[BLOCK 1] AT MADISON YARDS
Retail Opportunities

MADISON YARDS
HILL FARMS

CONCEPTUAL RENDERING

CBRE

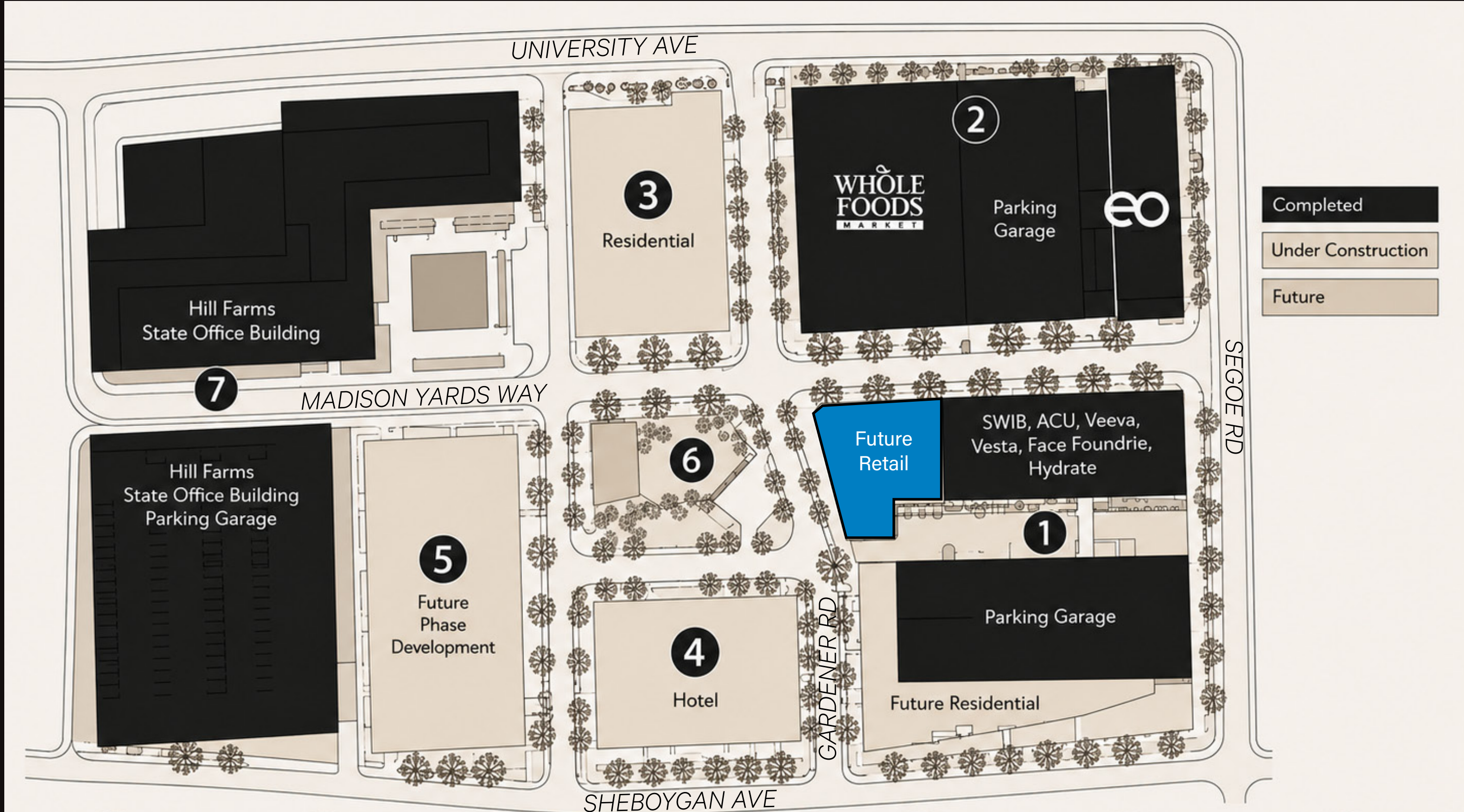
620 N Segoe Road, Madison WI

Welcome
TO MADISON YARDS

Madison Yards is a premier 21-acre, Class A mixed-use destination redefining Madison's affluent west side. Centered around a vibrant public green, the development features more than 550 luxury apartment residences, Class A office space anchored by SWIB, ACU, Vesta, and Veeva, an adjacent Wisconsin State office campus with approximately 2,500 daily employees, and a Homewood Suites hotel coming soon.

Join a growing collection of premier retailers including Whole Foods Market, Face Foundrie, Hydrate IV Bar, and more as Madison Yards continues to establish itself as one of the city's premier shopping, dining, and lifestyle destinations.

Ideally positioned adjacent to Hilldale Shopping Center, which attracts more than 4.8 million annual visitors, and just minutes from Capitol Square, the University of Wisconsin–Madison, and State Street, Madison Yards offers unmatched access to Madison's most affluent residents, daytime workforce, students, and visitors. With direct access to two Bus Rapid Transit (BRT) stations, the project delivers exceptional visibility, connectivity, and sustained consumer traffic.



Block 1	Block 2	Block 3	Block 4	Block 5	Block 6	Block 7
25,000 SF Retail, Restaurants and Entertainment 160,000 SF Office 80 - 100 Residential Units Structured Parking	50,000 SF Whole Foods Market EO Madison Yards (270 Residential Units) Structured Parking	199 Residential Units 10,000 SF Retail / Coffee Shop	140+ Room Hotel 8,000 SF Retail Underground Parking	Up to 250,000 SF Office or Other Use 10,000 SF Retail Structured Parking	Public Plaza & Entertainment Farmers Market Activated Year-Round 5,000 SF Restaurant	608,000 SF Office 2,500 Employees 1,700 Space Parking Structure

THE [*Block 1*] SCOPE

Situated directly across from a high-performing Whole Foods, a premier build-to-suit opportunity offering a fully customizable one story or two-floor retail footprint, ideal for flagship concepts, experiential retail, or food & beverage operators seeking a signature presence in Madison's most energetic and rapidly evolving districts.

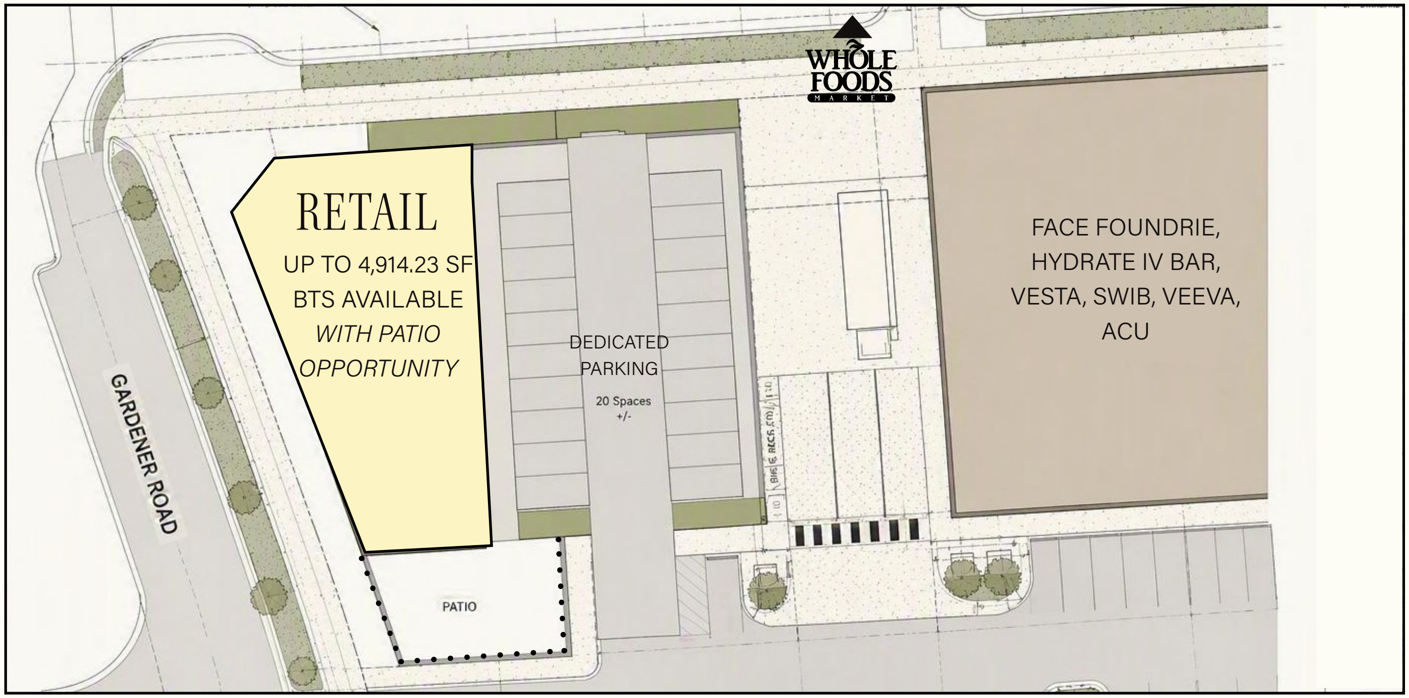
BUILD TO SUIT
Opportunity

UP TO 15,000 SF
Available

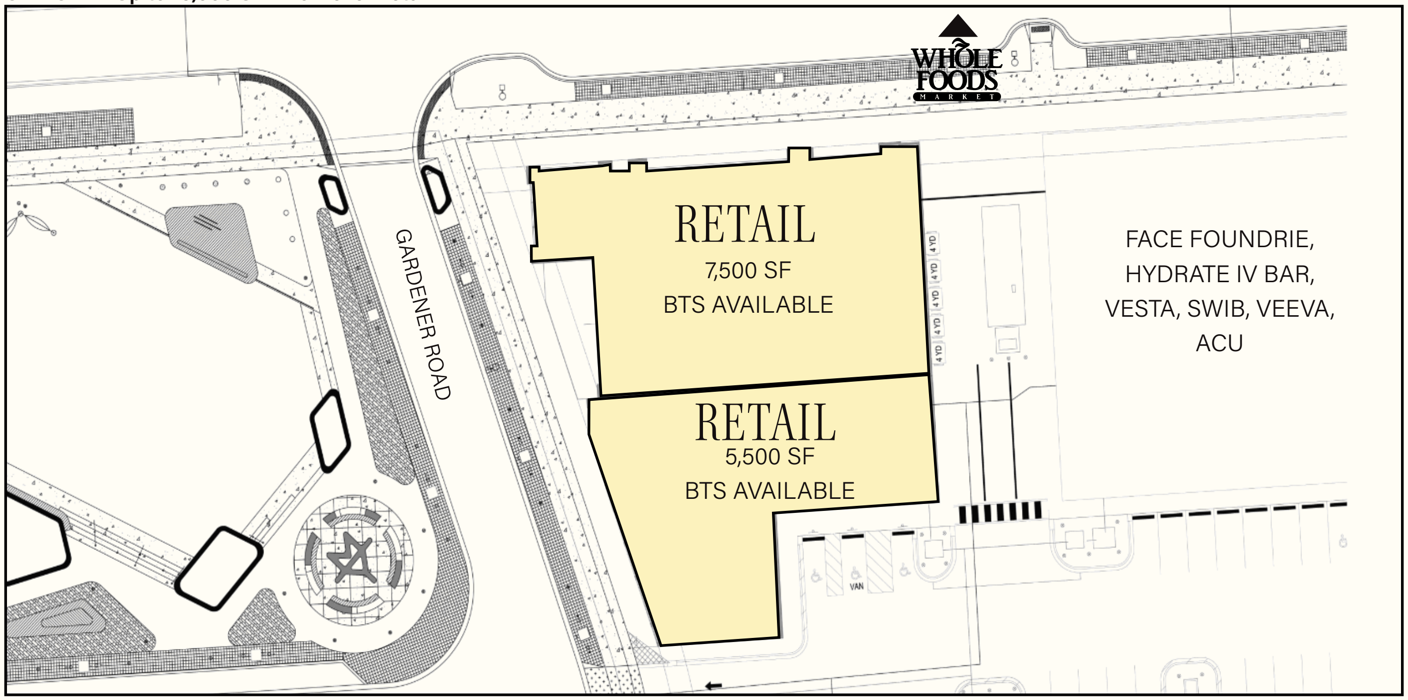
LEASE RATE:
Contact Broker

EXPENSES:
Contact Broker

OPTION 1: 5,000 SF Single Level with Dedicated Parking

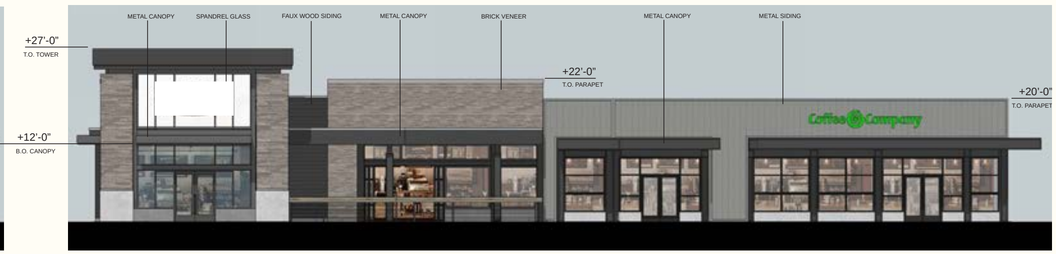


OPTION 2: Up to 15,000 SF Two-Level Retail

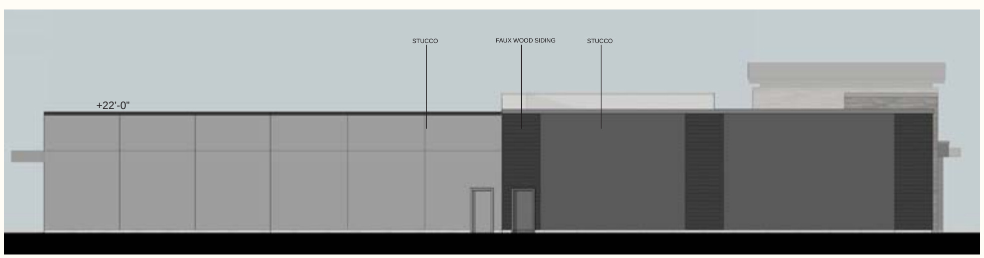


THE [*Block 1*] CONCEPTUAL ELEVATIONS

(1) NORTH ELEVATION



(2) WEST ELEVATION



(3) EAST ELEVATION

(4) SOUTH ELEVATION

MADISON YARDS
STRUCTURAL PROGRESS

Centralized LOCATION

Area Demographics	1 Mile	3 Miles	5 Miles
Population	13,336	91,028	228,780
Avg HH Income	$115,348	$119,459	$111,082
Daytime Population	12,531	140,528	303,344

[BLOCK 1] AT MADISON YARDS *Retail*

Retail Contact

DINA STETLER

Vice President
+1 608 577 0969
dina.stetler@cbre.com

CBRE

STATE OF WISCONSIN BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to prove 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 broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- 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. A broker or salesperson 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 a broker's duties to a customer under section 452.133(I) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker 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 broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

____

____

____

____

NON-CONFIDENTIAL INFORMATION

(The following information may be disclosed by Broker):

____

____

____

____

(Insert information you authorize to broker to disclose such as financial qualification information)

CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing. List Home/Cell Numbers:

____

____

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://offender.doc.state.wi.us/public/ 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 significate 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 (i.e.) as a condition or occurrence that a competent licensee generally recognizes will significantly 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.