

EXCELSIOR DRIVE PORTFOLIO



MADISON, WI

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NGG Real Estate

Full Service Commercial Real Estate Brokerage

EXCELSIOR DRIVE PORTFOLIO

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EXCELSIOR DRIVE PORTFOLIO

Building Details



PROPERTY DETAILS

YEAR BUILT	2000
LOCATION	8413-8417 Excelsior Drive
PARCEL	070815403103
ZONING	SEC, WP-28
OCCUPANCY	90%
NUMBER OF FLOORS	1
BUILDING SIZE	Excelsior 8413: 27,280 SF Excelsior 8417: 30,000 SF 57,280 SF

LAND	4.92 Acres
PARKING	236 Parking Spaces
2017 TAXES	\$109,764.99
ASSESSMENTS	Land: \$946,000 Improvements: \$4,064,000 Total: \$5,010,000

Asking Price: **\$8,250,000**

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Property Description

Located on the West side of Madison, WI, 8413-8417 Excelsior Drive is a prime Class B office building with a strong mix of credit tenants. This well-maintained office building, built in 2000, spans 4.92 acres, and offers many of the amenities office tenants covet such as spacious conference rooms, break rooms, and high-quality work spaces. The modern design and window-lined offices bring in ample natural lighting which provides an exquisite and comfortable work environment. In addition, the property has sufficient on-site parking and storage available for the tenants.

This property benefits from easy access off the Belt-line with just a short commute to the downtown area. Recent Capital Expenditures include 8 new HVAC roof top units installed and a recently resurfaced asphalt parking lot, the building is ideal for a yield-based investor.



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Location Map



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Location Map



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Neighborhood Description

Located within the Old Sauk Trails Business Park, which makes up 30% of all office space in Madison, 8413-8417 Excelsior is surrounded by a serene, natural setting that offers a campus-like feel for its businesses. The business park consists of 460 acres of beautiful Wisconsin countryside located near a variety of hotels, restaurants and shopping centers.

Old Sauk Trails Business Park is home to over 200 businesses spanning across 57 total buildings. The buildings house a well-rounded mix of retail, hotel and office tenants. Examples of which include Target, Bed Bath and Beyond, Pick and Save, Associated Bank, Starbucks, Coldstone Creamery and the Madison Marriott West.



EXCELSIOR DRIVE PORTFOLIO

Current Tenants



CHARTER COMMUNICATIONS

American Telecommunications Company

Charter Communications is an American cable telecommunications company, which offers their services to consumers and businesses under the branding of Charter Spectrum.



National Association
of Animal Breeders

NATIONAL ASSOCIATION OF ANIMAL BREEDERS

Non-Profit Animal Breeder

The purpose of the NAAB as defined by its by-laws is "...to unite those individuals and organizations engaged in the artificial insemination of cattle and other livestock into affiliated federation operating under self-imposed standards of performance and to conduct and promote the mutual interest and ideals of its members." Established in 1946.

BUSINESS ADVISORY SERVICE (TAX HELP, LLC)

Accounting and Organizational Solutions

Taxhelp offers powerful accounting and organizational solutions, essentials for financial management and a profitable business.



CORNERSTONE ENVIRONMENTAL

Engineering Consulting/Field Service

Cornerstone Environmental Group, LLC is an engineering consulting and field service firm dedicated to providing services to the solid waste industry and commercial, industrial, and agricultural clients throughout the nation.

THE MORSE GROUP

THE MORSE GROUP

Engineering/Contracting/Automation Services

Business entity that brings industrial products,, engineering, contracting, and automation services together to provide the commercial, industrial, and utility markets with solutions for their unique requirements.

Evening Star Books

EVENING STAR BOOKS

Book Store

We offer fine and rare books in many fields, but specialize in literature of all periods, modern first editions, and works of historical significance. We regularly buy and sell fine and collectible books in these areas.



SINCLAIR BROADCAST GROUP

American Telecommunication Company

Headquartered in Hunt Valley, MD, the company is the largest television station operator in the United states by number of stations, and largest by total coverage; owning and/or operating a total of 193 stations across the country in over 100 markets.



THE WISCONSIN DEPARTMENT OF TRANSPORTATION

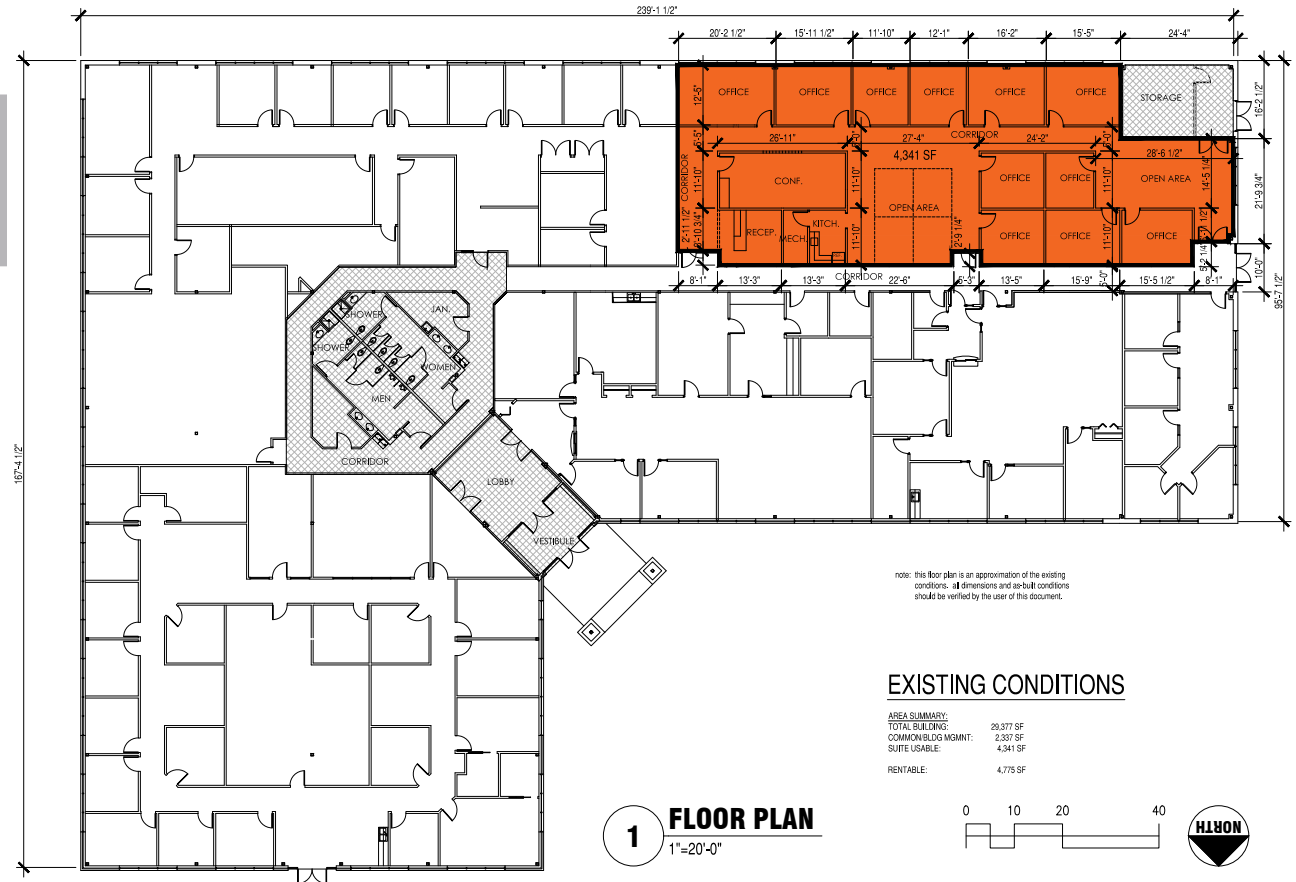
Agency of the Department of Motor Vehicles

The WisDOT was officially established in 1967 by combining formerly independent agencies and the department of motor vehicles.

EXCELSIOR DRIVE PORTFOLIO

Floor Plans

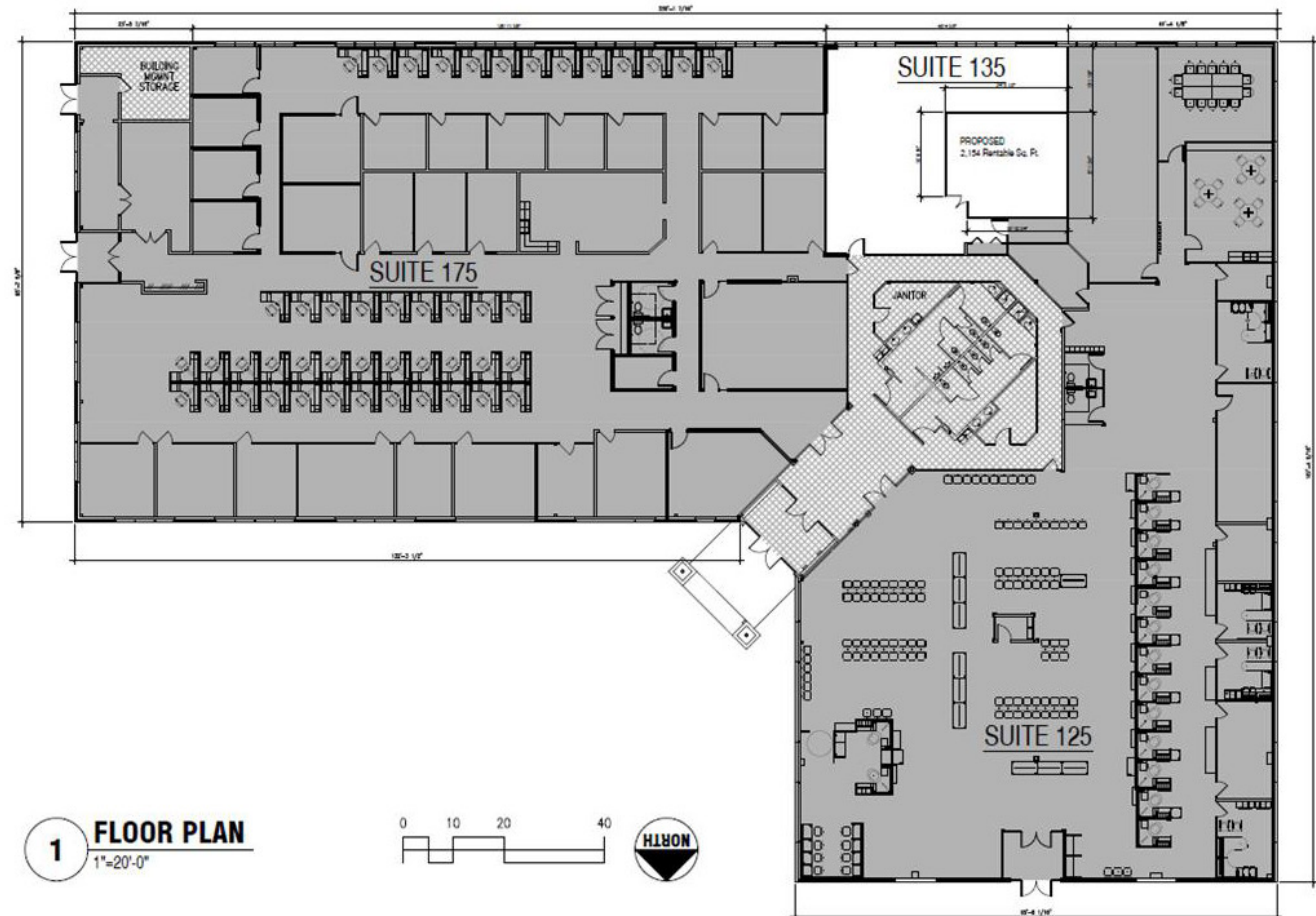
8413 Excelsior Drive Floor Plan



EXCELSIOR DRIVE PORTFOLIO

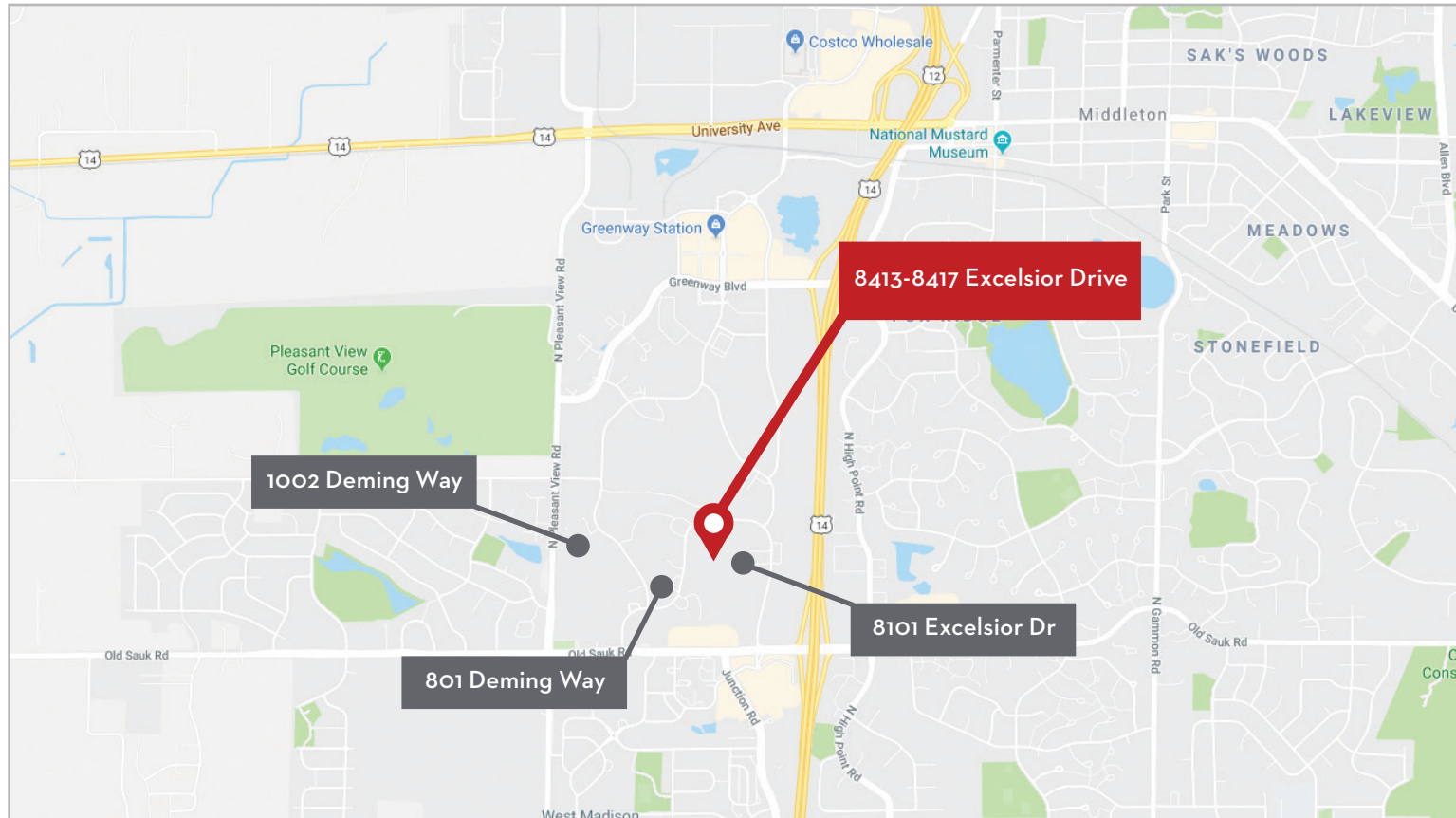
Floor Plans

8417 Excelsior Drive Floor Plan



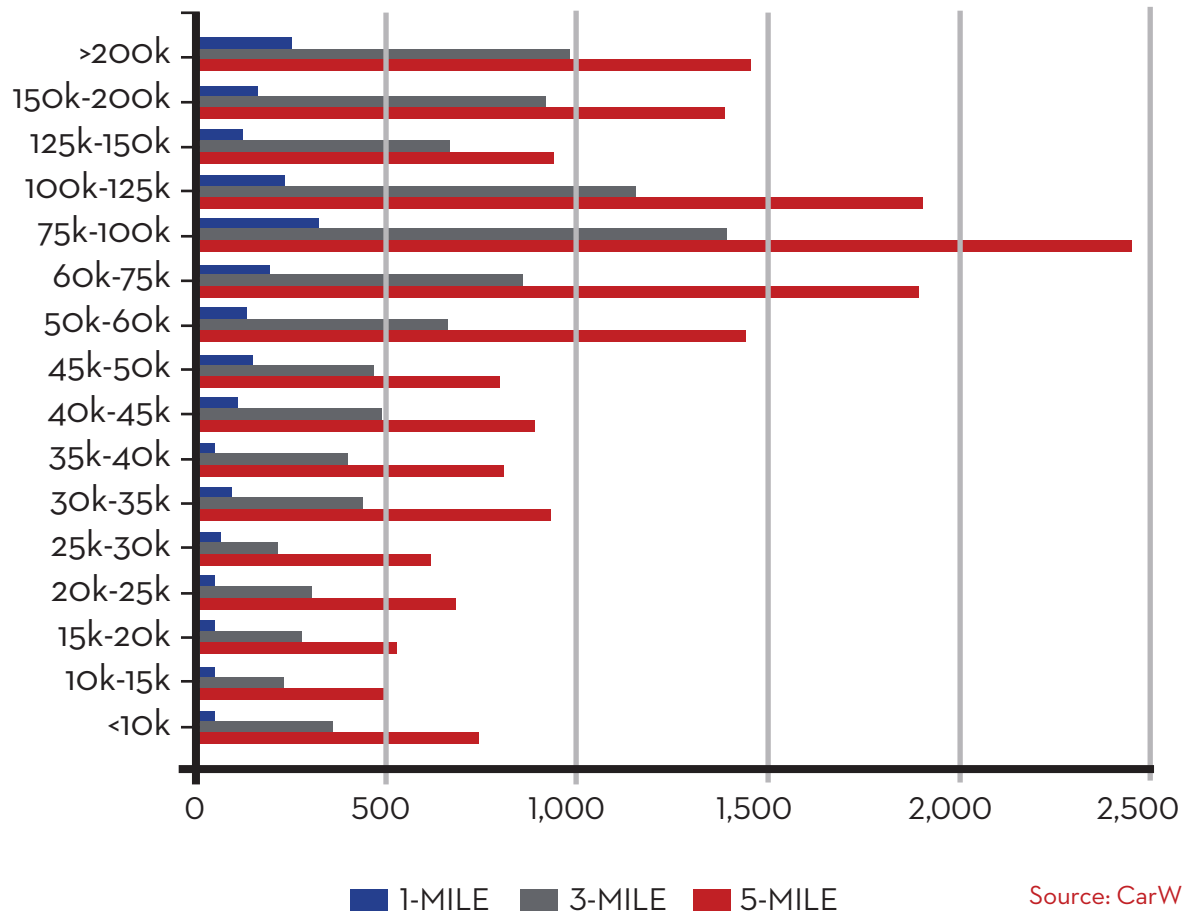
EXCELSIOR DRIVE PORTFOLIO

Comparable Sale Properties Map



Average Price/SF: **\$149.67**

HOUSEHOLD INCOME



Source: CarW

AVERAGE HOUSEHOLD INCOMES

1-MILE \$110,023

3-MILES \$91,571

5-MILES \$88,651

COLLEGE EDUCATION

Within a 3-mile radius, 66% of the population over 25 years old holds a college degree.

EXCELSIOR DRIVE PORTFOLIO

Location Overview

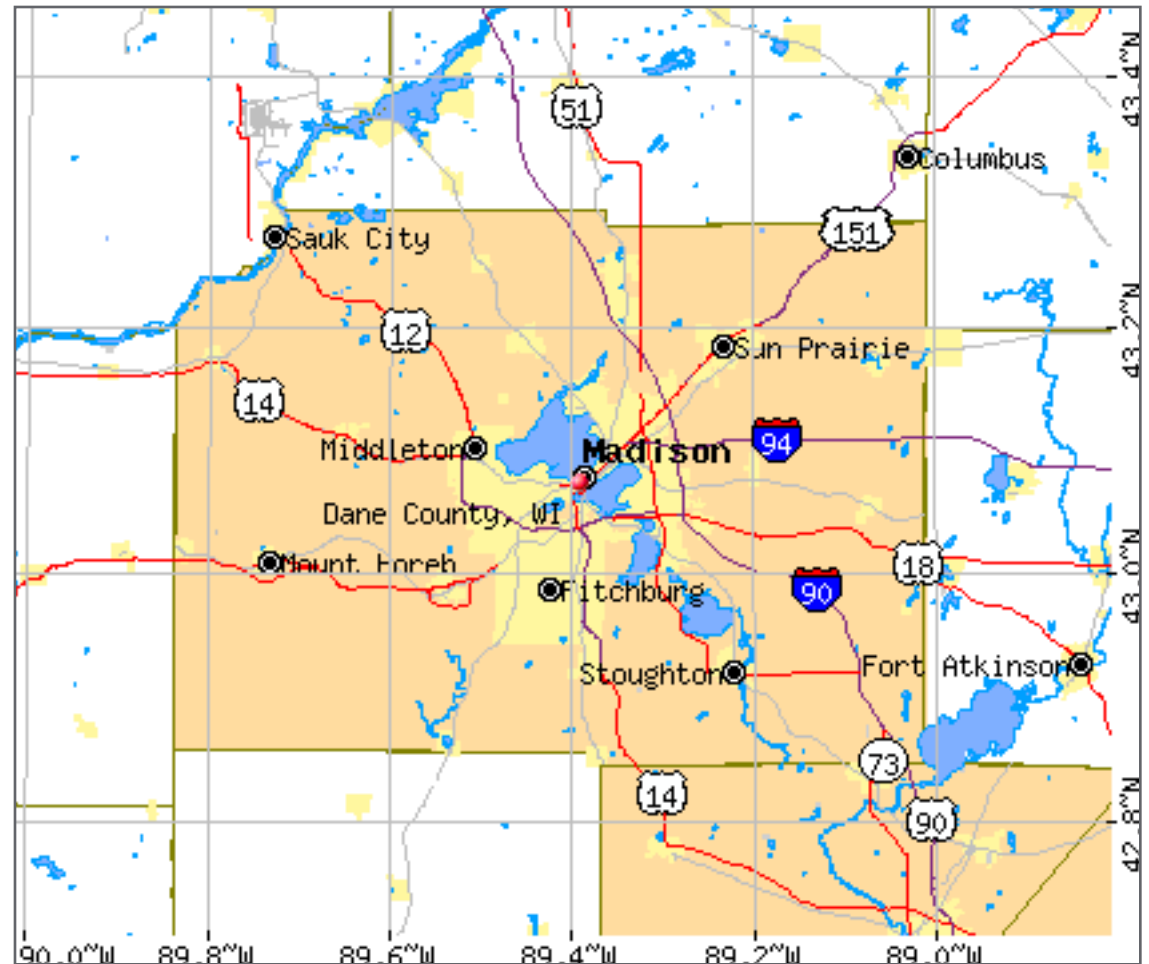
DANE COUNTY

Dane County, WI is comprised of 792 acres and is home to over 500,000 residents with over half of that population coming from Madison alone.

The county boasts a very low unemployment rate of only 2.2%, which is well below the national average.

The county is made up of over 14,000 businesses with strong focuses in healthcare, government, education, and agriculture.

Dane County is the fastest growing county in the state of Wisconsin.



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Location Overview

MADISON

Madison is the State Capitol of Wisconsin and home to the University of Wisconsin-Madison.

Madison's population is 248,951, which is the second largest City in Wisconsin behind Milwaukee.

Madison boasts a strong economy due to a high concentration of government, university, and biotech jobs. Major employers include: Epic Systems, American Family Insurance, University of Wisconsin-Madison, Sub-Zero and WPS Health Insurance.

Voted by Forbes as one of the best cities for young professionals, it certainly shows as more and more college graduates flock to the Madison area for job opportunities and personal growth.



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Location Overview



UNIVERSITY OF WISCONSIN- MADISON

UW-Madison is the official State University of Wisconsin and the flagship campus of the University of Wisconsin System.

UW-Madison is organized into 20 schools and colleges with 30,361 undergraduates and 14,052 graduate students enrolled in 2018-2019.

The University employs over 21,600 faculty and staff and its comprehensive academic program offers 136 undergraduate majors along with 148 master's degree programs and 120 doctoral programs.

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Information Inquiries

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