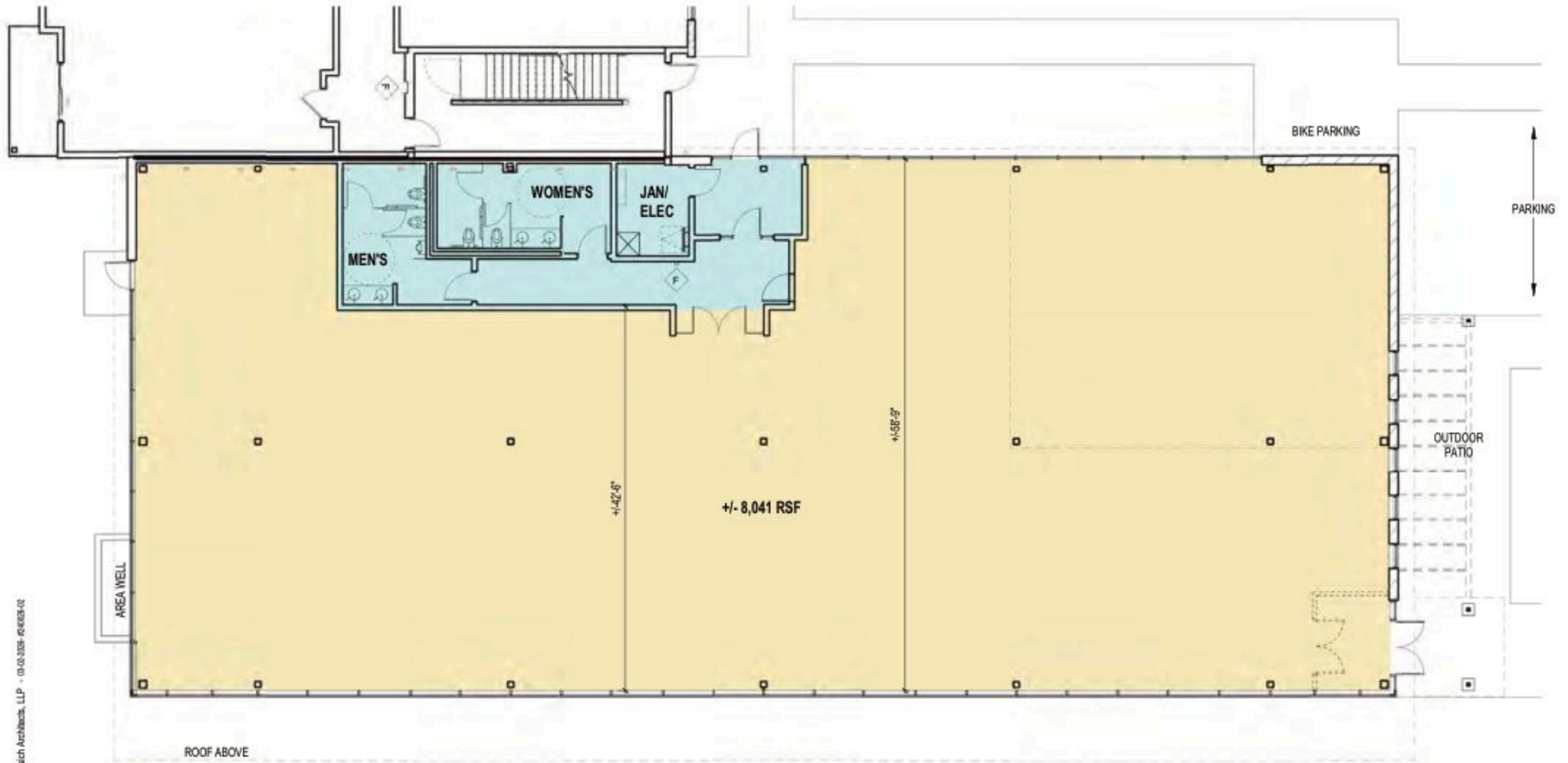
2K - 8K+ SF

AVAILABLE



FLOOR PLAN A

NEW COMMERCIAL BUILDING

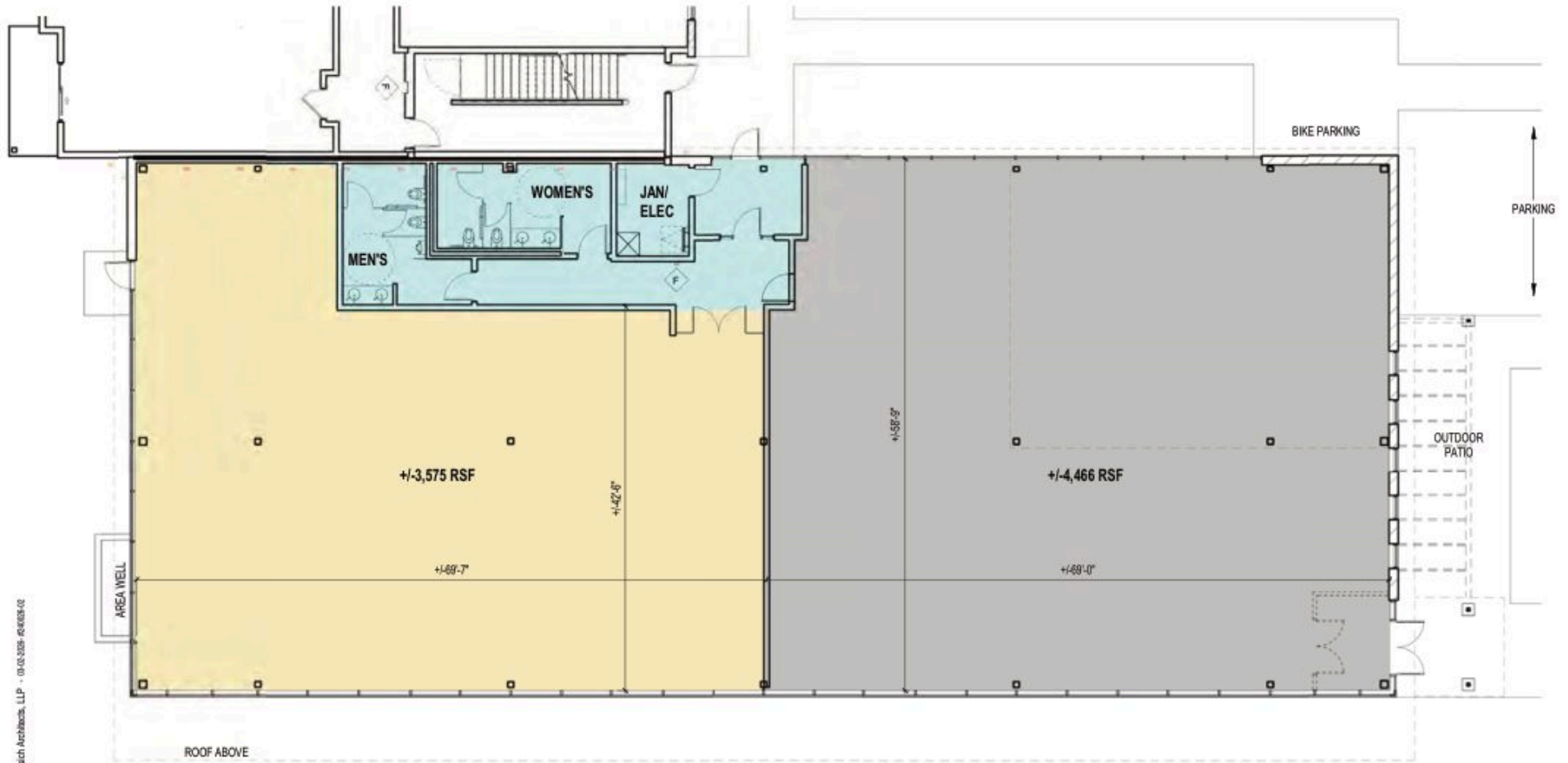


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Building Floor Plan

FLOOR PLAN B

NEW COMMERCIAL BUILDING



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Building Floor Plan

PERMITTED USES SNAPSHOT

Zoning - Traditional Employment

- **Offices** – artist; insurance, real estate, sales; professional / general
- **Medical** – clinic (health); medical lab; physical, occupational or massage therapy; veterinary clinic / animal hospital
- **Retail Sales & Services** – ATM; bank, financial institution; business equipment sales and services; contractors business with showroom; service business
- **Food & Beverage** – catering; coffee shop
- **Commercial Recreation** – art center; health/sports club
- **Civic** – archival facilities; counseling and community services; day care center; library, museum

Central Madison Location with Outstanding Visibility

- Minutes to Downtown Madison, East Towne Mall and I-39/90/94 with exposure to approximately 38,500 vehicles per day on Commercial Avenue.

FEATURES

- ▶ Brand-new Class A construction – core-and-shell designed for today's office user
- ▶ Delivery Early Summer 2027 – time to secure signage, layout, and TI preferences
- ▶ Central east-Madison location on Commercial Avenue
- ▶ High-visibility frontage with strong daily traffic
- ▶ Substantial TI package to customize the space to tenant needs
- ▶ Ample surface parking (3 / 1,000 SF); underground parking may be available; EV stalls on-site
- ▶ Building and monument signage per city approvals
- ▶ Mixed-use campus – office ground-floor alongside 70 new multi-family units

SITE MAP



LOCAL AERIAL

DRIVE-TIMES

CAPITOL SQUARE	-16 min
UW-MADISON	-16 min
DANE COUNTY REGIONAL AIRPORT	-10 min
I-39/90/94 INTERCHANGE	-10 min

Sherman Plaza

ACE Hardware FAMILY DOLLAR
willy street co-op

Northgate Shopping

ups 7-Eleven Inside Store

DANE COUNTY REGIONAL AIRPORT MADISON

East Town Plaza

KOHL'S Marshalls PET SMART
BEST BUY JOANN Ross
PartyCity goodwill SALLY.
Durlington FAMOUS OLD NAVY

East Town Mall

JCPenney WINDSOR T-Mobile
claire's AÉROPOSTALE ZUMIEZ
H&M SHOE CARNIVAL DICK'S
GNC Bath & Body Works EXPRESS
Foot Locker GameStop SEPHORA

Madison East Shopping

boost mobile DOLLAR TREE Graham Crackers

Michael's HOBBY LOBBY
BED BATH & BEYOND CVS/pharmacy

Lake Edge Shopping

Walmart SWEAT Slow Roll
Blain's FARM & FLEET

2,000 - 8,041 SF AVAILABLE

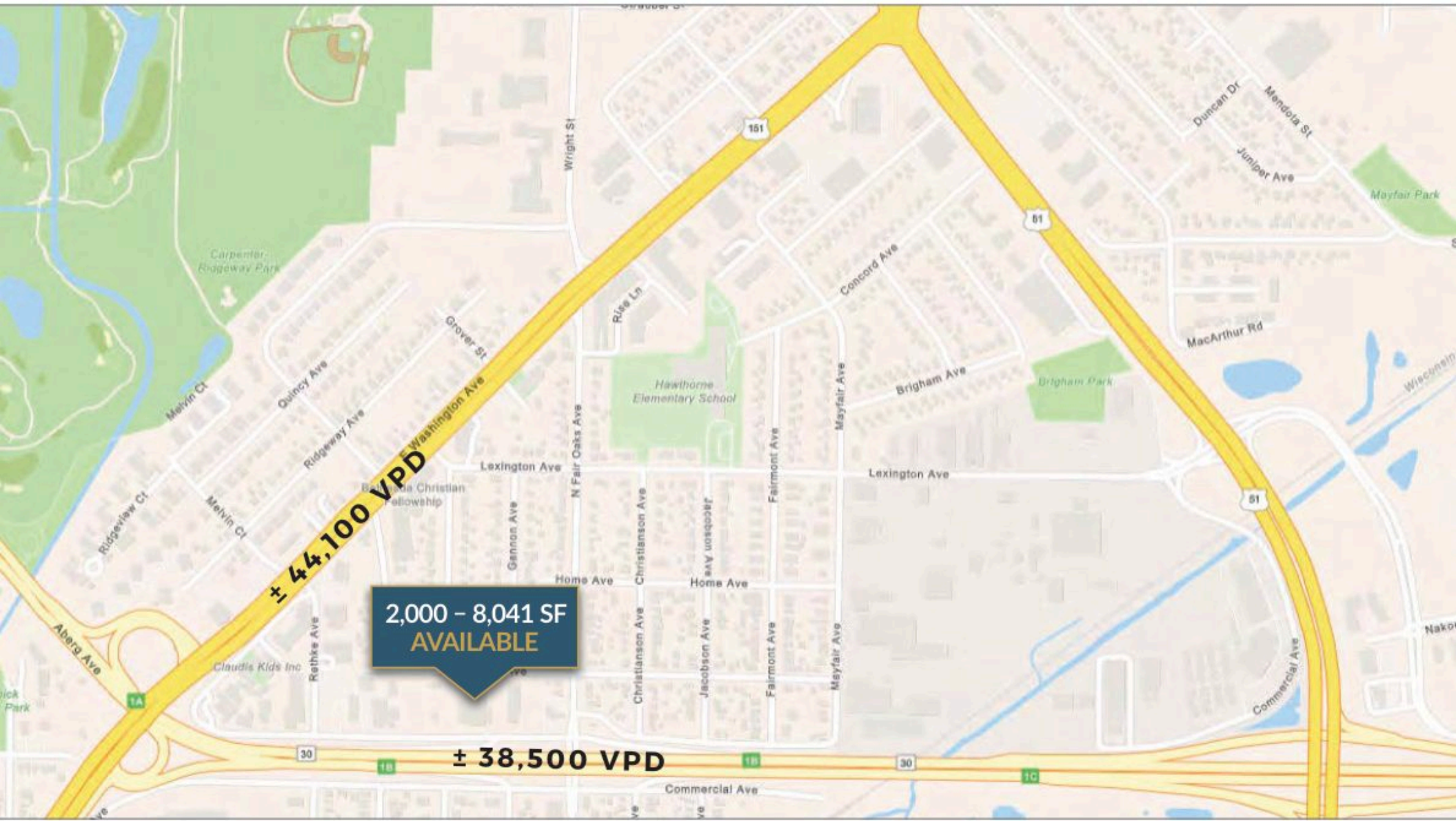
± 44,100 VPD ± 38,500 VPD



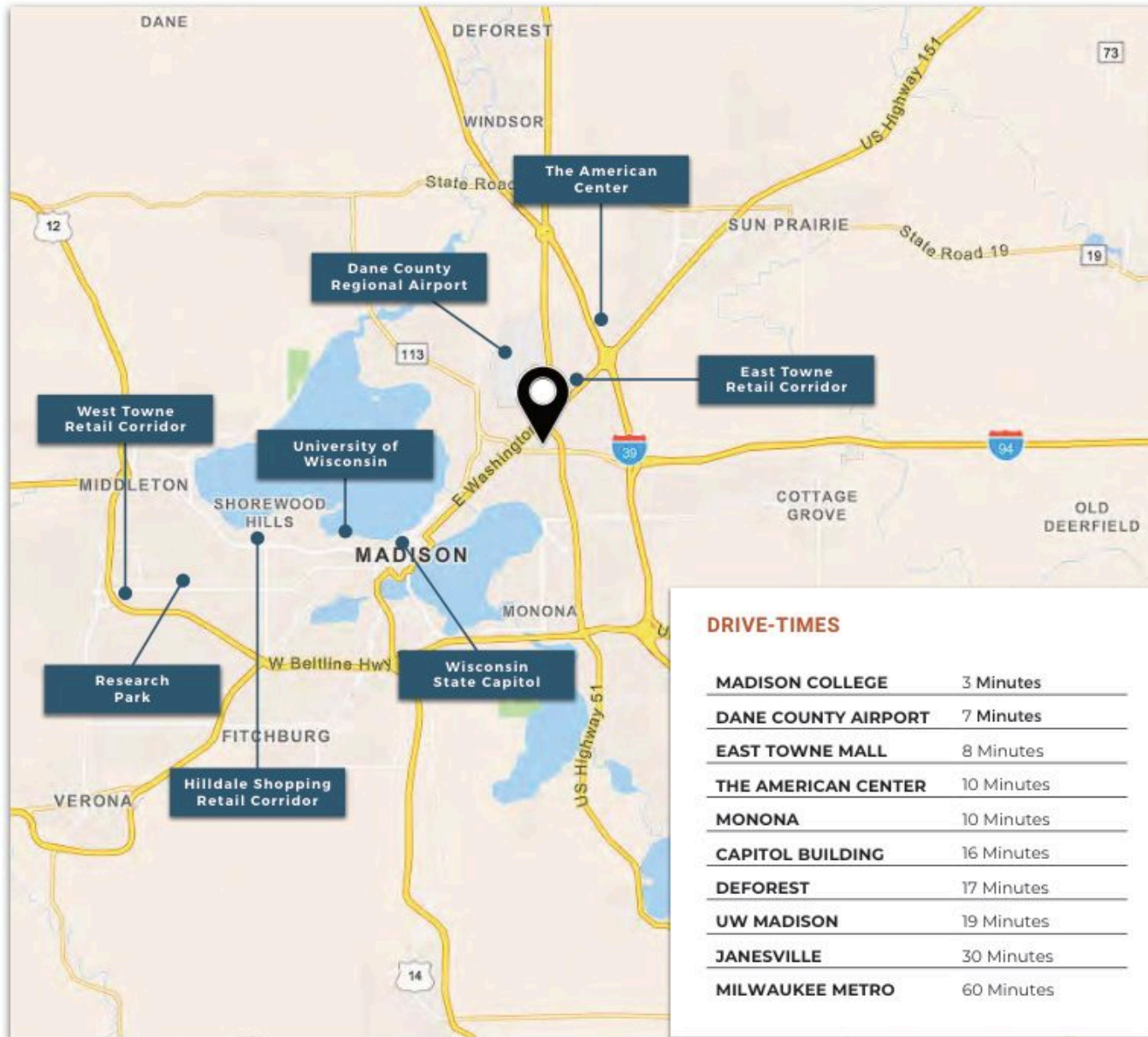
Lake Monona



LOCATION MAP



MADISON, WI.



Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

BROKER DISCLOSURE TO CUSTOMERS

You are the 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:

The duty to provide brokerage services to you fairly and honestly.

The duty to exercise reasonable skill and care in providing brokerage services to you.

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.

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).

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 (see "Confidentiality Notice To Customers" below).

The duty to safeguard trust funds and other property held by the Firm or its Agents.

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 property inspection, contact an attorney, tax advisor, or property 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 a broker's duties 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 or 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:

Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin statutes (see "definition of material adverse facts" below).

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 is aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information that 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)

SEX OFFENDER REGISTRY

Notice: 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 phone at 608-240-5830.

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.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.

Exclusively Listed By

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not intended as a substitute for a complete due diligence investigation. Kothe Real Estate Partners has not conducted any investigation and makes no warranty or representation with respect to the income or expenses of the property, future financial performance, size or square footage, zoning or permitted uses, environmental conditions (including the presence or absence of hazardous substances), compliance with applicable laws and regulations, physical condition of improvements, or the financial condition, business prospects, or intentions of any tenant or occupant.

The information contained in this Offering Memorandum has been obtained from sources believed to be reliable; however, Kothe Real Estate Partners has not verified and will not verify any of the information provided, nor does it make any representations or warranties as to the accuracy or completeness thereof. All prospective purchasers or tenants are advised to conduct their own independent investigation and verification of all information contained herein and shall rely solely on the results of such investigation.

