

Building for Sale & Lease

5407-5459 Fen Oak Dr.
Madison, WI 53718

- 25,101 SF Available, 6,097 SF Leased
- Sale Price: \$2,575,000 (priced below assessment)
- Lease Rate: \$10.50 - 13.95/SF NNN
- Loading Dock, Fully Sprinklered
- 31,801 SF on 3.45 Acres



CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
(608) 443-1040
ccaalum@oakbrookcorp.com

SEAN RUHLY
Commercial Real Estate Associate
(608) 338-7846
sruhly@oakbrookcorp.com

PROPERTY SUMMARY

5459 FEN OAK DRIVE | MADISON, WI 53718



Property Summary

Property Address:	5459 Fen Oak Dr. Madison, WI 53718
Price:	\$2,575,000
Price / SF:	\$80.97
Lease Rate:	\$10.95 - 13.95 NNN
Total SF:	31,801
Available for Lease:	25,101
Building Use:	Office/R&D/Lab
Year Built:	2006
Lot Size:	3.45 acres
Occupied Space:	6,097 SF / 19%
Floors:	1

Property Overview

5459 Fen Oak Drive is a 31,801 SF single story office and flex building on 3.45 acres on Madison's east side, offered for sale at \$2,575,000 or for lease at \$10.50 to \$13.95/SF NNN. Built in 2006 of steel and masonry construction, the building features private offices, open work areas, conference rooms, and production space, with two loading docks, full sprinkler coverage, and 11' to 12' clear height. Marquip-Ward United occupies 6,097 SF, leaving 25,101 SF available for lease or owner occupancy. The offering suits both owner-users and investors.

Location Overview

The property sits at the end of Fen Oak Drive off World Dairy Drive, just west of I-90 near the US 18/51 interchange. Highway access is immediate: about 4 minutes to US 18/51, 6 minutes to I-90, and 10 minutes to I-94, with Dane County Regional Airport roughly 16 minutes away. The location provides quick reach to the Beltline, downtown Madison, and the east side employment corridor.

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: (608) 443-1040
ccaulum@oakbrookcorp.com

SEAN RUHLY
Commercial Real Estate Associate
O: (608) 338-7846
C: (608) 838-3100
sruhly@oakbrookcorp.com

PROPERTY PHOTOS

5459 FEN OAK DRIVE | MADISON, WI 53718



OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: (608) 443-1040
ccaulum@oakbrookcorp.com

SEAN RUHLY
Commercial Real Estate Associate
O: (608) 338-7846
C: (608) 838-3100
sruhly@oakbrookcorp.com

PROPERTY PHOTOS

5459 FEN OAK DRIVE | MADISON, WI 53718



OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: (608) 443-1040
ccaulum@oakbrookcorp.com

SEAN RUHLY
Commercial Real Estate Associate
O: (608) 338-7846
C: (608) 838-3100
sruhly@oakbrookcorp.com

PROPERTY PHOTOS

5459 FEN OAK DRIVE | MADISON, WI 53718



OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: (608) 443-1040
ccaulum@oakbrookcorp.com

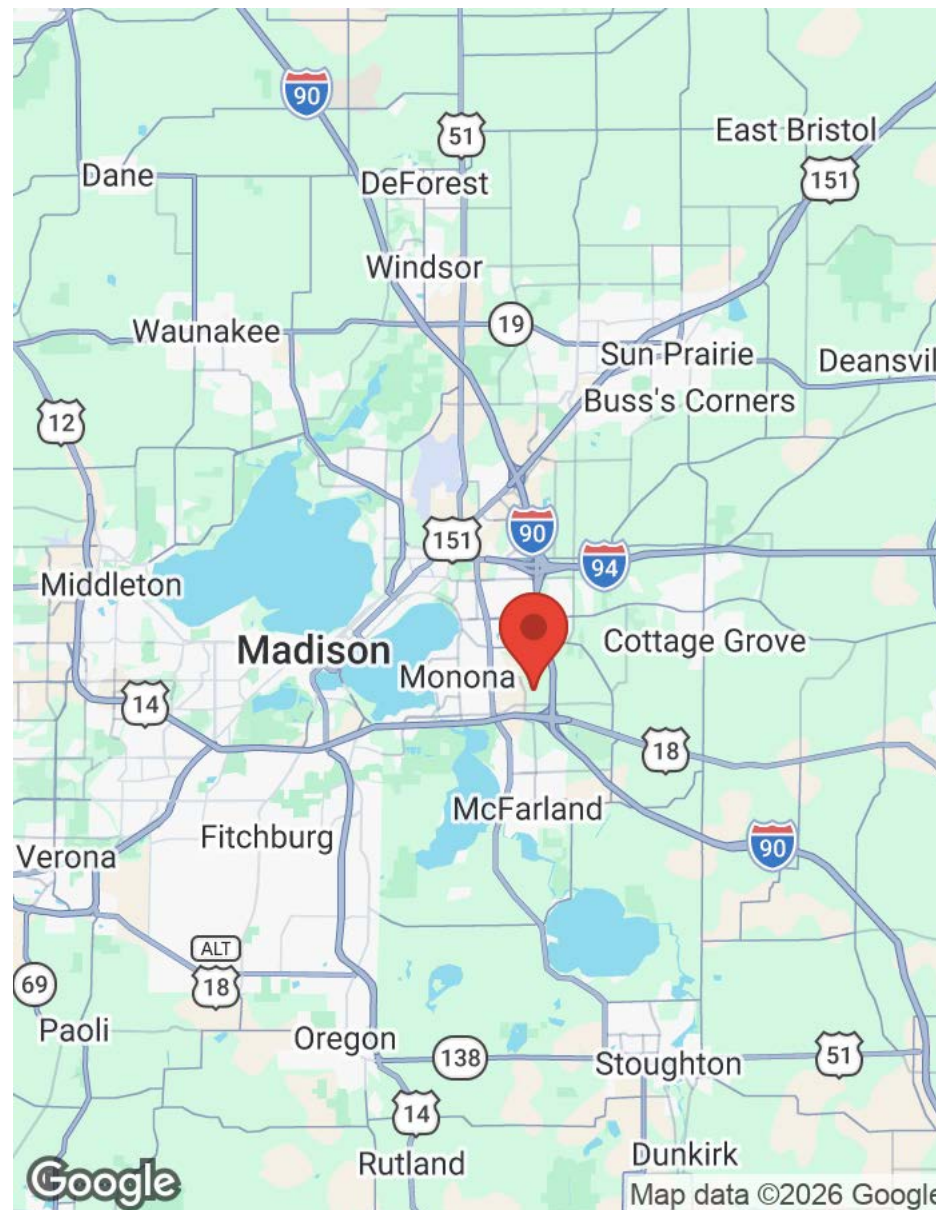
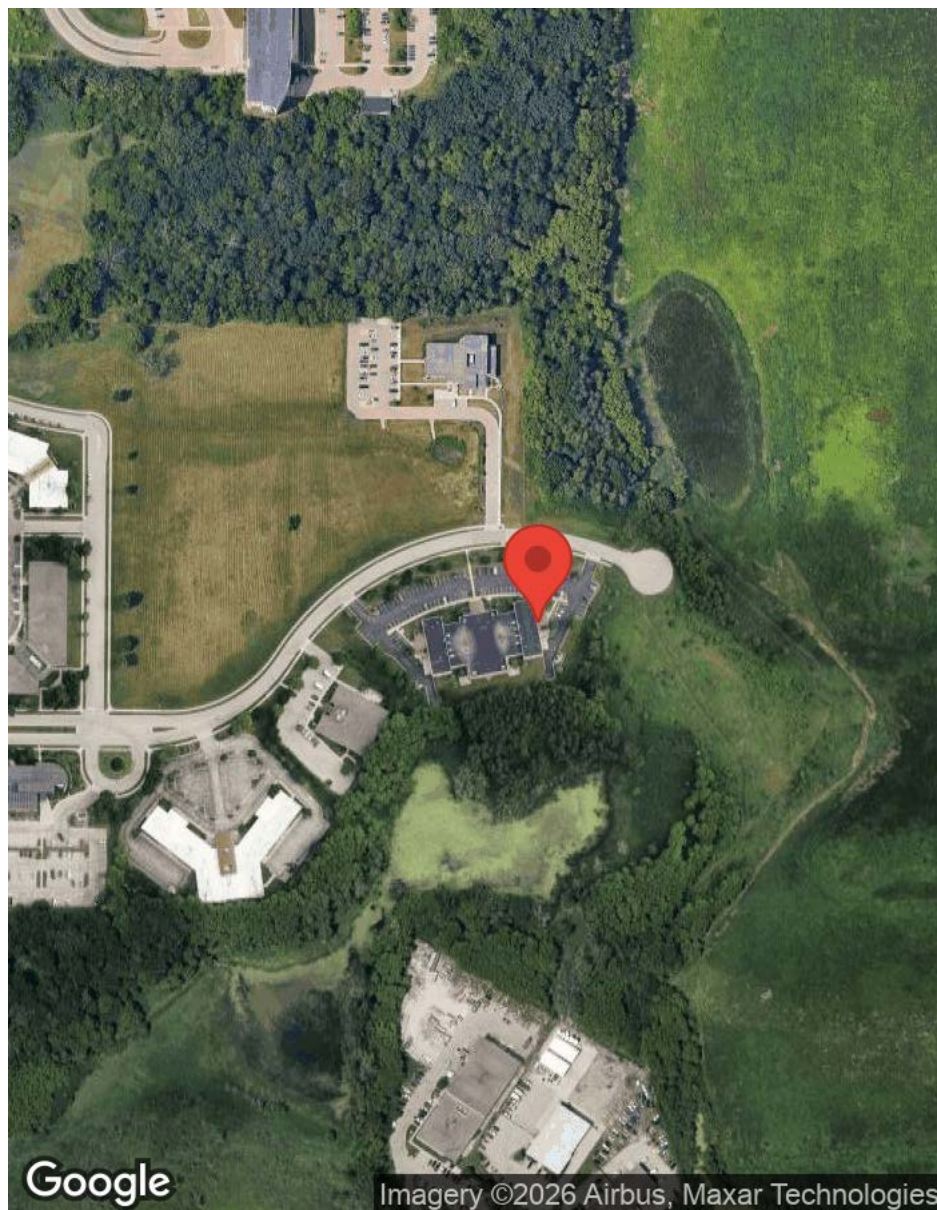
SEAN RUHLY
Commercial Real Estate Associate
O: (608) 338-7846
C: (608) 838-3100
sruhly@oakbrookcorp.com

= 4,900 Sq. Ft. Available
 = Optional 1,000 Sq. Ft. Reception/Lobby Available
 = 20,200 Sq. Ft.

06

LOCATION MAPS

5459 FEN OAK DRIVE | MADISON, WI 53718



OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

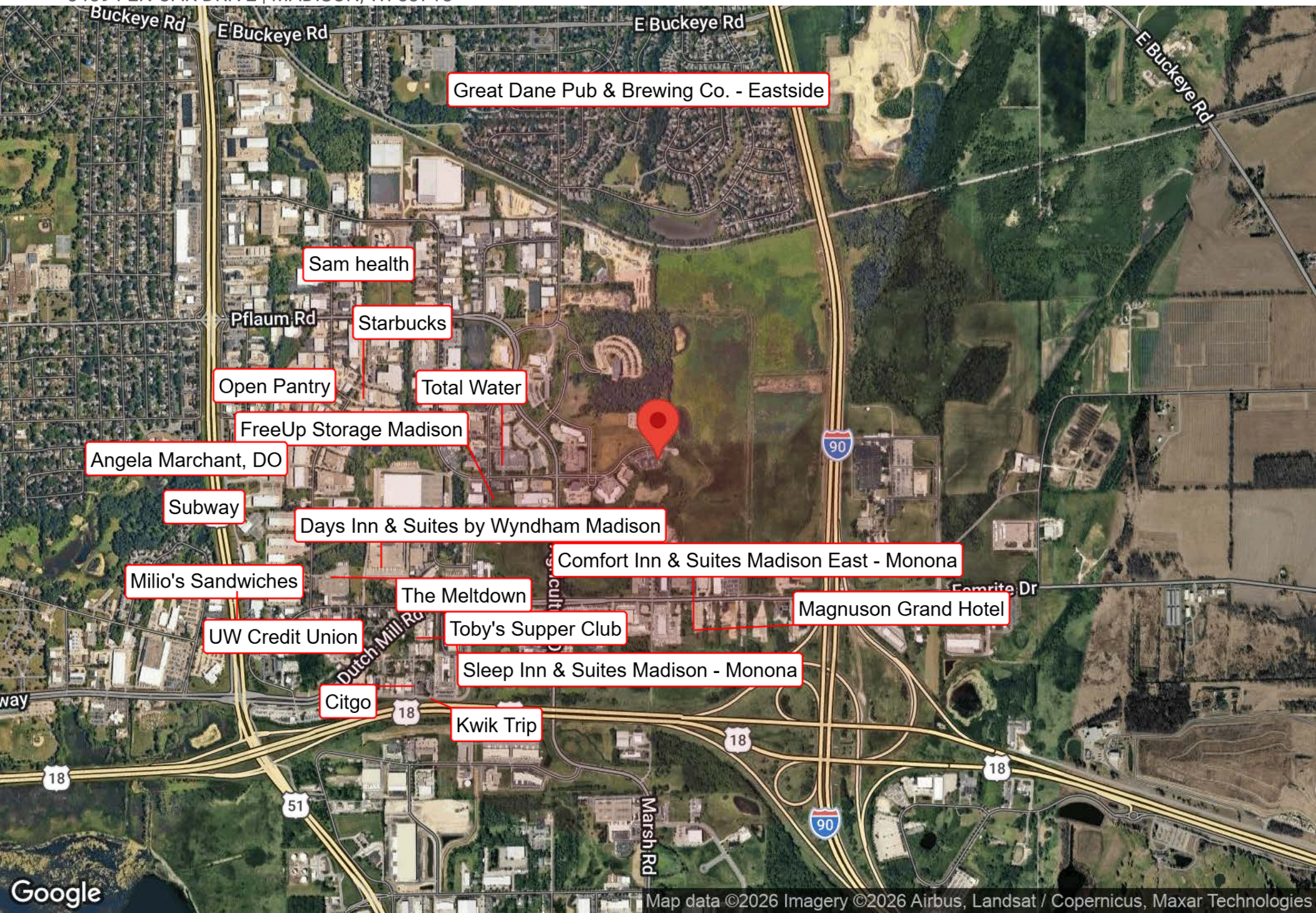


CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: (608) 443-1040
ccaulum@oakbrookcorp.com

SEAN RUHLY
Commercial Real Estate Associate
O: (608) 338-7846
C: (608) 838-3100
sruhly@oakbrookcorp.com

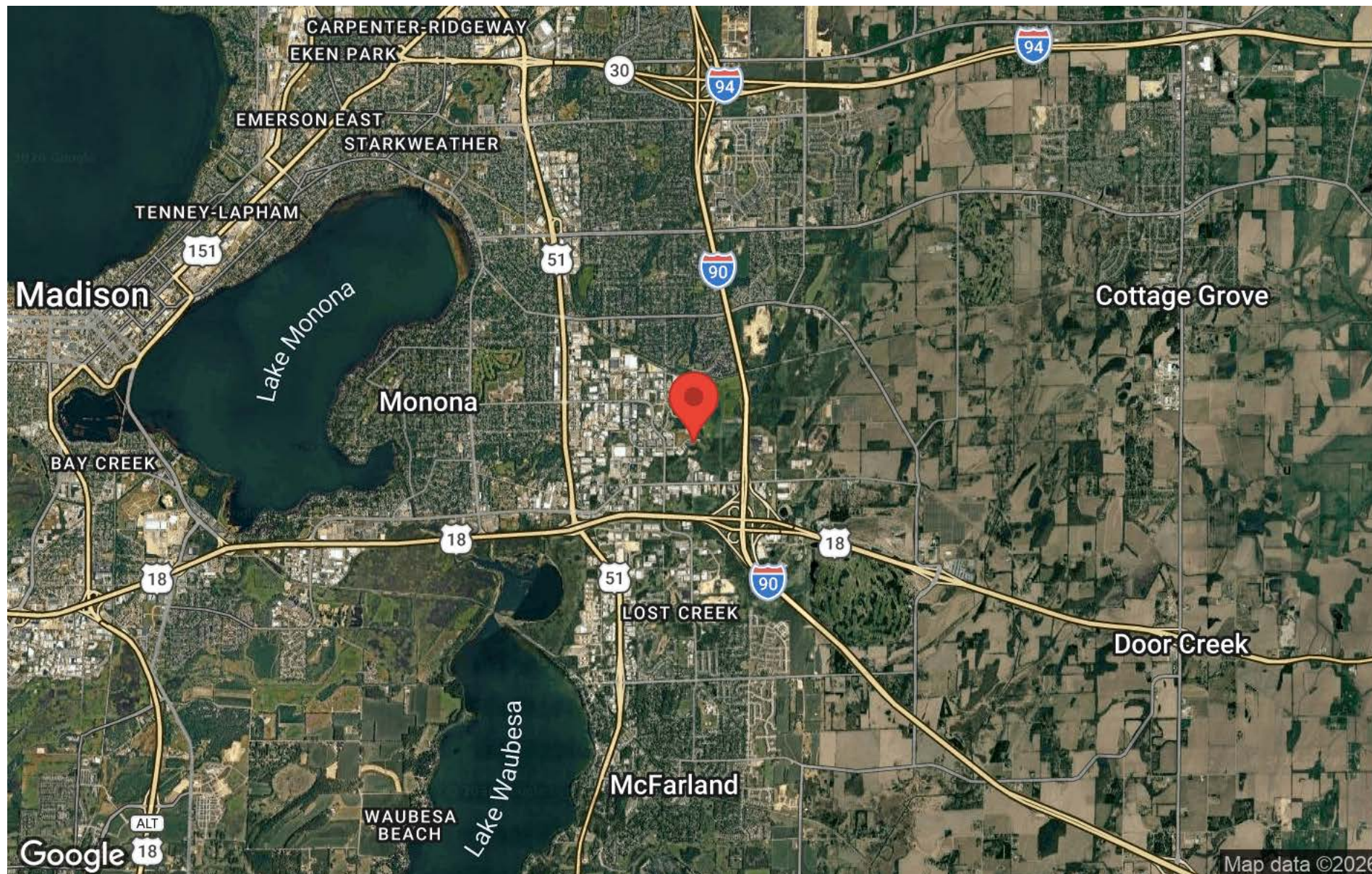
BUSINESS MAP

5459 FEN OAK DRIVE | MADISON, WI 53718



REGIONAL MAP

5459 FEN OAK DRIVE | MADISON, WI 53718



OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

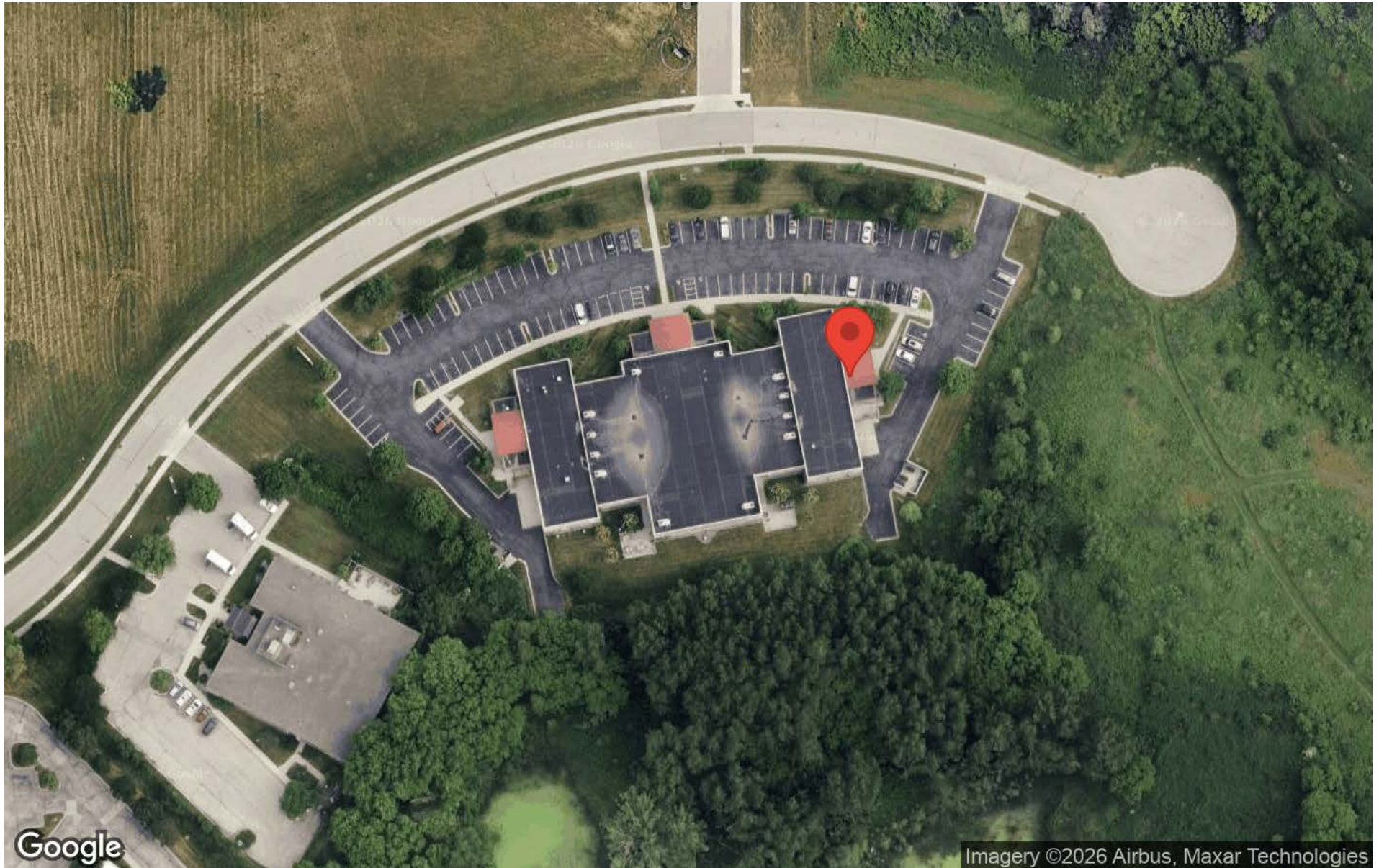


CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: (608) 443-1040
ccaulum@oakbrookcorp.com

SEAN RUHLY
Commercial Real Estate Associate
O: (608) 338-7846
C: (608) 838-3100
sruhly@oakbrookcorp.com

AERIAL MAP

5459 FEN OAK DRIVE | MADISON, WI 53718



OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: (608) 443-1040
ccaulum@oakbrookcorp.com

SEAN RUHLY
Commercial Real Estate Associate
O: (608) 338-7846
C: (608) 838-3100
sruhly@oakbrookcorp.com

DISCLOSURE TO CUSTOMERS

5459 FEN OAK DRIVE | MADISON, WI 53718

State of Wisconsin - Disclose 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:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) 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 Definition of Material Adverse Facts below).
- (e) 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.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) 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" below). 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.

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: (608) 443-1040
c caulum@oakbrookcorp.com

SEAN RUHLY
Commercial Real Estate Associate
O: (608) 338-7846
C: (608) 838-3100
sruhly@oakbrookcorp.com