

NEWLY RENOVATED OFFICE & RETAIL BUILDING

# OFFICE & RETAIL SPACE - FOR LEASE

133-135 ENTERPRISE DR, VERONA, WI 53593



**FOR LEASE - 1,100 - 12,000 SF (\$18-22 P/SF)**

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



**PRESENTED BY:**

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# PROPERTY SUMMARY

135 ENTERPRISE DRIVE



## Property Summary

Available SF:	1,100-12,000 SF
Lease Rate:	\$18-22 p/sf NNN
Lease Term:	Minimum 3 Years
Year Built:	1994
Renovated:	2024
Parking:	60 stalls (3 handicap)
Zoning:	SC (Suburban Commercial)
Ceiling Heights:	12' - 17'
Total Building Size:	18,745 total SF, 1 floor
Site Size:	1.57 acres
Electrical:	1200amps;208y/120v;3p hs

## Property Overview

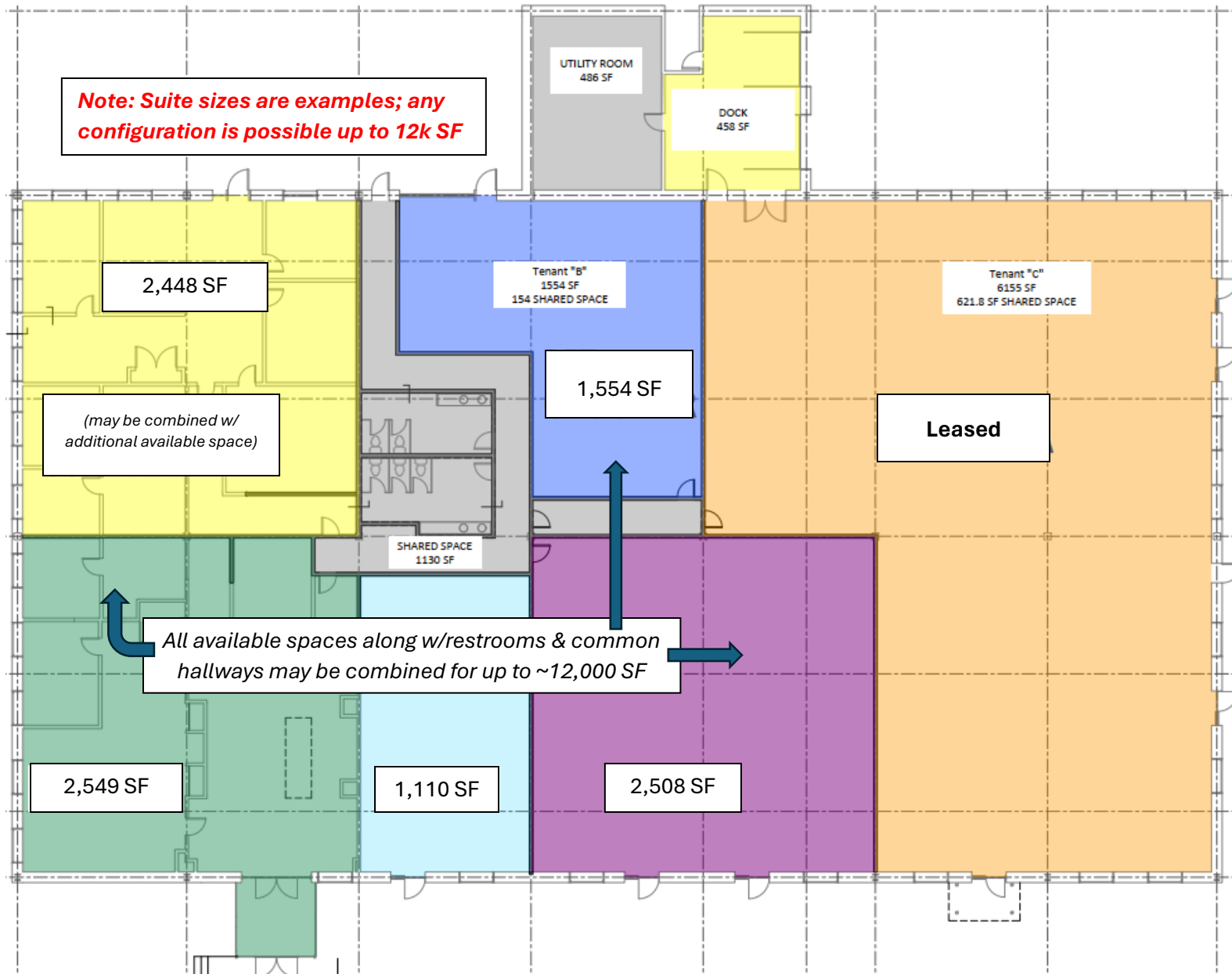
Under new ownership in 2024, this property will undergo significant remodeling and improvements both inside and out. Suitable for a variety of business types including retail, lab, & office. New zoning change from SI to SC effective in 2024. Direct entry access to each suite. Spaces available from 1,100 SF up to 12,000 SF (fit to your needs).

## Location Overview

Verona's office parks near Epic Systems boast modern buildings surrounded by green spaces, offering a serene work environment. These parks feature contemporary designs, ample parking, and outdoor amenities like parks with walking paths, and several nearby restaurants and coffee shops. Located in a suburban area with close proximity to major roadways such as Hwy 18/151, and just minutes to downtown Madison & the UW Campus, & I-90/94

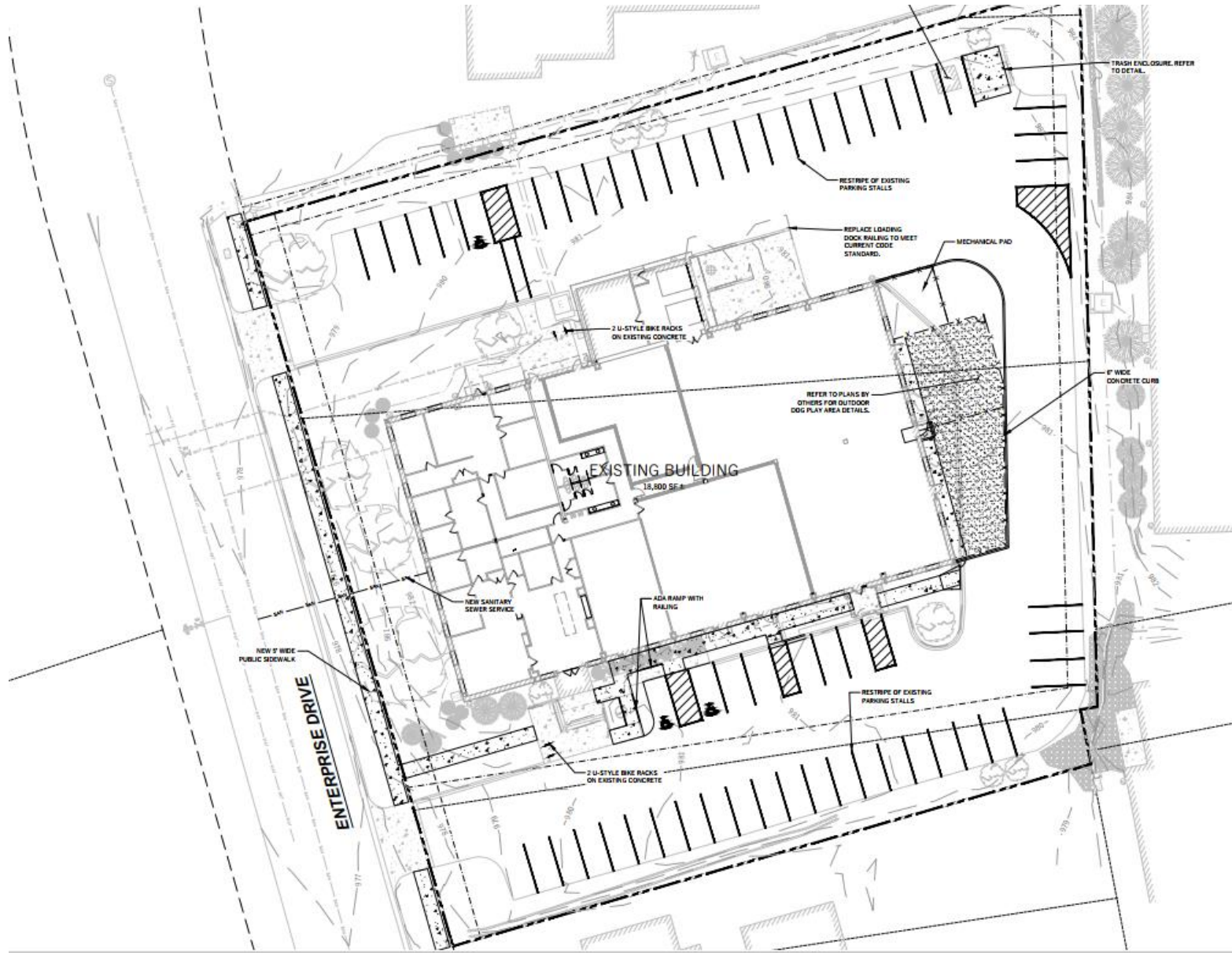
# FLOOR PLAN

135 ENTERPRISE DRIVE



# SITE PLAN

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# PROPERTY PHOTOS

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# LOCATION MAPS

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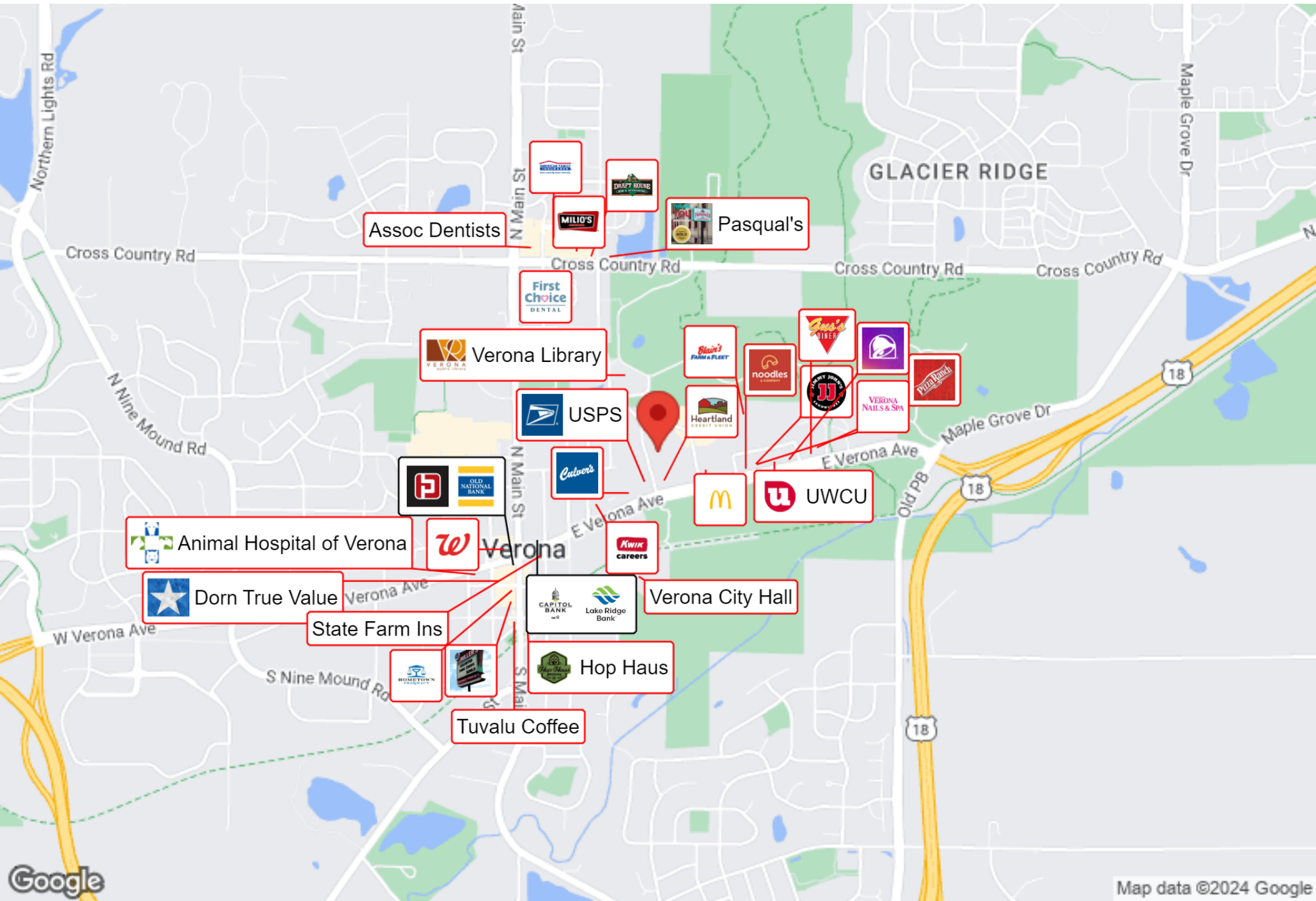
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# BUSINESS MAP

135 ENTERPRISE DRIVE



# DISCLAIMER

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