



Office Suites for Lease

**Starting Block 4th floor
821 E. Washington Ave.
Madison, WI 53703**

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





TABLE OF CONTENTS

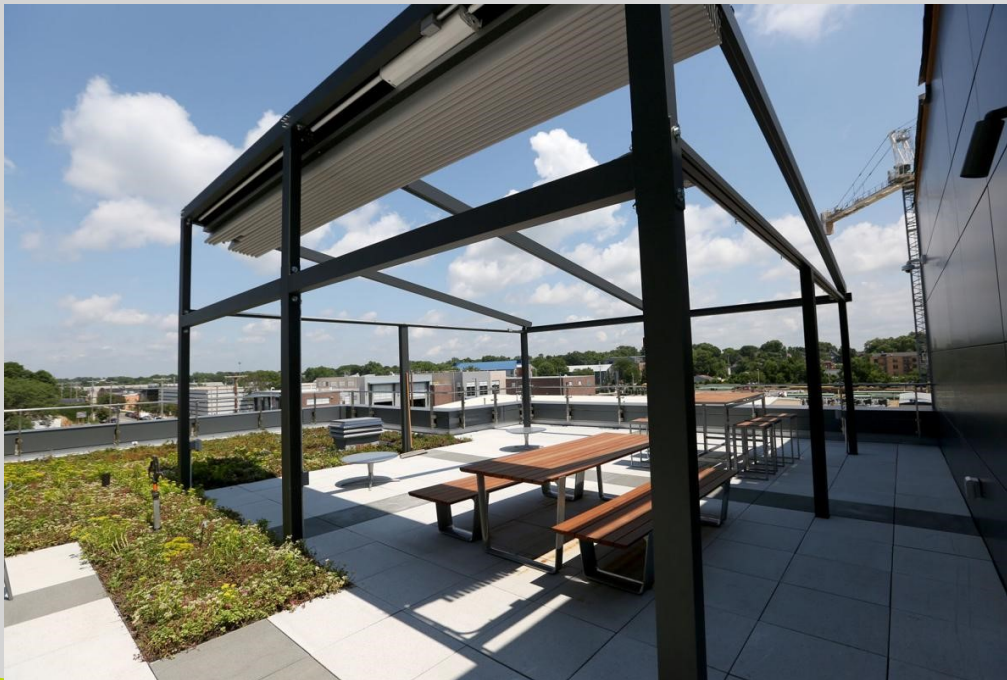
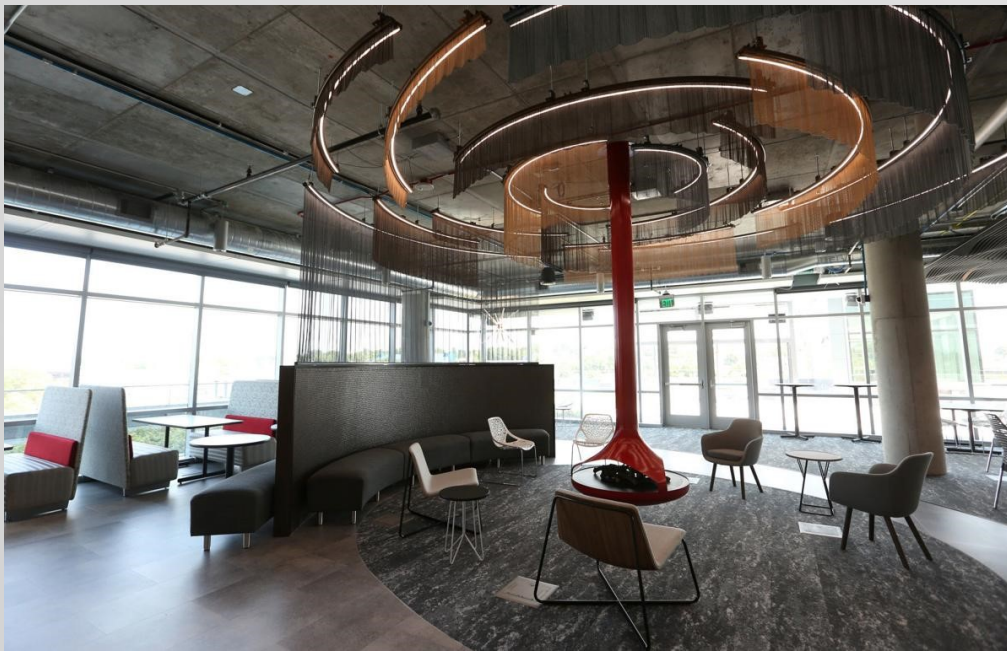
Property Details.....Pg. 3
Location & Demographics.....Pg. 4
Site.....Pg. 5
Floor Plan.....Pg. 6
Broker Disclosure.....Pg. 7



FOR LEASING DETAIL CONTACT:

Aimee Bauman, CPA, CCIM
O: 608.729.1801
C: 608.698.0105
abauman@keycomre.com

Jenny Lisak, CCIM
O: 608.729.1808
C: 608.513.5447
jlisak@keycomre.com



Property Details

OVERVIEW

StartingBlock Madison is an entrepreneurial hub connecting the startup community with investors, advisors and community members to share ideas and create next generation businesses.

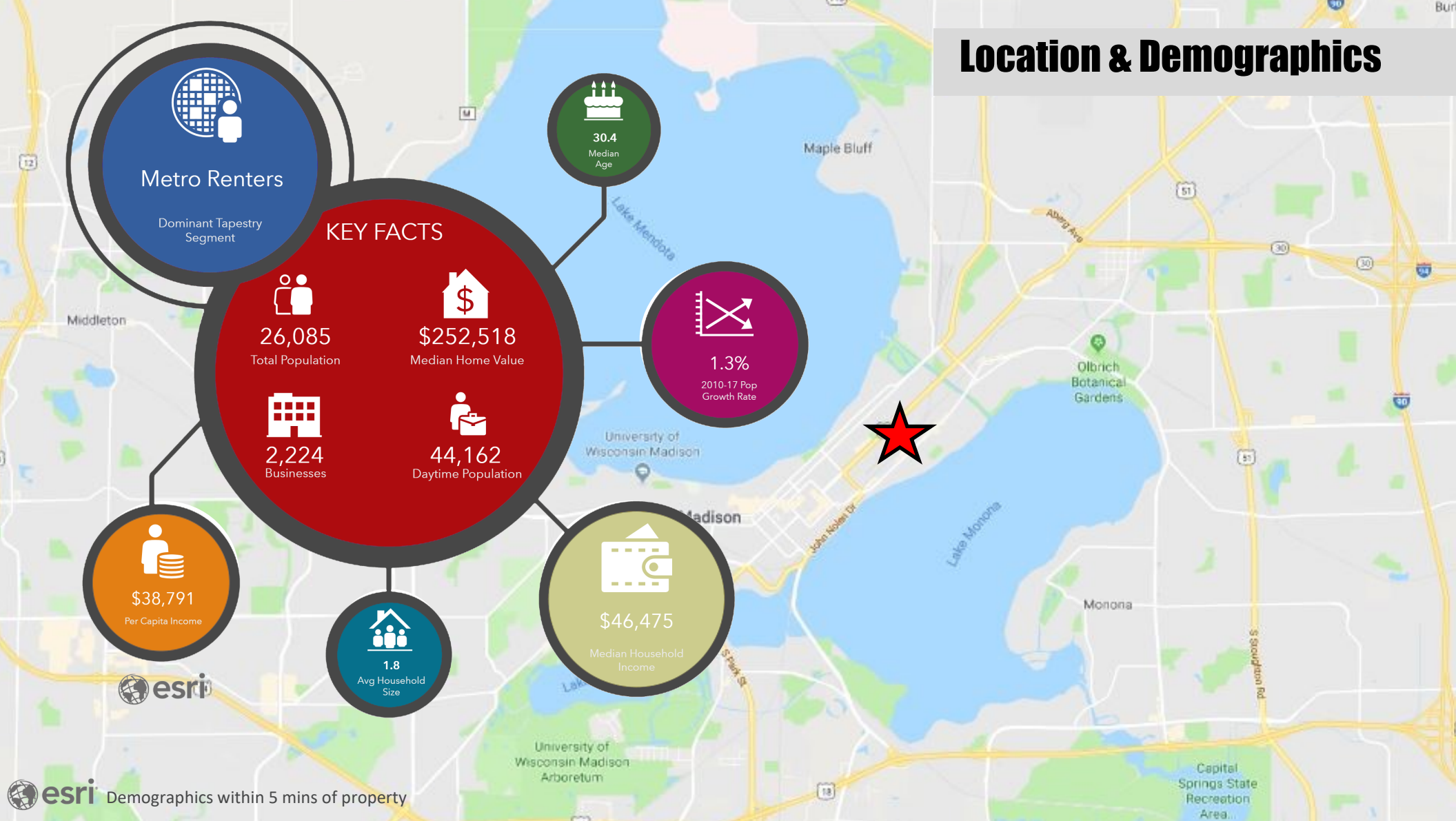
This dynamic work environment has multiple anchor tenant suites available on the 4th floor of the building ideal for innovative and growing companies seeking high end work spaces, exceptional amenities and unparalleled flexibility with lease terms .

HIGHLIGHTS

- Anchor office suites ranging from 3,000— 6,000 sf
- Lease Rate: \$27-\$28/sf Full Service Gross
- Flexible lease terms to accommodate growing companies
- Standard turnkey buildouts provided
- Access to event and meeting spaces at StartingBlock and Dreambank
- 3rd floor café & terrace community space
- Hospitality suite on 1st floor
- Access to StartingBlock IT infrastructure



Location & Demographics



2018 Summary	within 5 minutes	within 10 minutes	within 15 minutes
Population	26,085	99,473	205,822
Households	14,265	45,387	91,237
Families	3,575	13,436	39,073
Average Household Size	1.78	2.03	2.14
Owner Occupied Housing Units	3,789	13,853	39,996
Renter Occupied Housing Units	10,476	31,534	51,241
Median Age	30.4	26.7	30.9
Median Household Income	\$46,475	\$37,644	\$51,476
Average Household Income	\$70,951	\$58,270	\$72,345

LOCATION HIGHLIGHTS

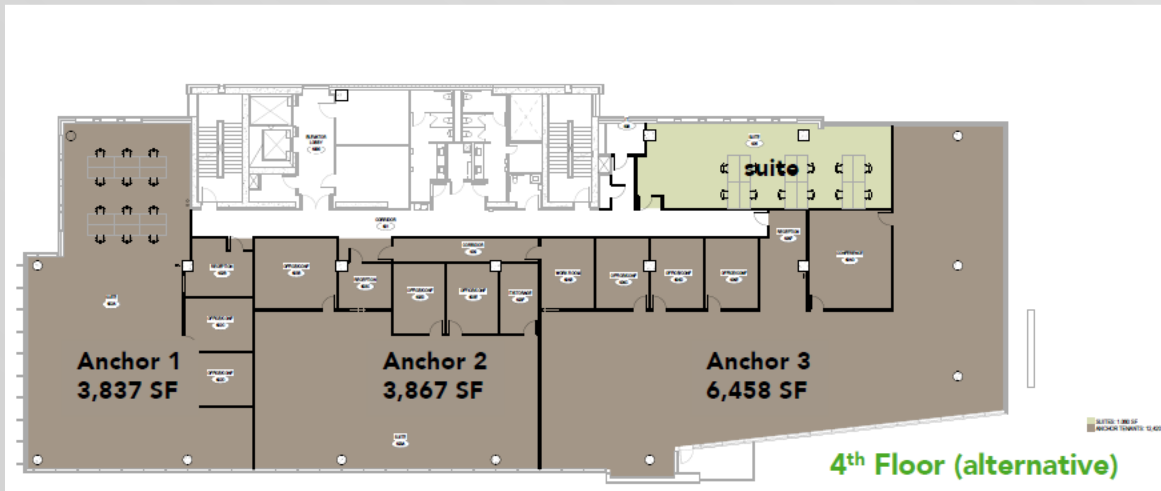
- Located in rapidly developing E. Washington Ave corridor
- Public parking garage located behind building
- Easy access to public transportation
- Located above StartingBlock café & terrace



Site



Floor Plan



FEATURES

- Suite Size: 3,000 to 6,000 sf
- Multiple floor plan configurations possible
- Floor to ceiling glass
- Ultra modern building design
- Flexibility to accommodate growing firms
- Modest office buildout with open concept provided



WISCONSIN REALTORS® ASSOCIATION

4801 Forest Run Road
Madison, Wisconsin 53704

Key Commercial Real Estate LLC

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 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the following duties:
- 4 **■** The duty to provide brokerage services to you fairly and honestly.
- 5 **■** The duty to exercise reasonable skill and care in providing brokerage services to you.
- 6 **■** 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.
- 7 **■** 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 Lines 47-55**).
- 8 **■** The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information of other parties (**See Lines 22-39**).
- 9 **■** The duty to safeguard trust funds and other property the broker holds.
- 10 **■** The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- 11 Please review this information carefully. A broker or salesperson 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.
- 12 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of 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 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER 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 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- 31 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER

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 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we 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 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 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.

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

Copyright 2007 by Wisconsin REALTORS® Association

Key Commercial Real Estate LLC, 305 S. Paterson Street Madison, WI 53703

Deborah Enslin

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Drafted by Attorney Debra Peterson Conrad

Broker Disclosure

Broker Disclosure