



KOTHE

REAL ESTATE PARTNERS

OFFICE BUILDING
FOR SALE OR LEASE
UP TO 82,000 SF

**744
HEARTLAND
TRAIL**

**MADISON,
WI**

**SALE PRICE
REDUCED**

**\$8,610,000
\$105/SF**

LEASE RATE

**\$15.50 RSF
MIN 20,000 SF**



PRIME OFFICE SPACE ON MADISON'S WEST SIDE

- Building Size: Up to 82,017 SF available
- Property: 2-story Class A/B on 7.2 acres
- Location: Old Sauk Trails Park, minutes from Hwy 12/18
- Access: Frontage & visibility on Deming Way & Heartland Trail
- Features:
 - Recent mechanical, interior and exterior upgrades
 - 1000 kV full-building backup generator
 - Redundant fiber with CAT 6 cabling
 - Ceiling heights up to 12'-14' to the deck
 - 322 parking stalls
- Opportunity: Ideal for owner-occupants or investors
- Amenities: Close to hotels, dining, shopping, and fitness centers
- Expansion Potential: on this 7.2 acre site

TERI BELL
608.354.2808
teri@kotherep.com

Information presented herein is based on estimates and assumptions and is for illustration purposes only. No representation, warranties, or guarantees of any kind are made.

744 HEARTLAND TRAIL

BUILDING INFORMATION



BUILDING SF: 82,017 SF
1st Floor Office: 54,078 SF
2nd Floor Office: 20,067 SF
Lower Level Storage: 7,872 SF

Year Built: 1988/1989
Parcel Size: 7.2 acres

Parking: 322 stalls; 3.93 per 1,000 SF, resurfaced 2014

Zoning: Suburban Employment Center

Roof: TPO, flat rubber membrane (2014)

Electric: 2500amp 480v 3phase

Generator: 1000 KV (2014) Full building back-up

HVAC: Forced-air VAV rooftop units (4) controls (2022); RTU 1 (2023); RTU 3&4 (2014)

Water Heater: One (2023)

Fiber: Redundant fiber options (TDS & Charter, CAT 6)

Fire Protection: Wet sprinkler system, Flow 272.4

Interior Updates: Carpet (2014), most Restrooms (2020)

Overhead Door: One (1) 8'x8'

Expansion: Site expansion possible.

Ceiling Heights: 8'-9' to ceiling grid; 12-14' to deck

Boilers: Three (2014)

Exterior Lighting: LED (2017)

Existing Tenant: Short-term lease existing on 5,588 RSF



744 HEARTLAND TRAIL

PARKING & BUS LINE



322 Parking Stalls



Madison Metro:
Excelsior & Deming (EB)

744 HEARTLAND TRAIL

PHOTOS



744 HEARTLAND TRAIL

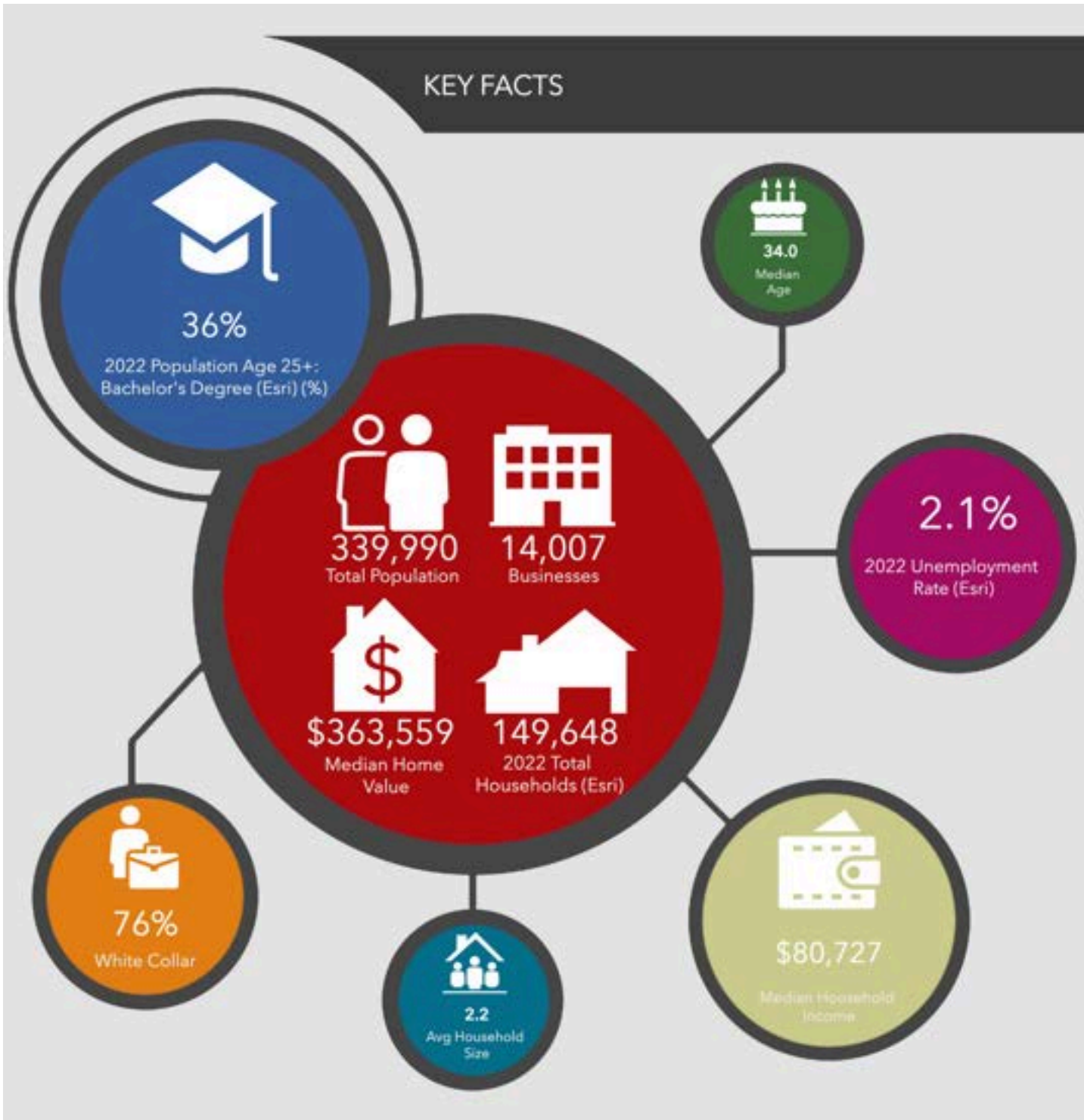
AREA AMENITIES

Rare opportunity to own or lease up to 82,000 SF, perfectly suited for a single user with expansion available to make your own. With ample parking and easy access to major highways, this prime location offers convenience and accessibility for both employees and clients.



*Within 10 miles

KEY FACTS



Source: ESRI, Esri-Data Axle, Esri-U.S. BLS. Esri forecasts for 2022, 2027.



TERI BELL
608.354.2808
teri@kotherep.com

744 HEARTLAND TRAIL

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

BROKER DISCLOSURE TO CUSTOMERS

You are the 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:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- 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.
- 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).
- 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 (see "Confidentiality Notice To Customers" below).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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 property inspection, contact an attorney, tax advisor, or property 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 a broker's duties 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 or 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 section 452.01 (5g) of the Wisconsin statutes (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 is aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information that 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)

SEX OFFENDER REGISTRY

Notice: 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 phone at 608-240-5830.

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.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.



TERI BELL
608.354.2808
teri@kotherep.com

Information presented herein is based on estimates and assumptions and is for illustration purposes only. No representation, warranties, or guarantees of any kind are made.