

2500 RIMROCK

Madison, WI



2500 RIMROCK / At Novation Campus



2500 Rimrock holds a prominent location on Rimrock Road, providing unmatched visibility.

Join these businesses at Novation Campus:

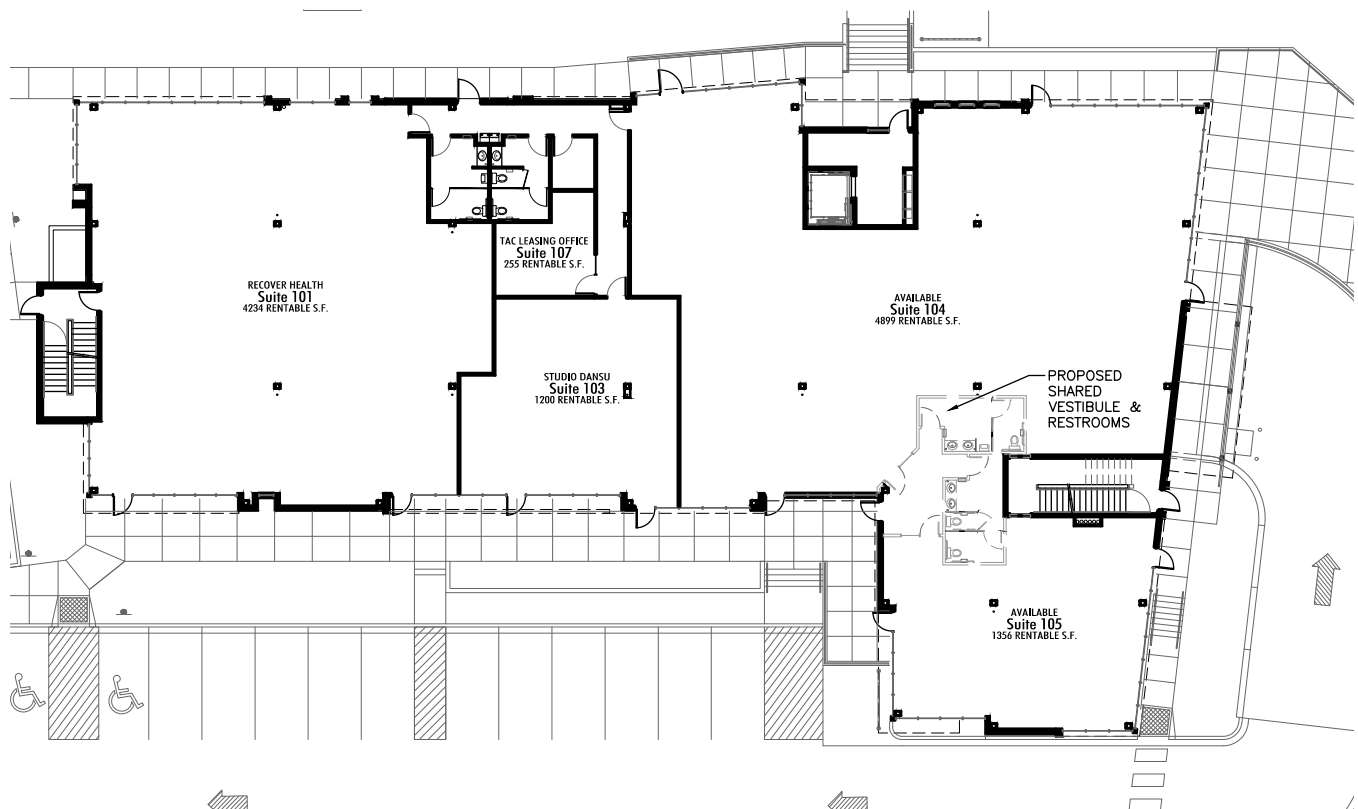
- *Meriter Health Care*
- *Exact Sciences*
- *Zimbrick European and BMW*
- *Summit Credit Union*
- *Great Wolf Lodge*
- *Cardinal Health*
- *Rockin' Jump - Ultimate Trampoline Park*
- *Milio's Sandwiches*
- *Capital Petroleum and Convenience Store*



2500 RIMROCK / The Details

Retail opportunities at 2500 Rimrock will benefit from future expansion and growth of the Novation Campus, which is planned to house over 1,000,000 square feet of commercial space.

- 1,400 - 6,500 SF suites available
- \$16 - \$18 per SF Triple Net
- Generous TI allowance
- Fiber optic infrastructure in place
- Building signage available
- Outdoor seating patio
- Dedicated "at-the-door" retail parking
- Expansive glass storefronts
- Ready customers with upper-level residential units



PROFILE / Novation Campus Overview



Situated at the Beltline/Rimrock Road interchange, the development of the Novation Campus is guided by a master plan calling for the construction of over 1,000,000 square feet of Class “A” office, retail, and flex space, as well as supporting uses including a hotel and multifamily housing.

A modern, contemporary architectural aesthetic along with comprehensive landscaping planning ensures design compatibility throughout the Campus. Existing infrastructure includes fiber optic connectivity, redundant power from two MG&E power plants, and regional stormwater systems, ensuring that all your needs in a business location are met.

All structures at Novation campus provide underground parking or ample “at the door” parking with high parking ratios.

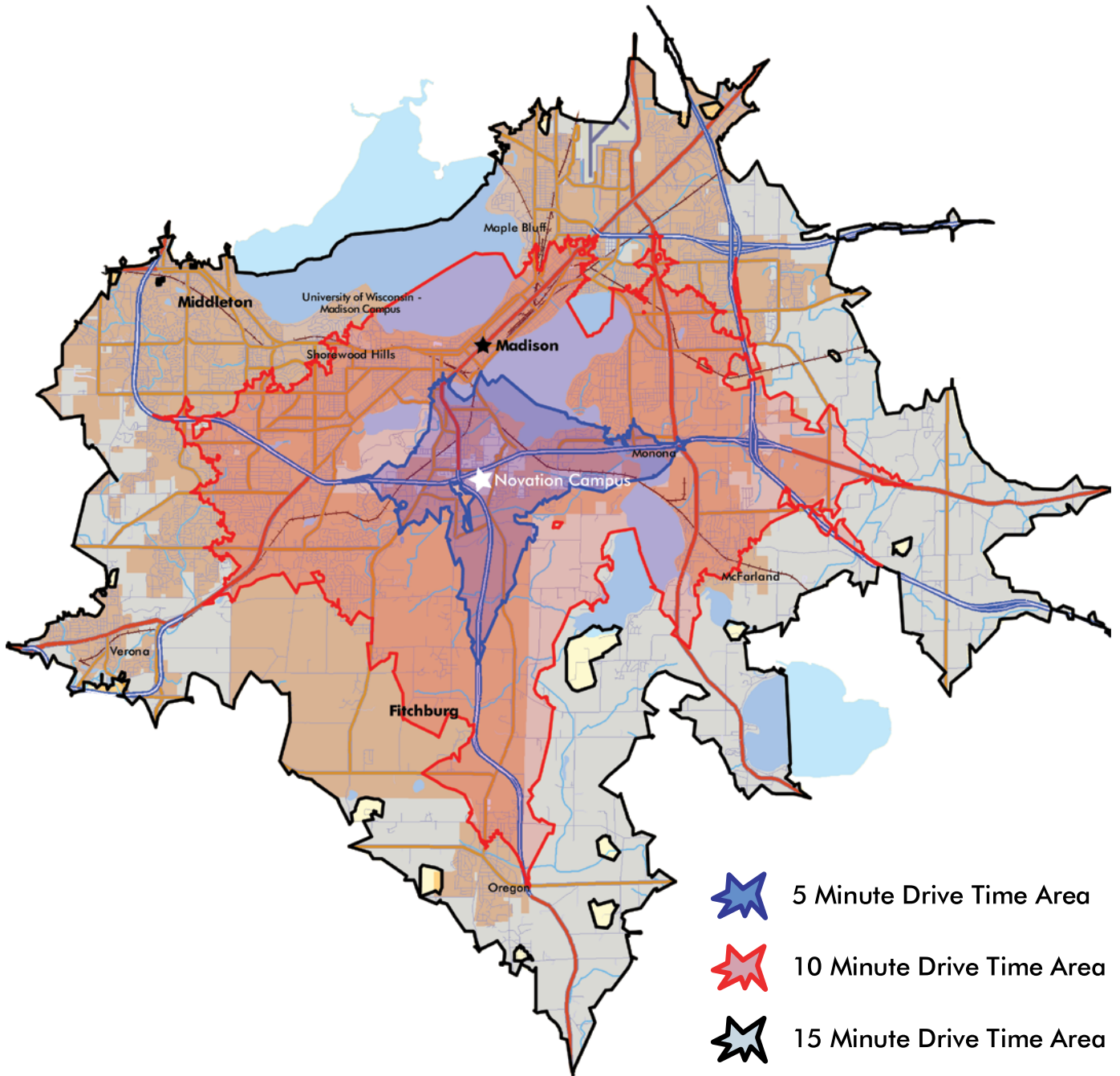
Location

Centrally located along two of Madison’s primary thoroughfares (Beltline Highway at Rimrock Road and Highway 14), the Novation Campus offers unparalleled access to downtown Madison, Dane County, and the Interstate System. In addition, Novation is accessible via Madison’s network of bike paths and the Madison Metro bus system.

Vitals

- Traffic Count: Seen by 150,000+ cars/day
- Easy on/off access to the Beltline from Rimrock Road
- 5-mile population radius of over 155,000
- Over 1,300 employees currently on campus

PROFILE / Drive Time Map

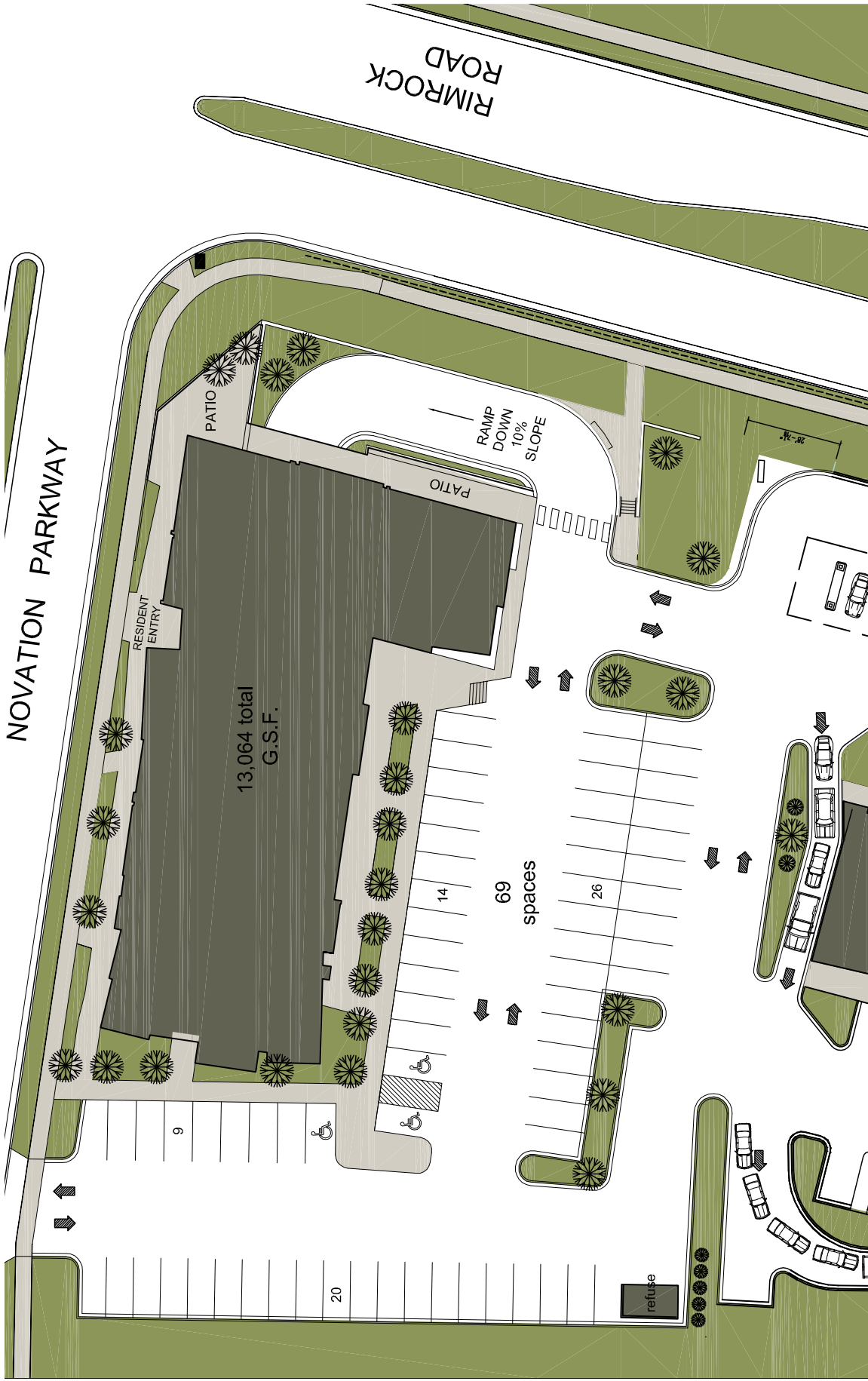


- *Central Location. Maximized efficiency for business owners, customers and employees.*
- *Easily Accessible from two of Dane County's primary thoroughfares: HWY 14 via McCoy Road and the Rimrock Rd. / Beltline interchange.*
- *5 minutes from downtown Madison.*
- *10 minutes from the East and West sides.*
- *Access to Interstate System via the Beltline Highway.*



- Existing Buildings
- Proposed Buildings

Novation Campus Master Plan



2500 Rimrock Site Plan

CONTACT

Johnson, Block & Company, Inc.

Andrew negotiated a very favorable lease... at a very competitive rate. He has continued to work with us after the lease was signed to make sure that the build-out is progressing as promised.

- Janice Froelich, CPA



Andrew Schmidt

PRINCIPAL BROKER

608.268.8116

aschmidt@AlexanderRE.com

Summit Credit Union

Alexander Real Estate Services has a feel and knowledge of the local real estate market, which makes them an asset to work with.

- Brian Novinska

Great Wolf Resorts

We continue to be satisfied clients.

- Kelly Kittleson, Corporate

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
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law **(See Lines 47-55)**.
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties **(See Lines 22-39)**.
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 **BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION**
24 **OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,**
25 **UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR**
26 **INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER**
27 **PROVIDING BROKERAGE SERVICES TO YOU.**

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES **(SEE LINES 47-55)**.
 - 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- 32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW **(SEE LINES 35-36)**. AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

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

38 _____

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

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. **List Home/Cell Numbers:** _____

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*
46 *Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 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
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 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
55 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.