

**OFFICE SPACE
FOR LEASE**

Park West I

406 Science Drive
MADISON, WI 53711

**1,200 - 2,752 SF
Available**



KATIE ARMSTRONG
Commercial Real Estate Broker
(608) 443-1023
karmstrong@oakbrookcorp.com

SEAN RUHLY
Commercial Real Estate Associate
(608) 838 - 3100
sruhly@oakbrookcorp.com

PROPERTY SUMMARY

406 SCIENCE DRIVE | MADISON, WI 53711



Property Summary

Lease Rate:	Negotiable
Lease Term:	3+ Years
Suite 204:	1,200 RSF
Suite 206:	1,582 RSF
Suite 204 & 206:	2,782 RSF
Building SF:	52,353
Signage:	Monument
Year Built:	1989
Building Class:	B
Floors:	4
Parking:	226
Parking Ratio:	4.32
Load Factor:	15.8%

Property Overview

Two move-in-ready suites are available at Park West I, a four-story, multi-tenant office building in University Research Park. Suite 204 (1,200 RSF, second floor), and Suite 206 (1,582 RSF, second floor) sits adjacent — the two can be combined for up to 2,782 contiguous RSF — Both are vacant and available immediately.

The building has a shared conference/training room with flexible seating, a quiet break area with vending, rentable on-site storage rooms, and after-hours card access for security. Recently renovated lobby and common areas and an updated HVAC system keep the space comfortable and energy-efficient. There are 226 surface spaces, the building is served by two passenger elevators, and monument signage is available.

Location Overview

Park West I sits in an ideal location at Mineral Point Road and Whitney Way in the University Research Park. The Hwy 12/18 Beltline is minutes away, putting downtown Madison, Greenway Station, Middleton, and Verona within roughly 15 minutes. A Madison Metro bus stop sits at the property entrance, and a plethora of retail options sit within two miles of the building.

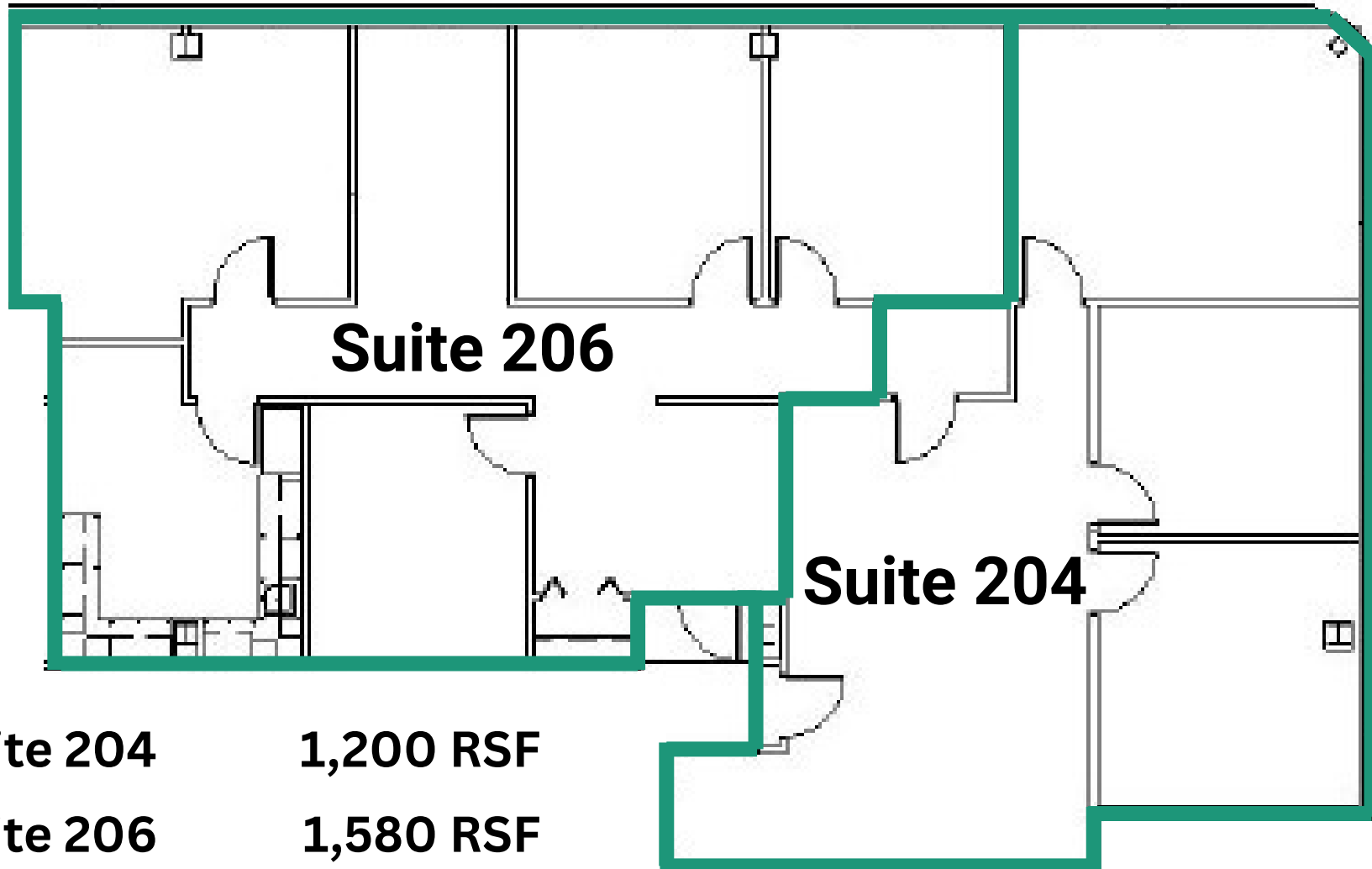
OAKBROOK CORPORATION
2Science Court,Suite200
Madison, WI 53711

KATIE ARMSTRONG
Commercial Real Estate Broker
O:(608) 443-1023
C:(608)833-6333
karmstrong@oakbrookcorp.com

SEAN RUHLY
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FLOOR PLANS

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Suite 204 1,200 RSF

Suite 206 1,580 RSF

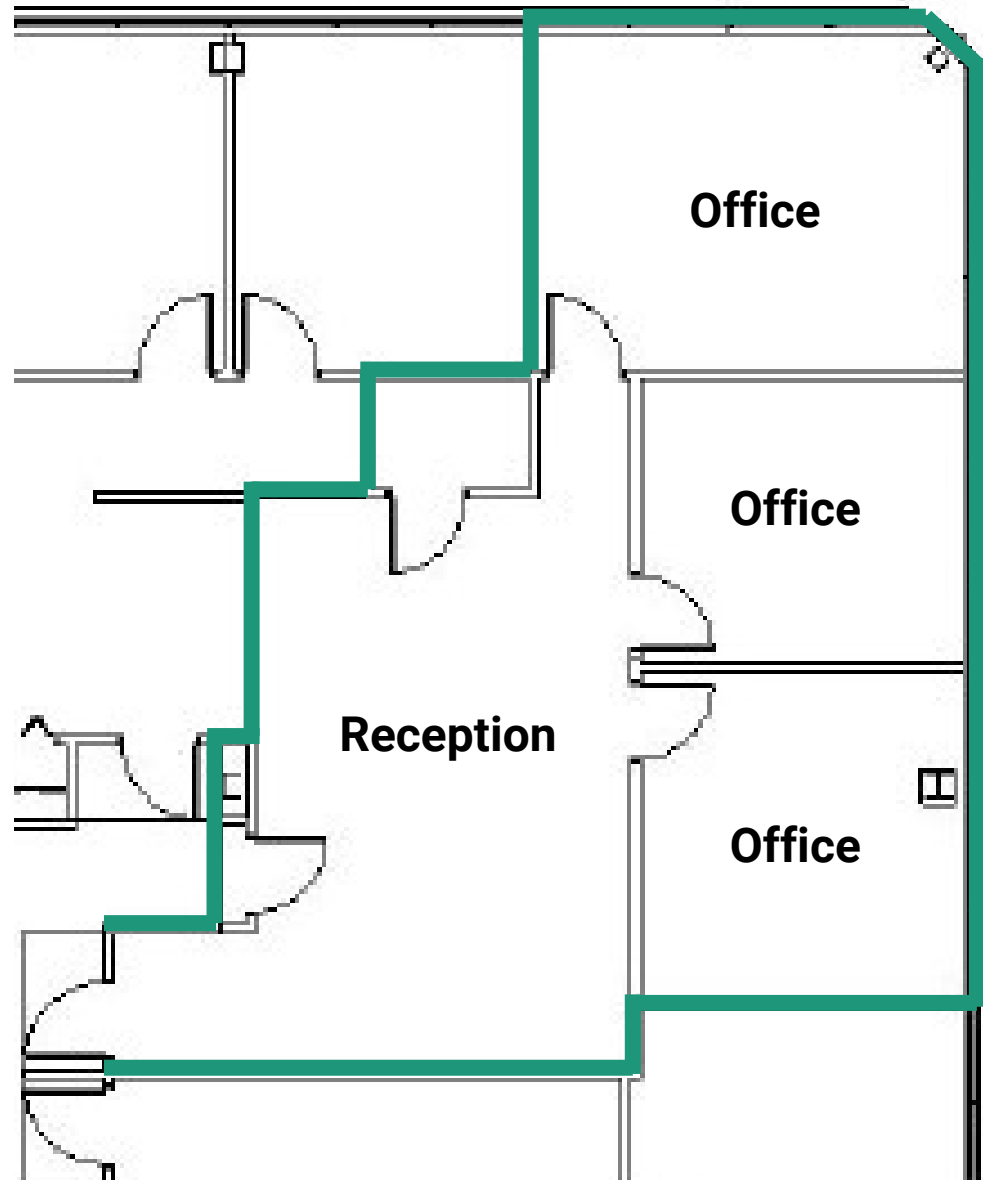
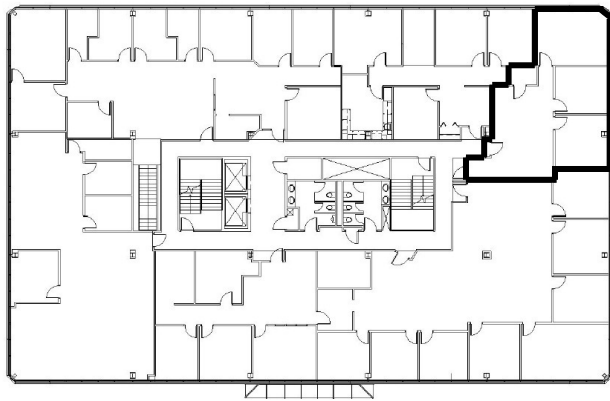
Combined 2,780 RSF

SUITE 204

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Suite Summary

Lease Rate:	Negotiable
Lease Term:	3+ Years
Suite RSF:	1,200 RSF
Office Count:	3



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SUITE 204 PHOTOS

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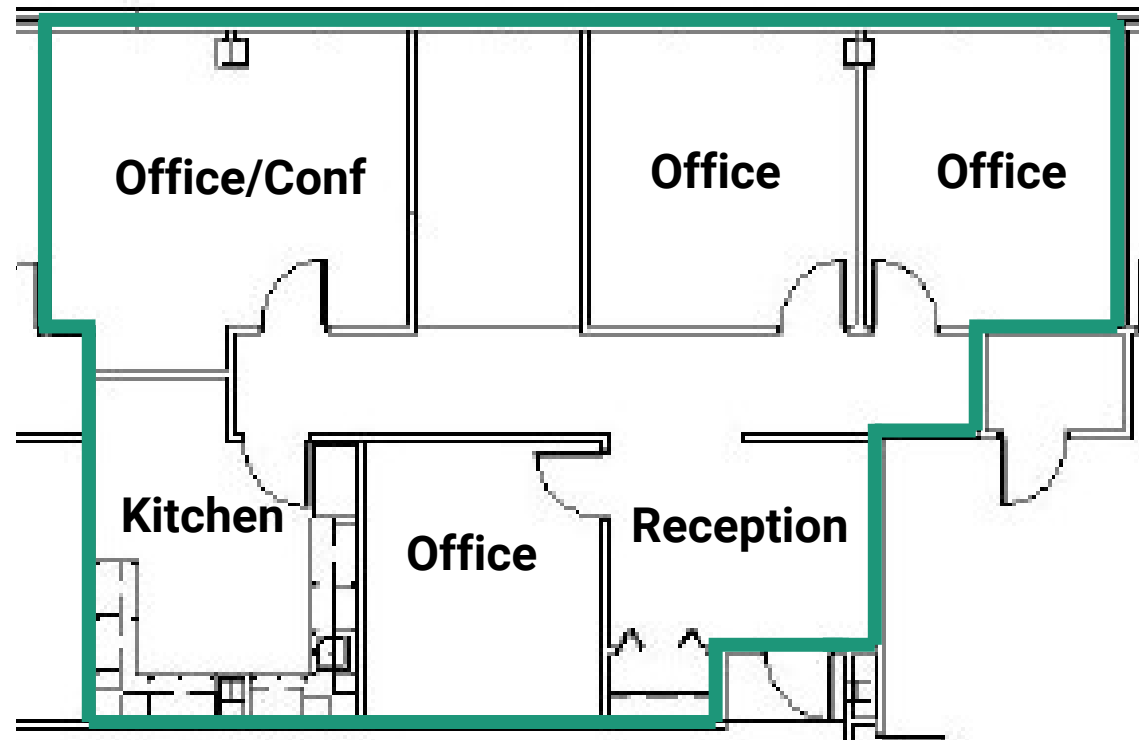
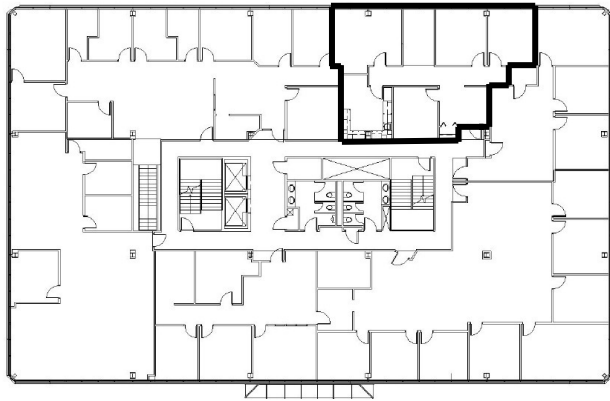
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SUITE 206

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Suite Summary

Lease Rate:	Negotiable
Lease Term:	3+ Years
Suite RSF:	1,582 RSF
Office Count:	4



SUITE 206 PHOTOS

406 SCIENCE DRIVE | MADISON, WI 53711



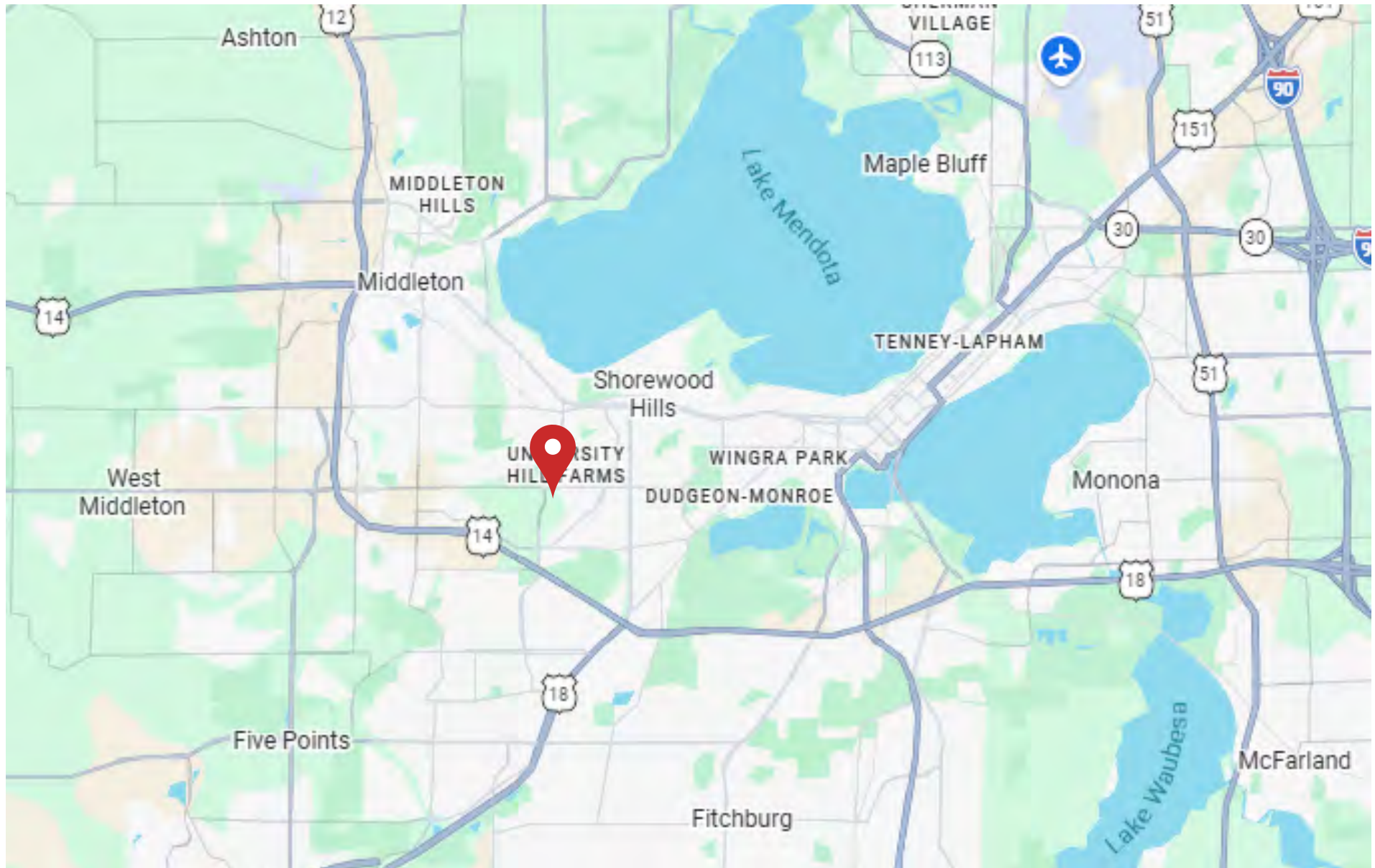
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REGIONAL MAP

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AERIAL MAP

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DISCLAIMER

406 SCIENCE DRIVE | MADISON, WI 53711



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.

PRESENTED BY:

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