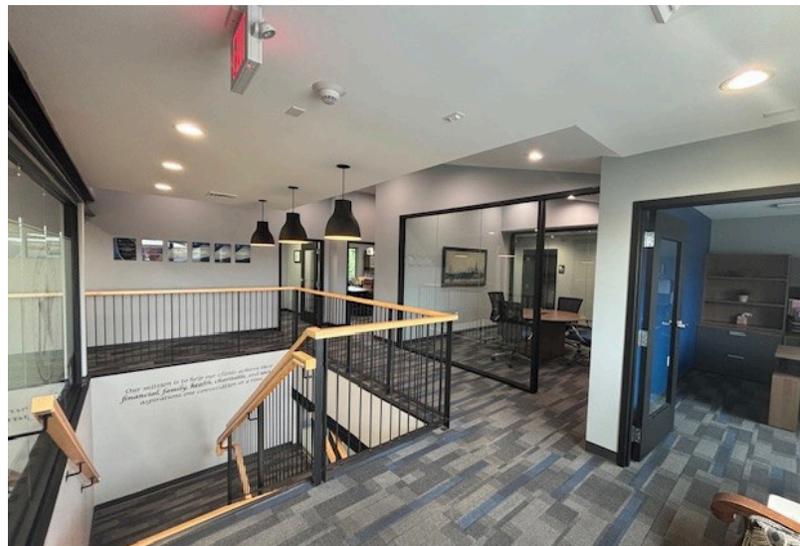


For sale

Office condominium completely renovated in 2021

110 Enterprise Dr.,
Verona, WI 53593



Property floor plans

1st Floor | 2,531 SF



2nd Floor | 3,596 SF



Total Contiguous: 6,127 SF (Not divisible)

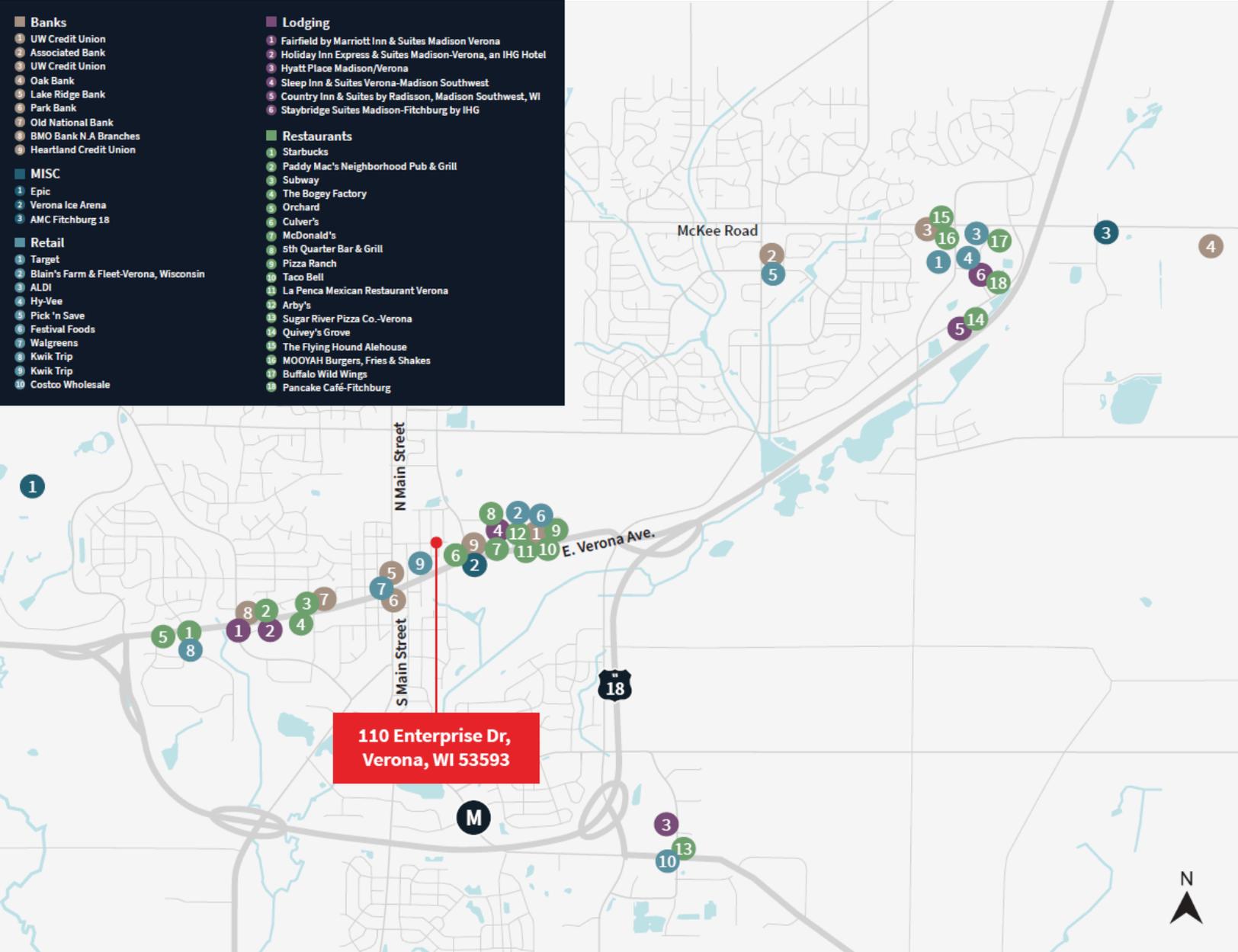
- On building and monument signage - extremely high visibility
- Office condo unit ownership includes 67.5% of the vote for the association
- Some technology included:
 - Automation with lights, music and mechanical shades for conference rooms
- Condo fees: \$1,987.50 / Month
- Select furniture may be included

Estimated total fair market value:

\$1,264,000

Local market

- Banks**
 - 1 UW Credit Union
 - 2 Associated Bank
 - 3 UW Credit Union
 - 4 Oak Bank
 - 5 Lake Ridge Bank
 - 6 Park Bank
 - 7 Old National Bank
 - 8 BMO Bank N.A Branches
 - 9 Heartland Credit Union
- MISC**
 - 1 Epic
 - 2 Verona Ice Arena
 - 3 AMC Fitchburg 18
- Retail**
 - 1 Target
 - 2 Blain's Farm & Fleet-Verona, Wisconsin
 - 3 ALDI
 - 4 Hy-Vee
 - 5 Pick 'n Save
 - 6 Festival Foods
 - 7 Walgreens
 - 8 Kwik Trip
 - 9 Kwik Trip
 - 10 Costco Wholesale
- Lodging**
 - 1 Fairfield by Marriott Inn & Suites Madison Verona
 - 2 Holiday Inn Express & Suites Madison-Verona, an IHG Hotel
 - 3 Hyatt Place Madison/Verona
 - 4 Sleep Inn & Suites Verona-Madison Southwest
 - 5 Country Inn & Suites by Radisson, Madison Southwest, WI
 - 6 Staybridge Suites Madison-Fitchburg by IHG
- Restaurants**
 - 1 Starbucks
 - 2 Paddy Mac's Neighborhood Pub & Grill
 - 3 Subway
 - 4 The Bogey Factory
 - 5 Orchard
 - 6 Culver's
 - 7 McDonald's
 - 8 5th Quarter Bar & Grill
 - 9 Pizza Ranch
 - 10 Taco Bell
 - 11 La Penca Mexican Restaurant Verona
 - 12 Arby's
 - 13 Sugar River Pizza Co.-Verona
 - 14 Quivey's Grove
 - 15 The Flying Hound Alehouse
 - 16 MOOYAH Burgers, Fries & Shakes
 - 17 Buffalo Wild Wings
 - 18 Pancake Café-Fitchburg



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For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.



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