

Property Snapshot

Excellent location just off of Hwy 151, just 10 minutes from Madison, near the WI Brewing Co, Fisher King Winery, and the brand new Hyatt Place hotel. Join other new tenants in the park including Sugar River Pizza, Verona Woods, CrossFit Adept, Anaala Salon, GYM 608, and Four Sisters.

- Hard to find Flex/Retail/Shop spaces now for lease in Verona, just off of Hwy. 151 with excellent signage opportunities.
- Tenant pays utilities and trash
- 20+ ceiling heights
- Each unit has its own 14' overhead door
- Fully sprinklered
- Modine Heater

PLEASE CONTACT

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Property Profile

807 Liberty Drive, Suite #111: 2883 SF, \$10/SF NNN

Retail/shop/flex space, end cap unit with lots of windows/natural light, built out with retail showcase area at entrance, plus open shop space, two restrooms, 14' overhead door

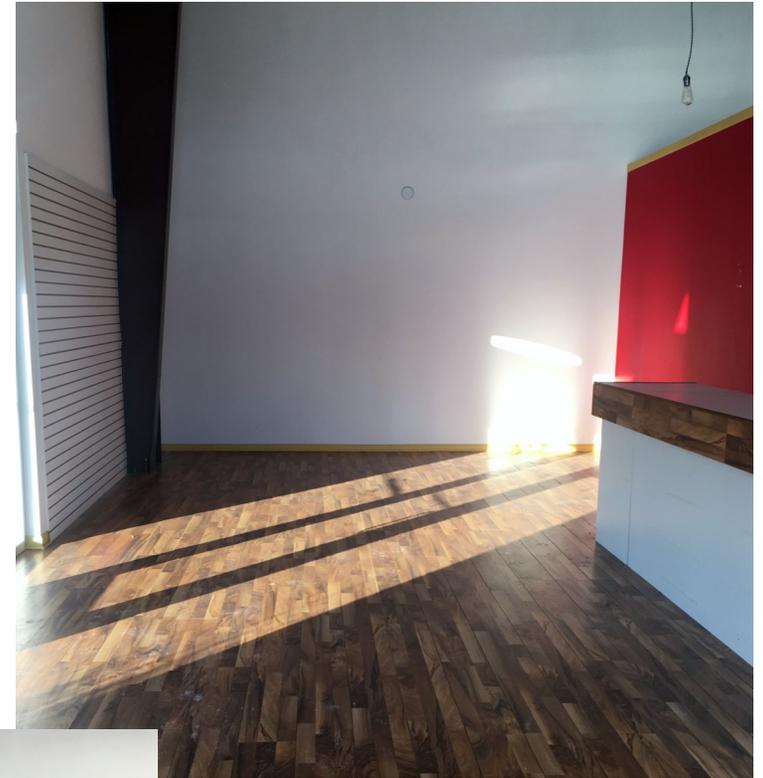
1155 Clarity Street, Suite #208: 2,500 SF, \$8/SF NNN

Raw open shop/storage space, with bathroom, 14' overhead door

1155 Clarity Street, Suite #211: 2,164 SF, \$8/SF NNN

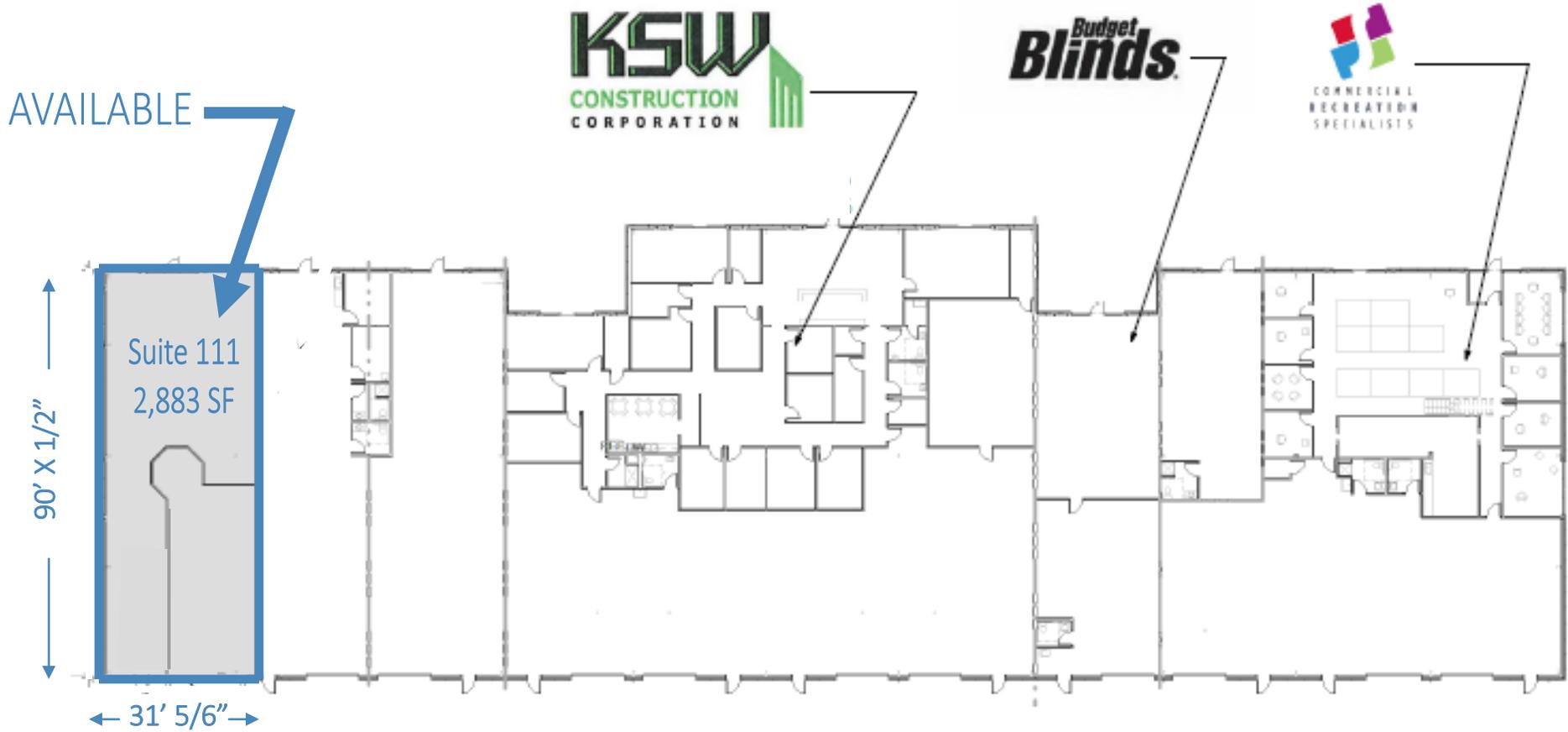
Raw open shop/storage space, 14' overhead door

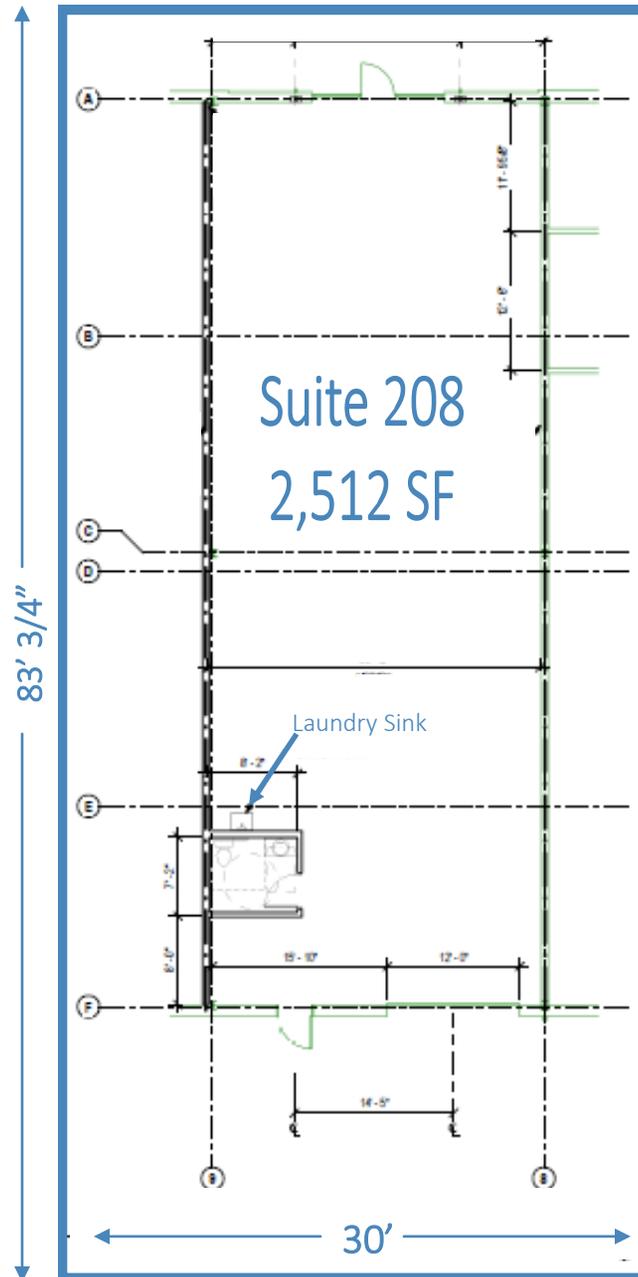
PHOTOS— SUITE 111

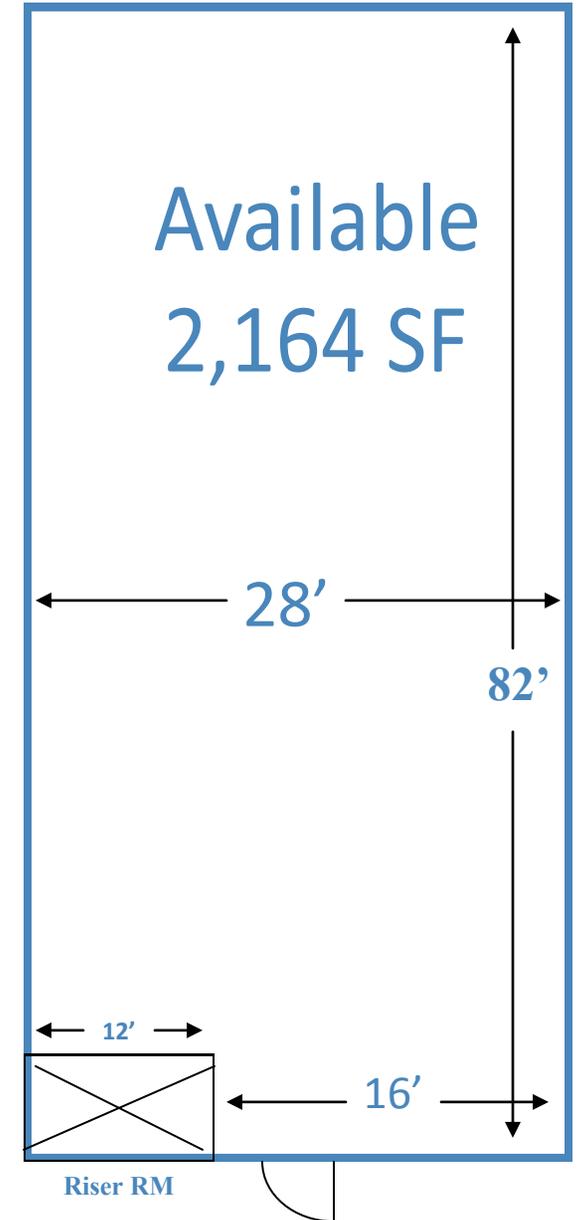


PHOTOS—SUITE 111





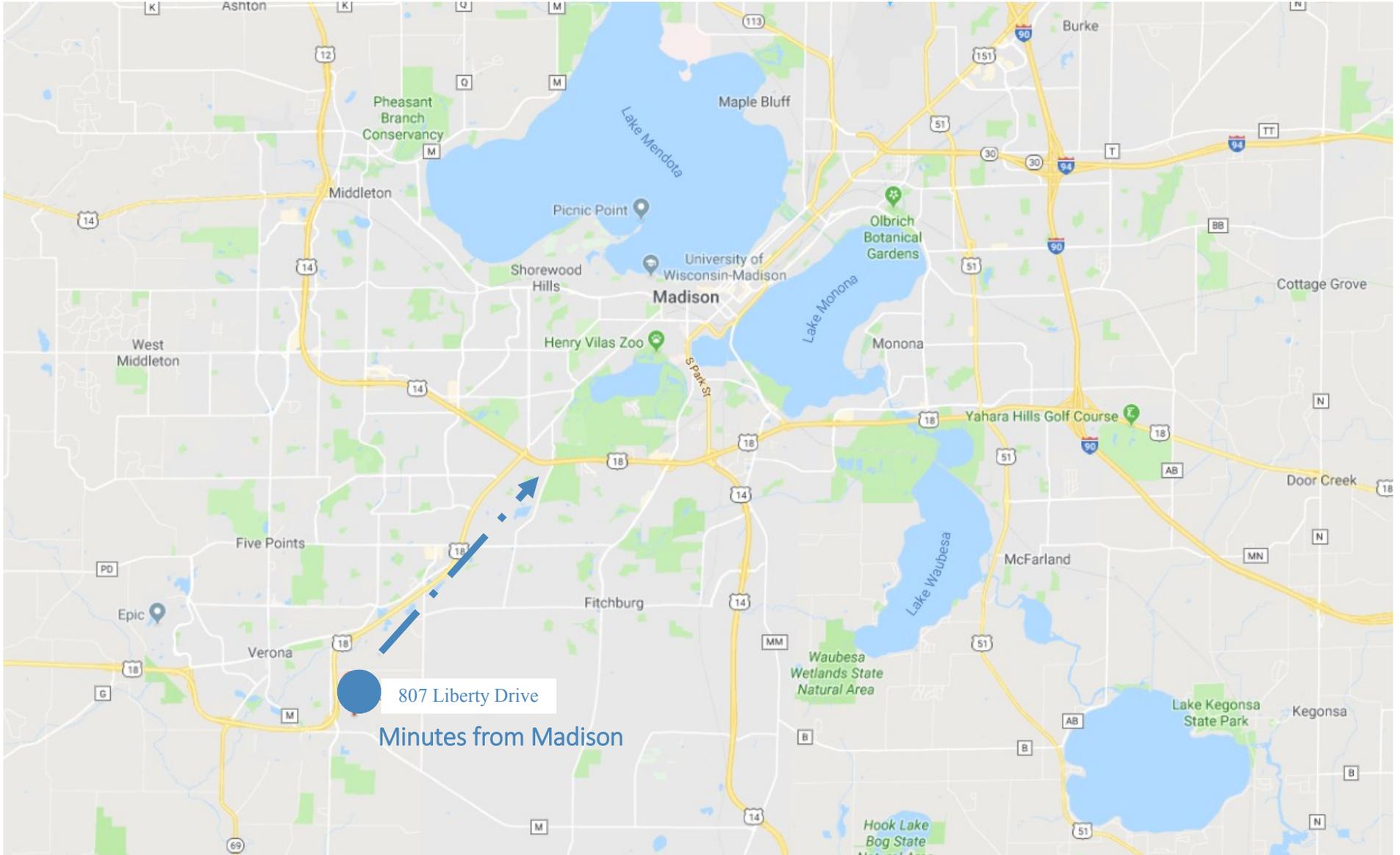




MAP



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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

3 **DISCLOSURE TO CUSTOMERS**

4 You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

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

29 The following information is required to be disclosed by law:

30 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

31 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
32 report on the property or real estate that is the subject of the transaction.

33 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
34 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
35 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:**

36 _____
37 _____
38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____

41 _____
42 **DEFINITION OF MATERIAL ADVERSE FACTS**
43 _____

44 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
45 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
46 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
47 or affects or would affect the party's decision about the terms of such a contract or agreement.

48 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
49 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
50 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
51 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
52 contract or agreement made concerning the transaction.

53 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
54 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
55 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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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