



Building for Lease

**1850 Hoffman Street,
Madison, WI**

Key Commercial Real Estate LLC

608-729-1800 | www.keycomre.com



Property Details

OVERVIEW

This two story office building, located on Madison's Near East Side, offers modern office space at a great rate.

Located close to Hwy 51, the site offers easy Highway access and proximity to Madison College.

With only a 10 minutes' drive to downtown Madison and public transportation across the street, this location is ideal for non-profits, startups, and general office space.

HIGHLIGHTS

- Annual Rent: \$8.75/sf NNN
- NNN Expenses: \$4.50/sf annually
- Lot Size: 211,642 sf (4.68 acres)
- Building Size: 45,246 sf
 - 26,289 sf available now
 - 16,266 sf potentially avail. 11/2020
- Ample onsite parking
- Many recent updates incl. roof, HVAC, kitchen, conference rooms, and more

CONTACT

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Area



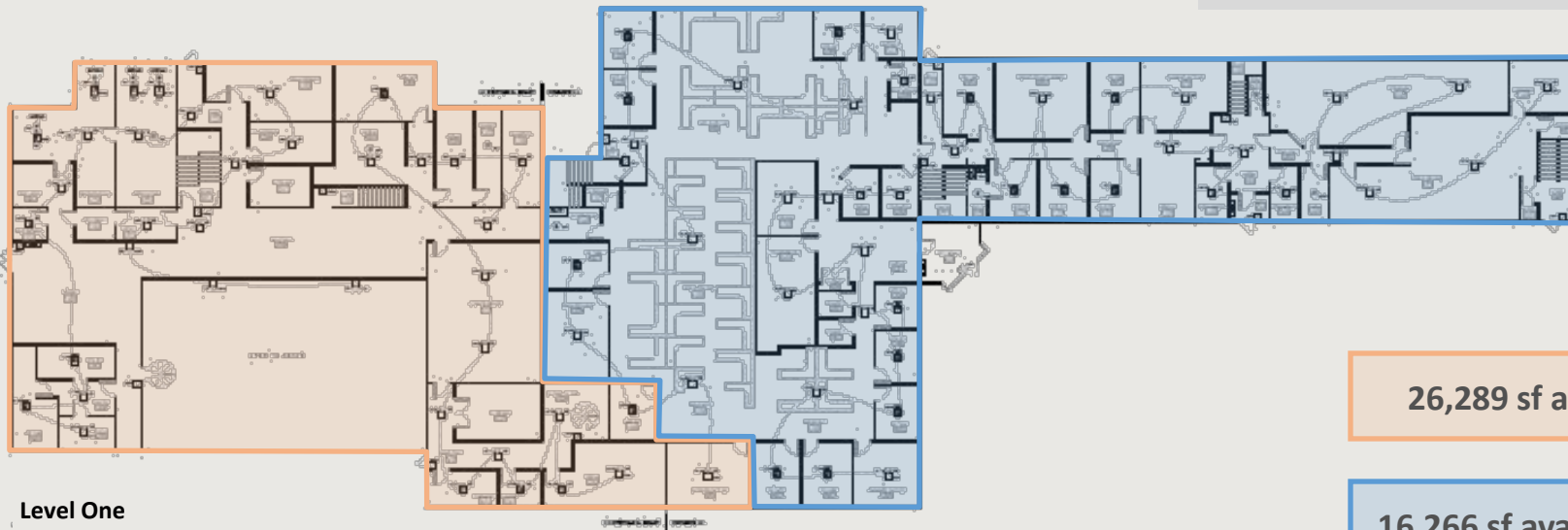


Site

- Solid masonry exterior construction
- Concrete walks
- Fountain detention ponds in front and rear of building
- Mix of open space and many private offices
- Exercise Room with Sauna and Locker Rooms
- Basketball Court
- Outside Picnic Area
- Balcony Patio off break room
- Conference rooms on both levels
- Spacious Break Room doubles as meeting space
- New Roof
- New HVAC
- Updated Kitchen & Conference Rooms
- Heated Storage/Garage Building
- Power: 1000 amp and 400 amp
- Fiber Optic Internet; building internally wired for Gigabit Network



Floor Plans



Level One

26,289 sf available now

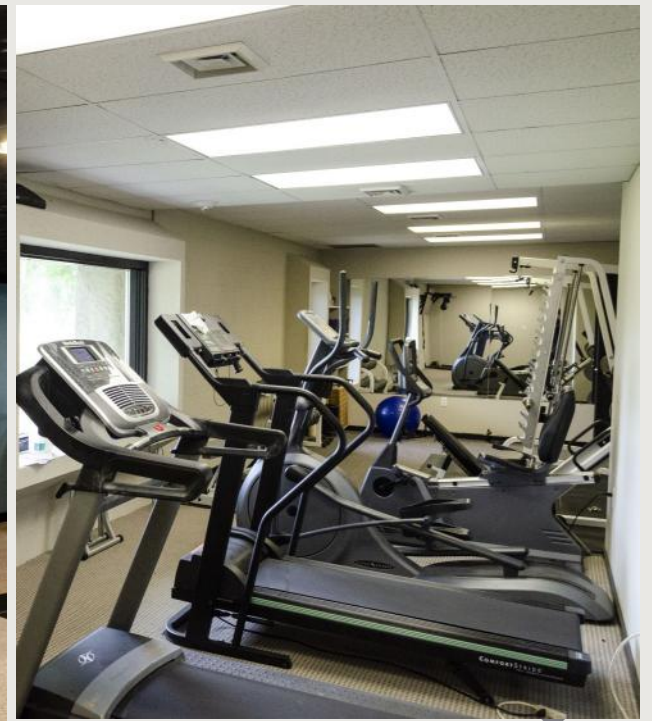
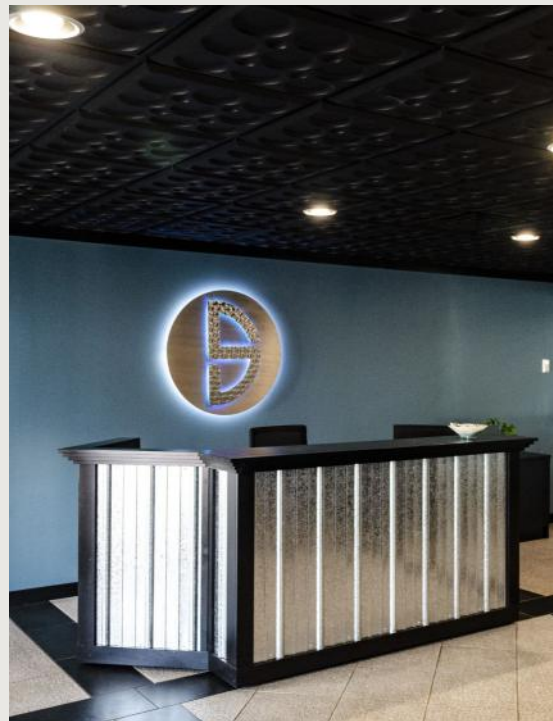
16,266 sf available 11/2020



Level Two



Pictures



KEYCOMMERCIAL
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.

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.**
- 24 **THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:**
- 25 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
- 26 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.
- 27 **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.**

CONFIDENTIAL INFORMATION: _____

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

33 (*INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.*)

CONSENT TO TELEPHONE SOLICITATION

- 34 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:** _____

SEX OFFENDER REGISTRY

- 35 *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.*

DEFINITION OF MATERIAL ADVERSE FACTS

- 36 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.

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Broker Disclosure