



Office Building for Sale
\$2,750,000

1850 Hoffman St.
Madison, WI

Key Commercial Real Estate LLC
608-729-1800 | www.keycomre.com



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Property Details

OVERVIEW

Located in an Opportunity Zone, this two story office building on 4.85 acres is now available for sale on Madison's Near East Side.

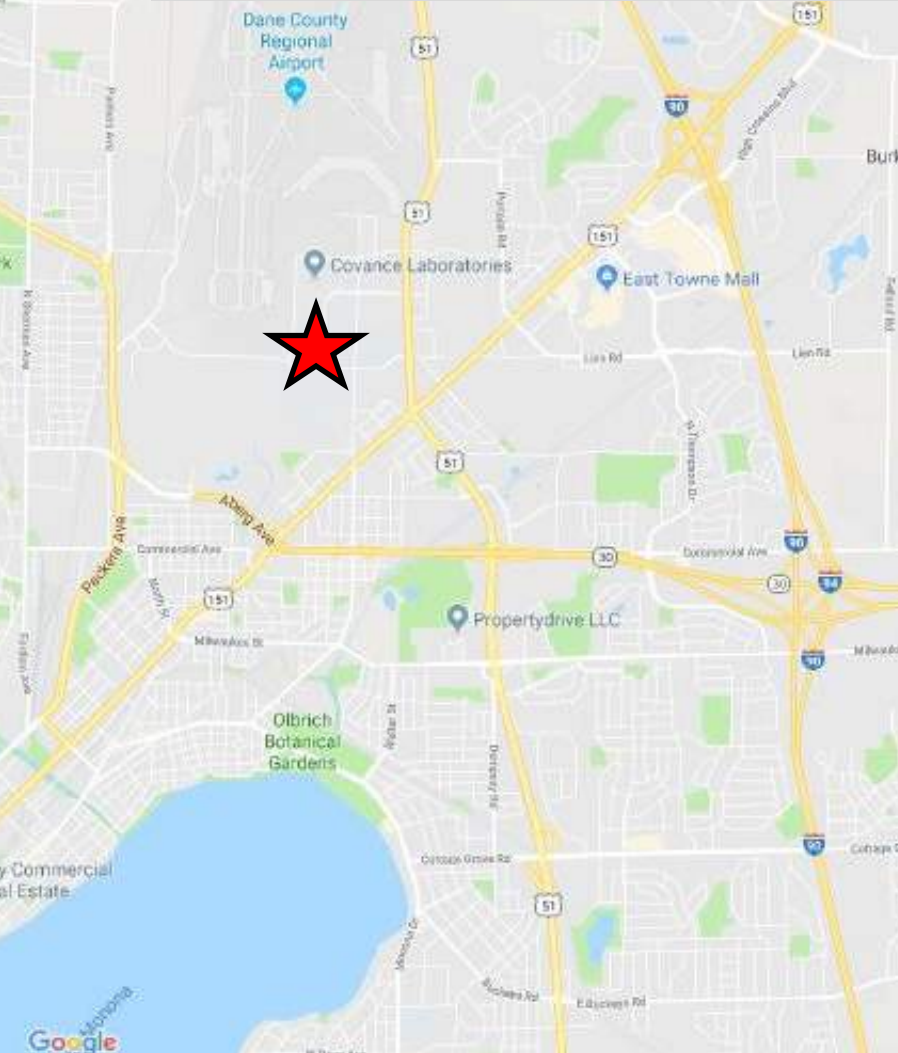
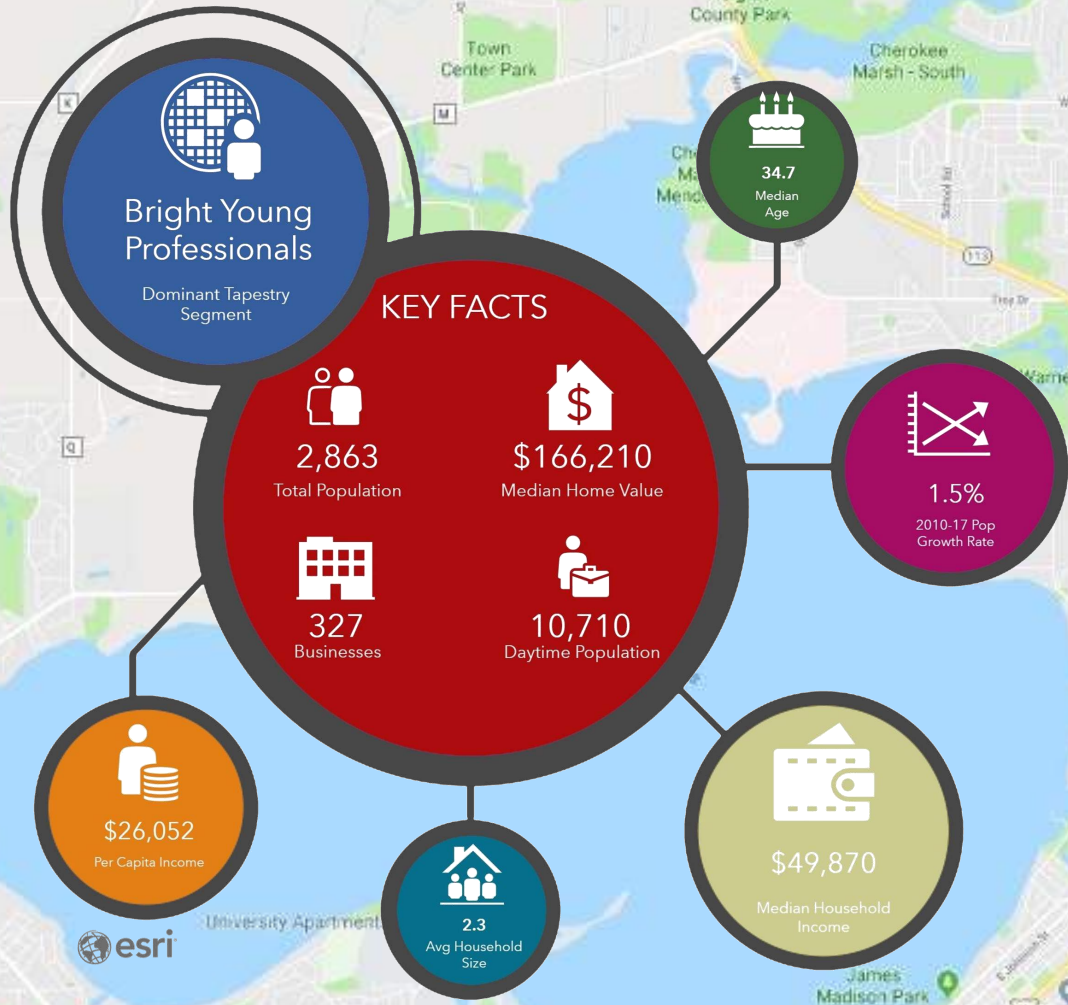
Located close to Hwy 51, the site offers easy Highway access and convenient proximity to the Dane County Regional Airport, Madison College and easy connectivity to Madison's downtown.

The site offers single or multi-tenant options. Great opportunity for owner occupant or investor.

HIGHLIGHTS

- Lot Size: 211,642 sf (4.86 acres)
- Building Size: 45,246 sf
- Heated Garage/Storage Building: 1,600 sf
- Zoning: IL Industrial Limited (permitted uses include general office, labs, printing, light manufacturing, warehouse, etc.)
- Currently occupied by 2 tenants:
 - (1) Seller will vacate 26,289 sf
 - (2) Tenant since 2003 will remain in 16,266 sf. Current lease term expires 10/31/2020.
- Many recent updates including roof, HVAC, kitchen, conference rooms and more

Location & Demographics



esri Demographics within 1 mile of property

2018 Summary	within 5 minutes	within 10 minutes	within 15 minutes
Population	7,052	70,726	179,094
Households	3,215	32,899	79,139
Families	1,613	16,180	37,509
Average Household Size	2.19	2.13	2.18
Owner Occupied Housing Units	1,736	17,365	39,295
Renter Occupied Housing Units	1,480	15,535	39,844
Median Age	35.9	36.8	33.4
Median Household Income	\$48,437	\$56,423	\$56,955
Average Household Income	\$61,097	\$72,557	\$75,217

LOCATION HIGHLIGHTS

- Located on Madison's Near East Side with convenient access to Highways 113, 151, 30, 51 and I-94
- 141 surface parking stalls and small heated parking garage/storage building on site
- Easy access to the Dane County Regional Airport



Neighbors



DANE COUNTY
REGIONAL AIRPORT
MADISON

COVANCE
SOLUTIONS MADE REAL™



Bell Labs


MADISON
AREA TECHNICAL
COLLEGE

Site





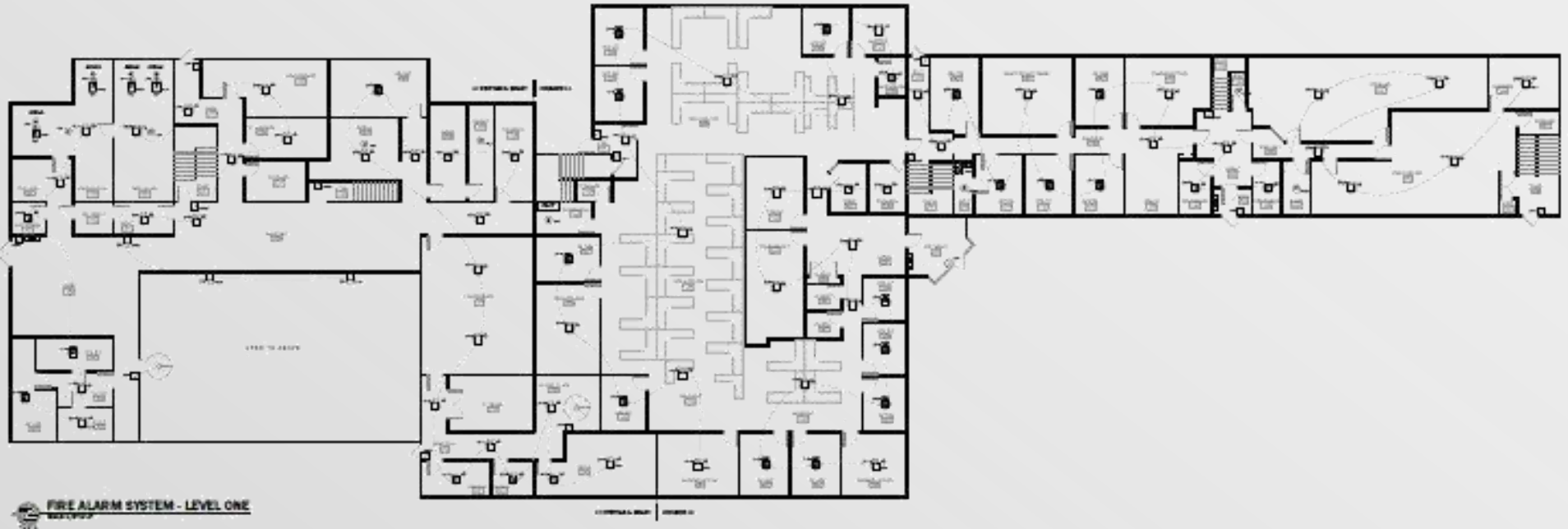
Special Features

- Solid masonry exterior construction
- Concrete walks
- Fountain detention ponds in front and rear of building
- Mix of open space and many private offices
- Exercise Room with Sauna and Locker Rooms
- Basketball Court
- Outside Picnic Area
- Balcony Patio off break room
- Conference rooms on both levels
- Spacious Break Room doubles as meeting space
- New Roof
- New HVAC
- Updated Kitchen & Conference Rooms
- Heated Storage/Garage Building
- Power: 1000 amp and 400 amp
- Fiber Optic Internet; building internally wired for Gigabit Network

Pictures



Floor Plan: First Level



FEATURES

- Size: 23,232 sf net rentable
- Large Conference Room with two way mirror glass for observational viewing
- Fitness Room with Sauna, Locker Rooms
- Spacious Receptionist Area recently renovated
- Large two story open space with spiral staircases to second level and balcony hallways above
- Storage/Supply Rooms
- Small Shipping/Mail Room
- New carpeting

Floor Plan: Second Level



FIRE ALARM SYSTEM - LEVEL TWO

FEATURES

- Size: 22,014 sf net rentable
- Multiple Conference Rooms
- Perimeter Offices
- Recently renovated Break Room with full built-in Kitchen. This space flexes for large group meetings.
- Outdoor Balcony off Break Room
- Supply/Copy Room
- Inclined Platform Lift
- Spacious Wide Hallways
- Many Recent Upgrades

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

2 **BROKER DISCLOSURE TO CUSTOMERS**

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

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (**See Lines 47-55**).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (**See Lines 22-39**).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.
- 18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.
- 20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 **BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.**

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
- 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- 32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:**

36 _____

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

38 _____

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

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

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
46 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 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
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 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
55 agreement made concerning the transaction.

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

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Broker Disclosure

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