

**Conceptual Land Use Master Plan
641 W Main St. Sun Prairie, WI
4.55 acres**

12,500+ traffic count

W. Main St.

**Mixed Use
Retail Pad 01**

**Mixed Use
Retail Pad 02**

Old store to be removed for
Public Area and
Banquet Hall site

**19,250 SF
Brew Pub &
Production
Facility**

**Commercial
Mixed Use
Zone 1**

**Commercial
Mixed Use
Zone 2**

Shipping Receiving
with drive-thru doors

overflow on street parking

Commercial Ave



The existing building has roughly 19,250 SF. The 5,150 SF front portion has excellent exposure and is ideal for retail/commercial/brew pub use. The remaining 14,100 SF in the rear could be use for production and storage uses. Currently the space configuration is flexible at this time and can accommodate the specific space needs of individual tenants by subdividing the space.

An alternative scenario contemplates expanding the front retail area by adding a second level balcony that would add approximately 3,000 SF. The render below shows that scenario while the rendering on the next page shows the front view of the facility without a second floor.

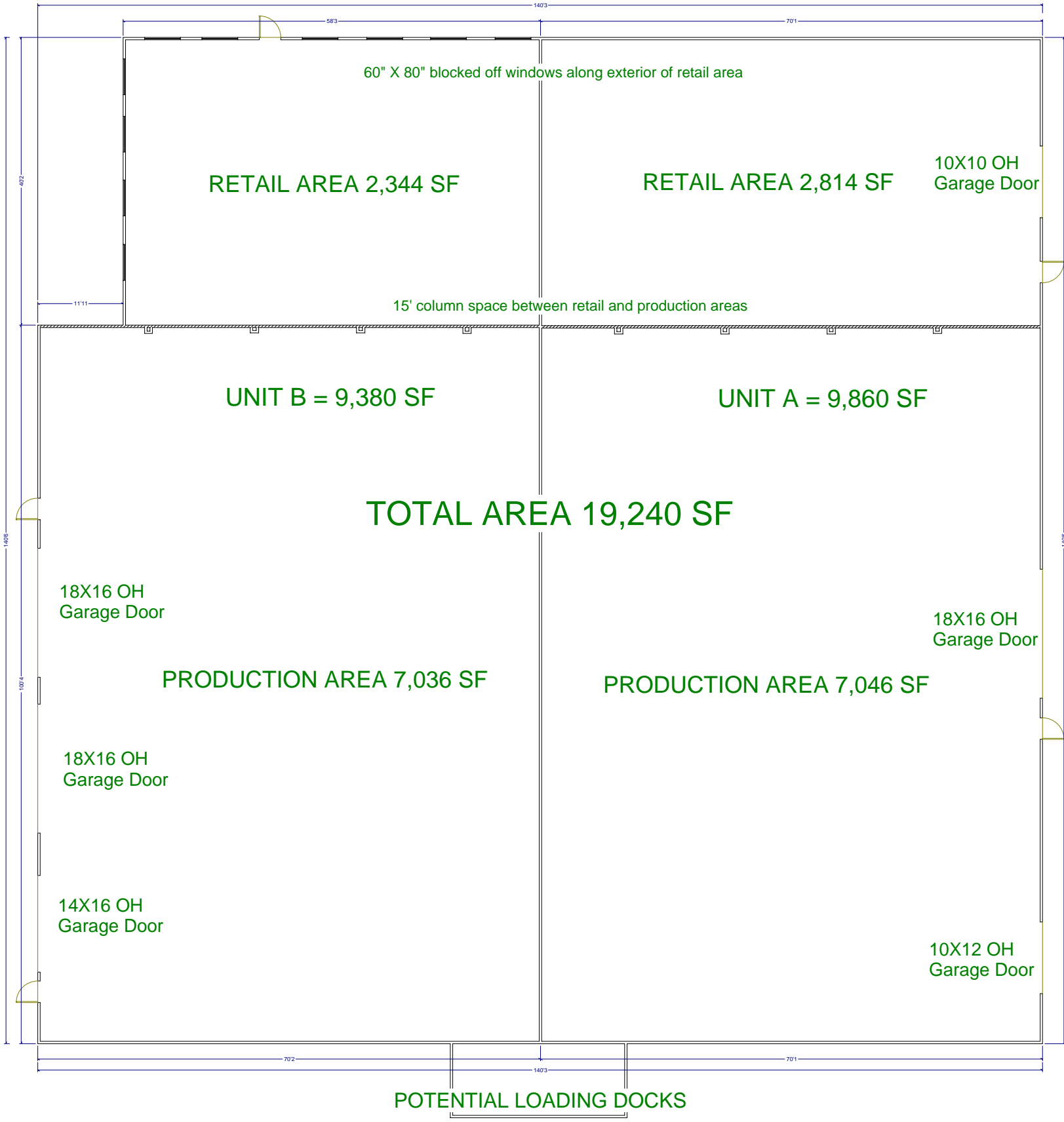
The asking rates for the production space is \$6.00/NNN and \$15.50 to \$22.50/SF for the front retail area depending which scenario is desired. All areas will be finished in a white box condition and for both scenarios. The entire site will be cleared and will include new HVAC and upgraded mechanical and electrical systems, landscaping, parking and site lighting all integrated with the front public area and banquet hall site.



Single Story Alternative
showing front of Brew
Building as seen from Main
Street, Sun Prairie, WI







60" X 80" blocked off windows along exterior of retail area

RETAIL AREA 2,344 SF

RETAIL AREA 2,814 SF

10X10 OH
Garage Door

15' column space between retail and production areas

UNIT B = 9,380 SF

UNIT A = 9,860 SF

TOTAL AREA 19,240 SF

18X16 OH
Garage Door

18X16 OH
Garage Door

PRODUCTION AREA 7,036 SF

PRODUCTION AREA 7,046 SF

18X16 OH
Garage Door

14X16 OH
Garage Door

10X12 OH
Garage Door

POTENTIAL LOADING DOCKS

LIVING AREA
19481 Sq Ft

