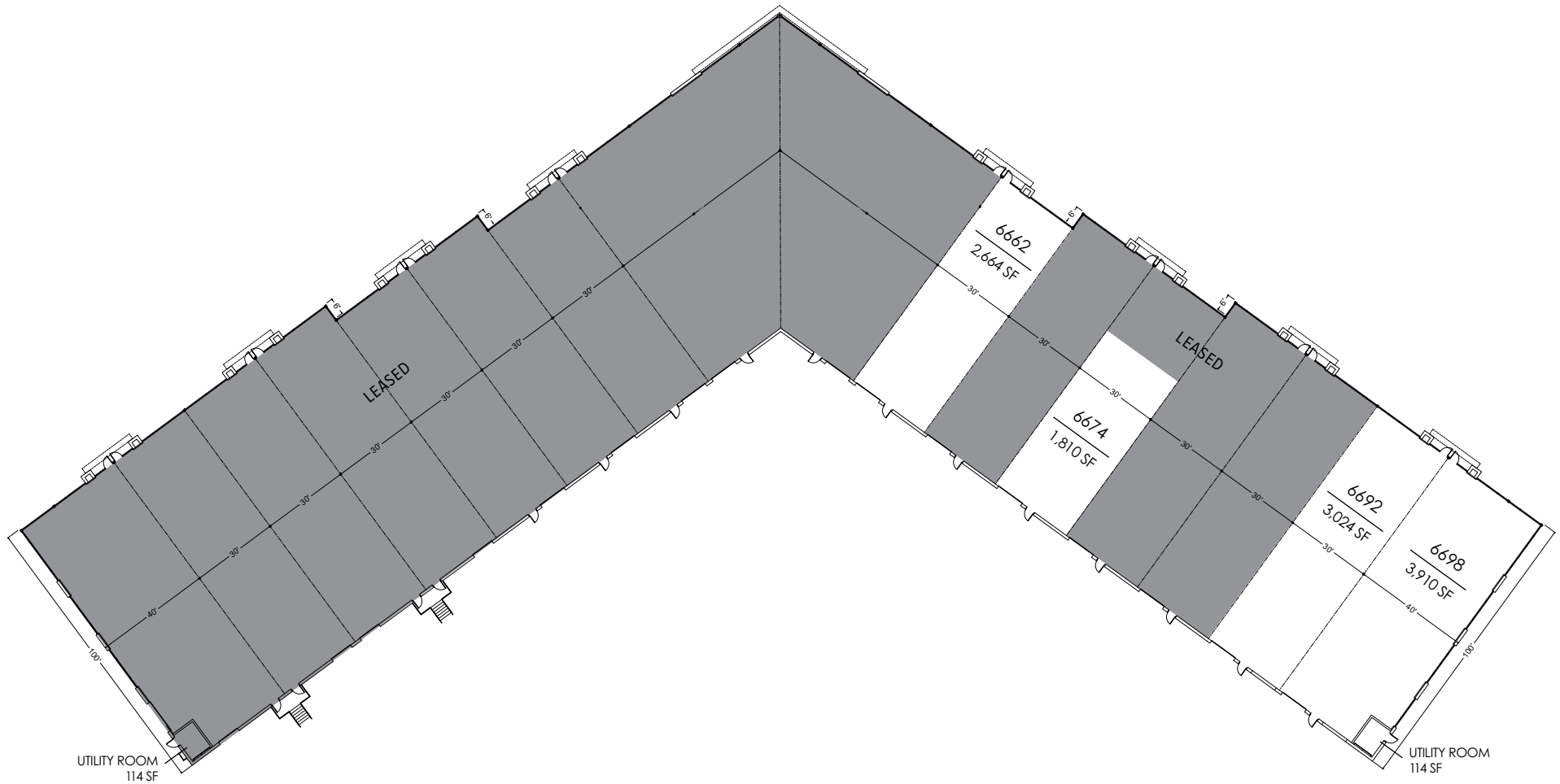


**TOTAL SF AVAILABLE:**  
1,810 up to 6,934 SF

**KEY PLAN**  
NOT TO SCALE



## About Hoepker Corporate Center

Upon completion, Hoepker Corporate Center will consist of three flex/R&D buildings totaling more than 138,000 square feet, located 20 minutes east of the City of Madison, in Dane County, WI. The business center is located at the intersection of Hwy 51 and Hoepker Road. The masonry building design and landscaping project a high-end image while offering tenants affordable and flexible floor plans to meet their office, warehouse, R&D, light manufacturing, or showroom requirements.

For more information on Hoepker Corporate Center, visit: [sjpi.com/hoepkercorporate](http://sjpi.com/hoepkercorporate)

## FLEX/R&D SPACE

### FLEX/R&D BUILDINGS

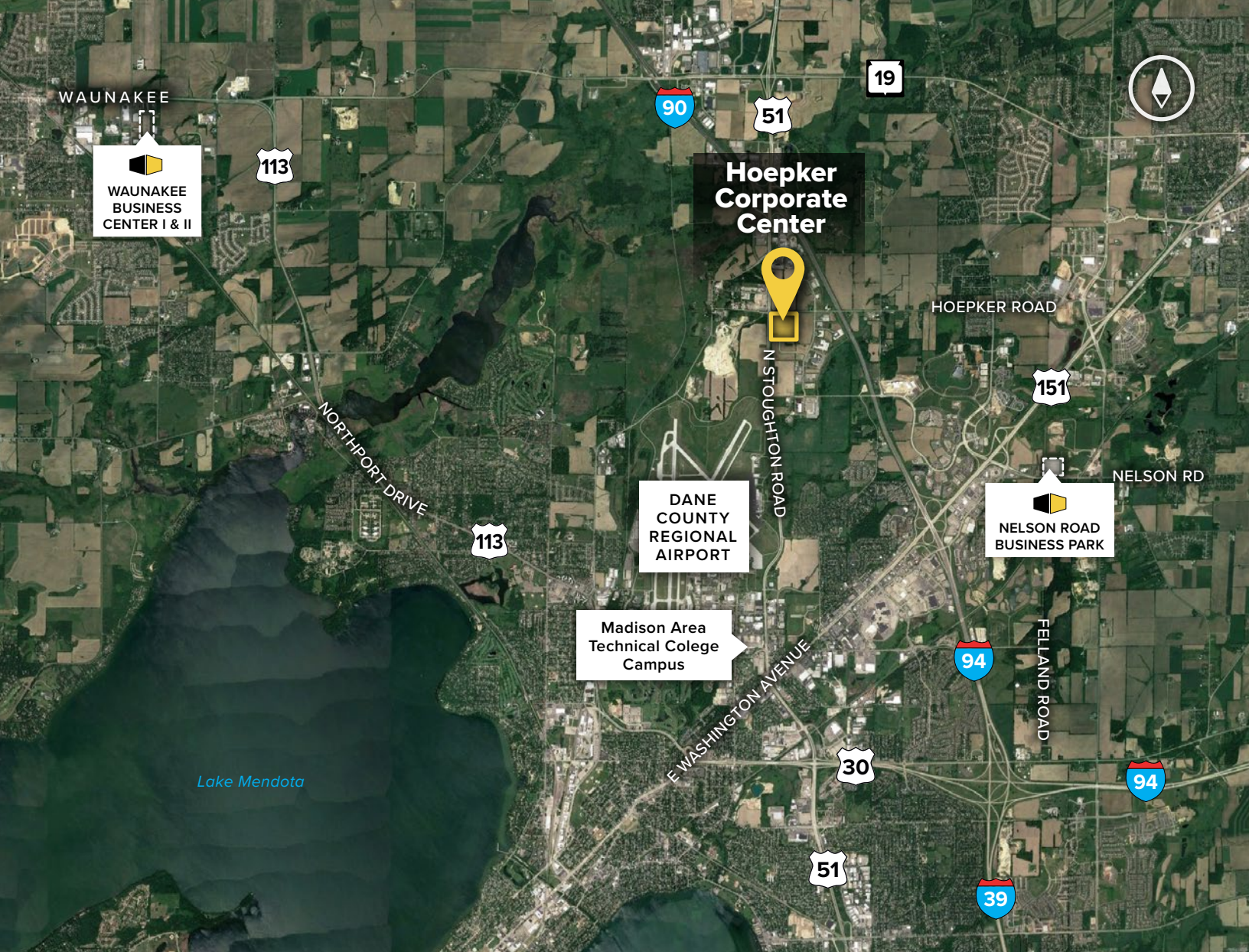
6608 Ronald Reagan Ave.	53,908 SF
6406 Ronald Reagan Ave.	42,784 SF
6504 Ronald Reagan Ave.	42,064 SF

### FLEX/R&D SPECIFICATIONS

Suite Sizes	2,664 up to 53,908 SF
Ceiling Height	16 ft. clear minimum
Parking	330 spaces
Heat	Natural Gas
Roof	EPDM rubber
Exterior Walls	Masonry
Loading	Dock or drive-in
Zoning	IL-Industrial Limited

## LOCAL AMENITIES





**For additional leasing information  
or to schedule a tour, contact:**

**Gregory Fax**  
Regional Partner  
262.524.0100 | gfax@sjpi.com



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**About St. John Properties**

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 20 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.



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