



Office/Retail for Lease

**Granite Ridge Apartments
3308 Packers Ave.
Madison, WI 53704**

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





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Property Details

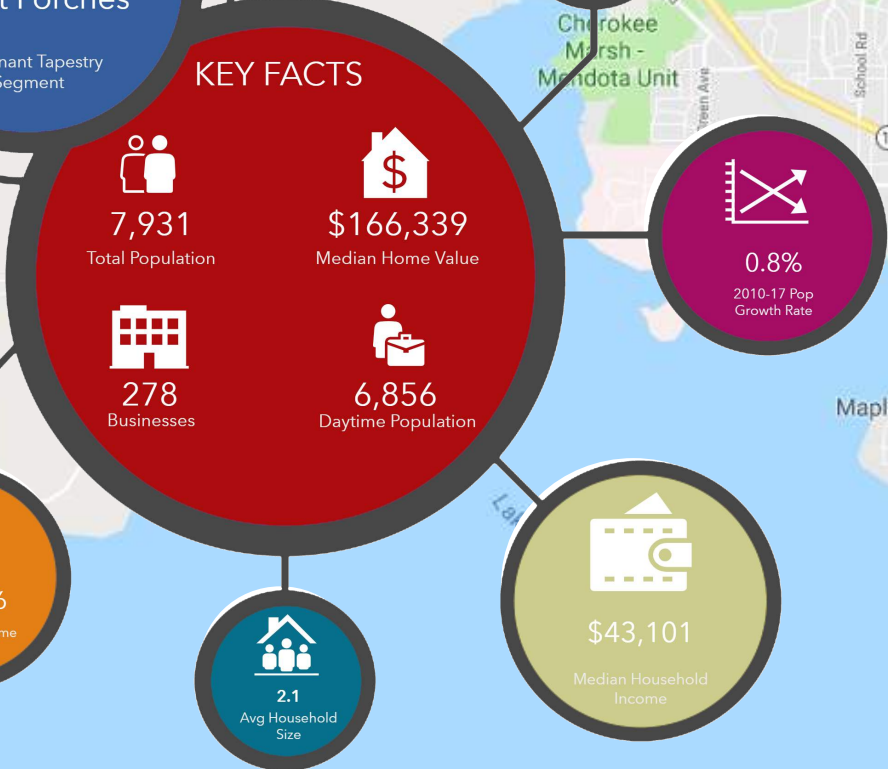
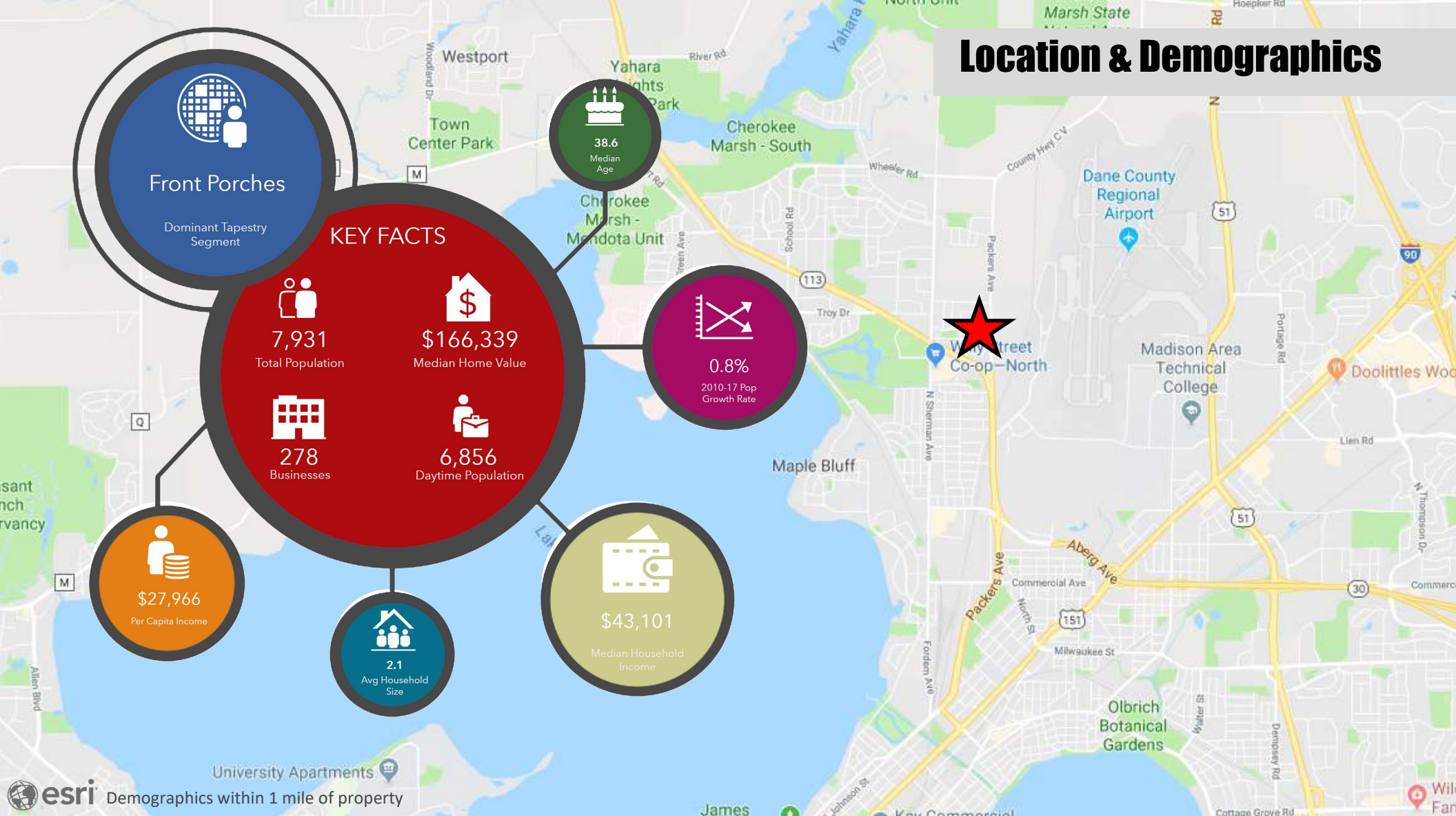
OVERVIEW

Exciting opportunity to lease brand new 1st floor office or retail space in the Granite Ridge Apartment building. The complex houses 61 residential units above and 72 more in adjacent buildings providing opportunity for customer convenience. Located near Madison College, Truax Airport, and the busy Packers/Northport Ave make this location highly desirable.

HIGHLIGHTS

- Large outdoor community space
- 1,900 SF
- 3-5 year lease term
- Free outside parking
- \$19.00 per SF Modified Gross
- Modified Gross lease includes taxes, building insurance, CAM, and utilities

Location & Demographics



esri Demographics within 1 mile of property

	within 1 mile	within 3 miles	within 5 miles
2018 Summary			
Population	7,931	49,869	134,418
Households	3,714	23,444	59,479
Families	1,820	11,344	24,065
Average Household Size	2.13	2.10	2.10
Owner Occupied Housing Units	2,049	12,723	25,945
Renter Occupied Housing Units	1,665	10,721	33,534
Median Age	38.6	37.7	30.4
Median Household Income	\$43,101	\$53,788	\$51,012
Average Household Income	\$58,779	\$71,651	\$70,332

LOCATION HIGHLIGHTS

- Located on Madison's North side near Madison College & Truax Airport
- Ample parking available on site
- Easy access to public transportation



Site



Pictures



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 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

34 **CONFIDENTIAL INFORMATION:** _____

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

36 _____

37 _____

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

42 withdraw this consent in writing. **List Home/Cell Numbers:** _____

43 _____

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.*

46 _____

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.

55 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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