



**MID-AMERICA**<sup>®</sup>  
Real Estate-Wisconsin, LLC

*madison,  
wisconsin*



**OM STATION**

Madison's newest mixed-use development  
**RETAIL - FITNESS - RESTAURANT/BREWERY -  
OFFICE - WAREHOUSING**

*\*East facing rendering*



*\*West facing rendering*



# THE GARAGE @ OM STATION

**TOTAL GLA: 60,000 SF**  
**AVAILABLE SF: 46,822 SF**  
**BAY DEPTHS OF 100'**

*\*East facing aerial rendering*



*\*East overall elevation*



# THE GARAGE @ OM STATION

**TOTAL GLA: 60,000 SF**  
**AVAILABLE SF: 46,822 SF**  
**BAY DEPTHS OF 100'**



*ideal positioning*

OM Station will serve a variety of neighborhoods in Madison's Northeast Trade Area:

maple bluff  
brentwood village  
maple woods  
eken park  
darbo-worthington  
emerson east

*madison, wi*

**#16**

u.s. news & world report  
best places to live

**10<sup>TH</sup>**

best public college  
by u.s. news & world report

**2.4%**

unemployment rate

*largest employers*

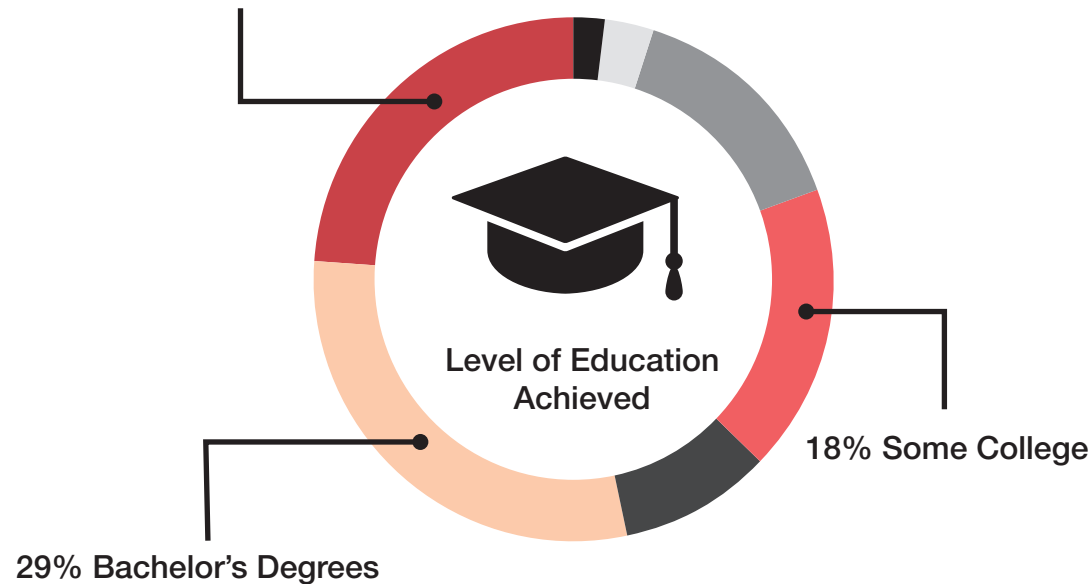
University of Wisconsin - Madison .....	14,464
Epic Systems .....	9,700
WPS Health Insurance .....	3,500
WI Department of Health and Family .....	2,718
UW - Medical Foundation .....	2,708



# *excellent demographics*

Distance from Subject:	1 mile	2 miles	5 miles
2018 Population	10,385	35,430	167,490
2018 Households	5,267	17,547	74,259
2018 Median Home Value	\$178,716	\$190,308	\$216,616
2018 Daytime Demographics	9,508	35,816	244,235
2018 Average Household Income	\$67,681	\$73,253	\$70,785
2018 Median Age	35.0	34.9	29.5

## 24% Graduate/Professional Degrees



## *local college enrollment*

University of Wisconsin - Madison	42,977
Madison Area Technical College	15,410
Edgewood College	2,221
Herzing University - Madison	2,156

# *annual consumer spending*

**\$199M**  
entertainment/recreation

**\$556M**  
food

**\$1.3B**  
retail goods

*\*both graphics showing figures within 5 miles*

## *distance to major points of interest*

UW-Madison	3.6mi
The Capitol Building	2.8mi
Dane County Airport	1.0mi
UW Hospital Campus	3.8mi

**Dane County Regional Airport** recently eclipsed 1.9 million annual passengers in 2017, continuing the steady growth year to year. With over 100 daily departures, and service to 15 cities non-stop, Dane County Regional Airport has become a major transit hub to a flourishing area.

**UW-Madison** is the jewel of the city boasting over 40,000 students enrolled in 2017. Encompassing more than 900 acres on its main campus, the school is ingrained into the city of Madison itself.



*for further information contact owner's exclusive representative*



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.





# *broker disclosure to non-residential customers*

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

## **Disclosure to Customers**

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- 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.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm 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. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

## **Confidentiality Notice to Customers**

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts").
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

**CONFIDENTIAL INFORMATION:** \_\_\_\_\_  
\_\_\_\_\_

**NON-CONFIDENTIAL INFORMATION** (*the following information may be disclosed by the Firm and its Agents*): \_\_\_\_\_  
\_\_\_\_\_

*(Insert information you authorize to be disclosed, such as financial qualification information.)*

## **Definition of Material Adverse Facts**

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.

## **Notice about Sex Offender Registry**

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://www.doc.wi.gov> or by telephone at 608-240-5830.