

# MARKET Nº5

A STEVE BROWN PROPERTY

***VERONA RETAIL  
FOR LEASE***

Key Commercial Real Estate LLC | 608-729-1800 | [www.keycomre.com](http://www.keycomre.com)

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# Property Details

## OVERVIEW

Market No. 5 is a new urban lifestyle center that offers powerful, high-end retailers and restaurants a modern version of “old main street” on Verona’s affluent west side. The center’s design theme offers a sophisticated ambiance by providing amenities such as fountains, elaborate landscaping, and street furniture that are conducive to casual browsing and pedestrian lifestyles.

[Click here to see our video tour!](#)

## HIGHLIGHTS

- **Lease Rate: \$20.00-\$24.00/sf NNN**
- **NNN Estimate: \$5.60/sf**
- 1,400 - 2,100 square feet
- Ample parking with 5/1000 ratio onsite
- Flexible footprints in four stand-alone buildings
- Outdoor patio options available
- Close proximity to 9,000+ Epic Employees
- Adjacent to Verona Area High School with a capacity of 2,500 students
- New Starbucks adjacent to site.
- Tenants include Grace Coffee, Dragon Fly Hot Yoga, Ecco Salon, Lavish Nail Lounge, MedSpa, Dental and more!



# Location & Demographics



**New High School - 2,500 capacity with 589,600 SF on 161 acres.**

- Performing Arts Center
- Football Stadium-3500 seats
- Field House-2500 seats
- Aquatic Center
- Soccer, Lacrosse, Tennis,

## PEDESTRIAN-FRIENDLY

The location encourages and supports a wide range of transportation choices via proximity to the Military Ridge path, a public transit bus stop, neighboring multi-family residential, and highly trafficked streets.



## VAHS Rendering



# Verona High School

**Capacity:** Up to 2,500 Students

**Building Size:** Approx. 600,000 sf

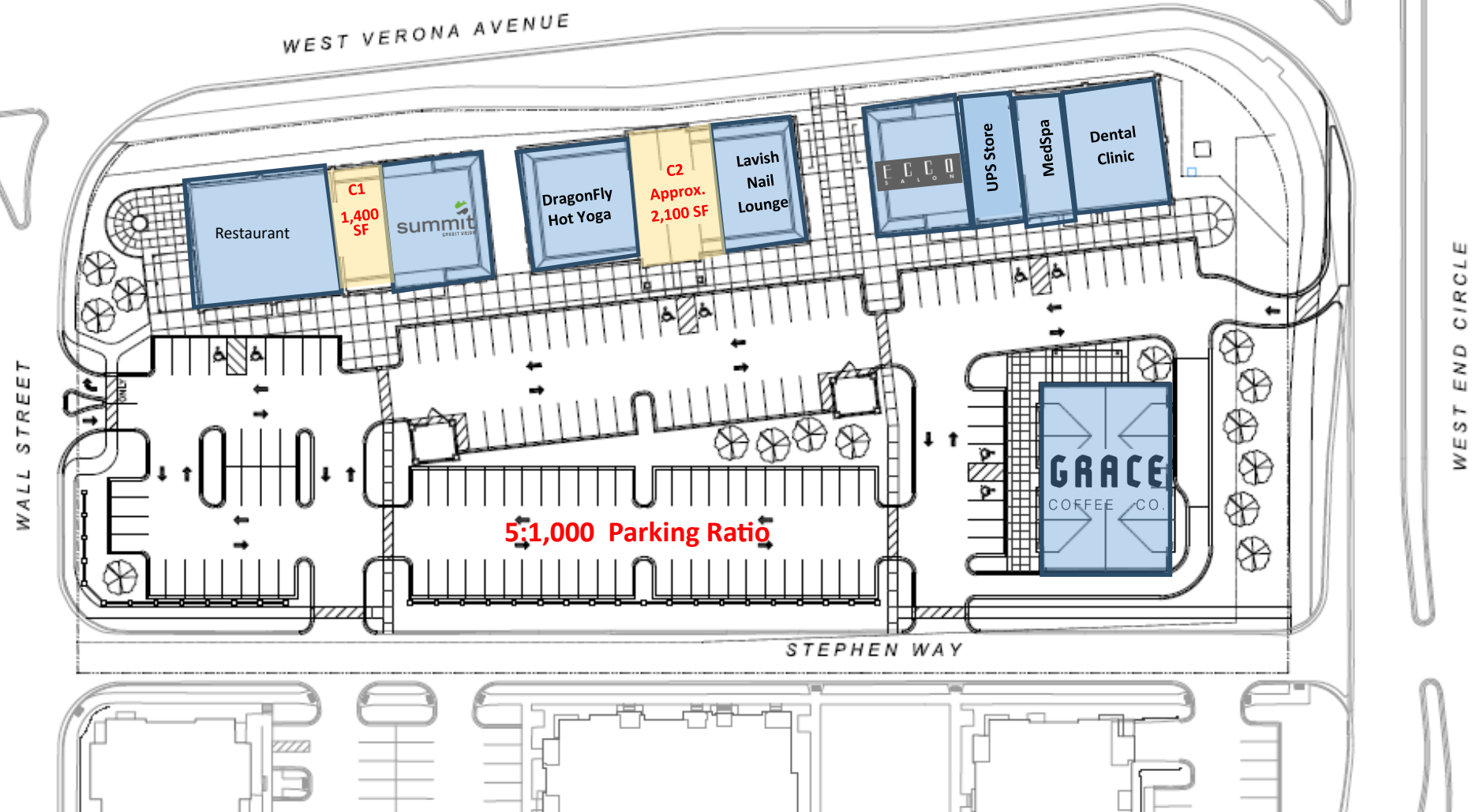
**Lot Size:** Approx. 106 Acres

**Features include:** 2 softball fields, 2 baseball fields, 2 soccer fields, 3 practice fields, as well as a new football stadium.

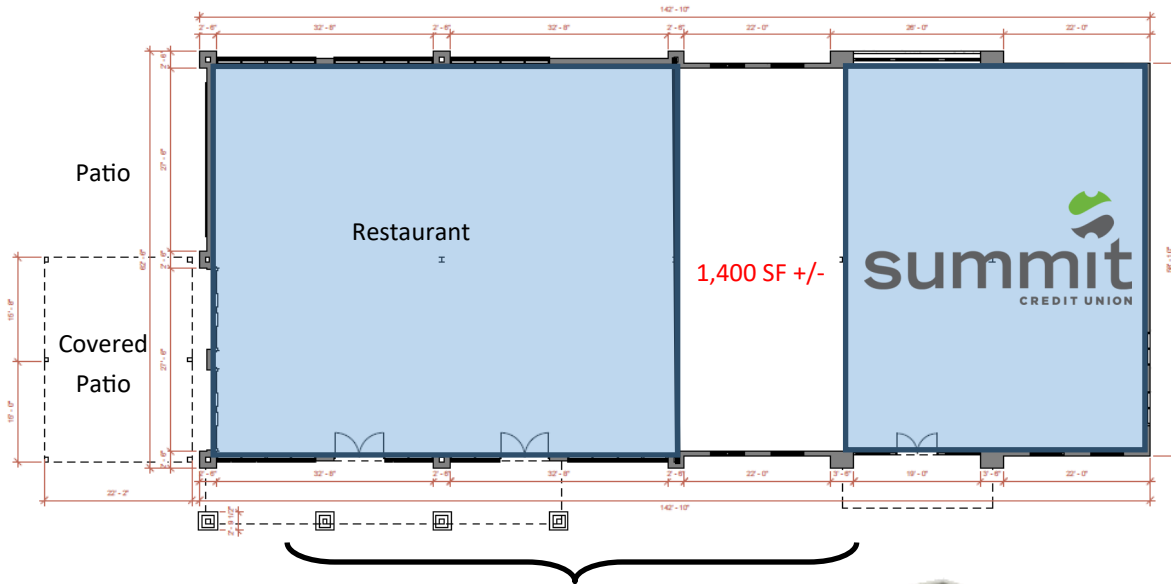


WEST VERONA AVENUE

# Site Plan

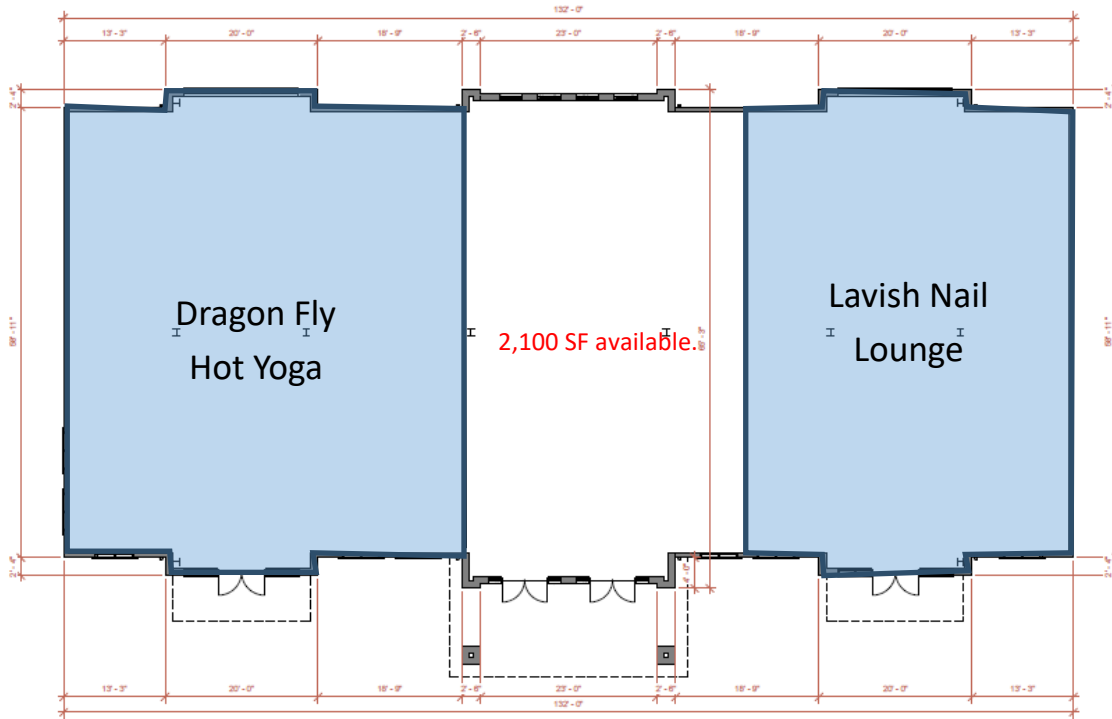


# Building Plans | C1



- **Approx. 1,400 SF**
- **Ceilings range from 12' - 15'8"**
- **Endcap with outdoor patio is first space visible to Epic employees on their way home**
- **Ideal for restaurant/bar**
- **Garage doors to patio**
- **Canopy covering concrete slab**

## Building Plans | C2

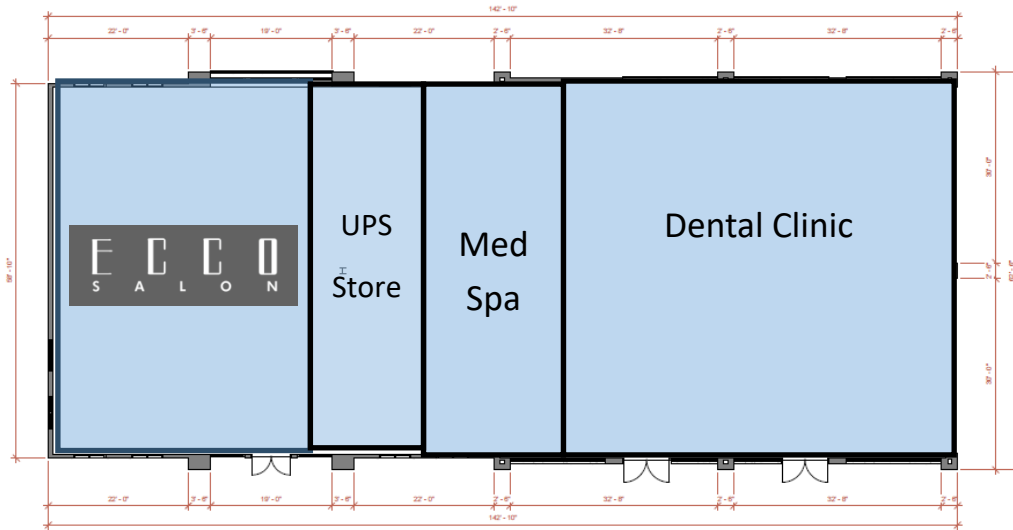


- 2,100 SF available
- Accommodates up to 3 individual tenants
- Ceilings range from 11' - 22'



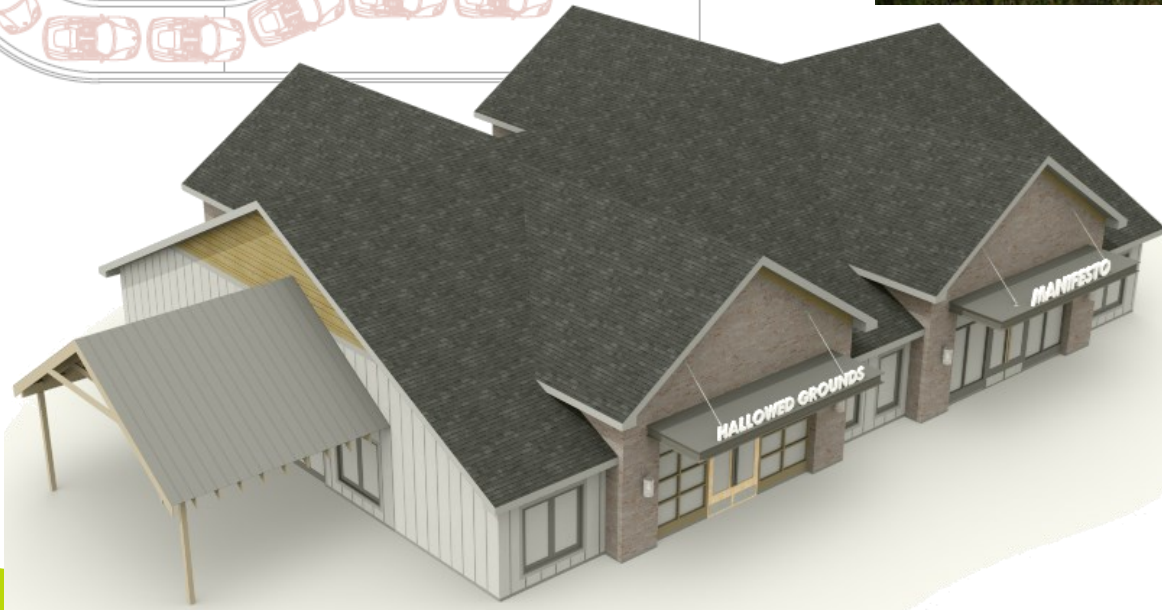
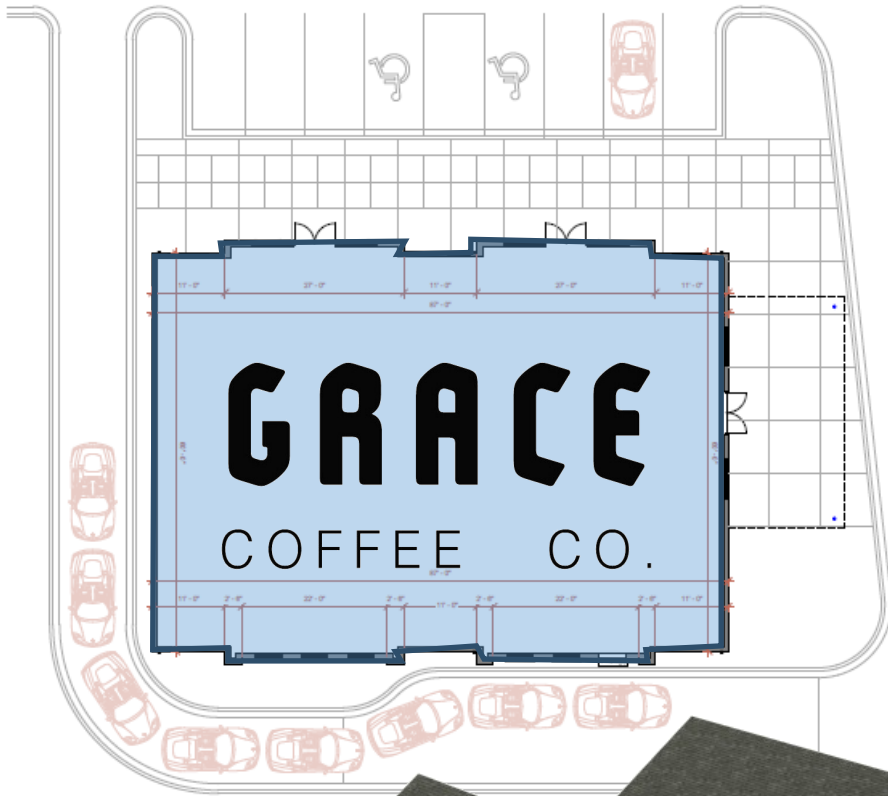


# Building Plans | C3



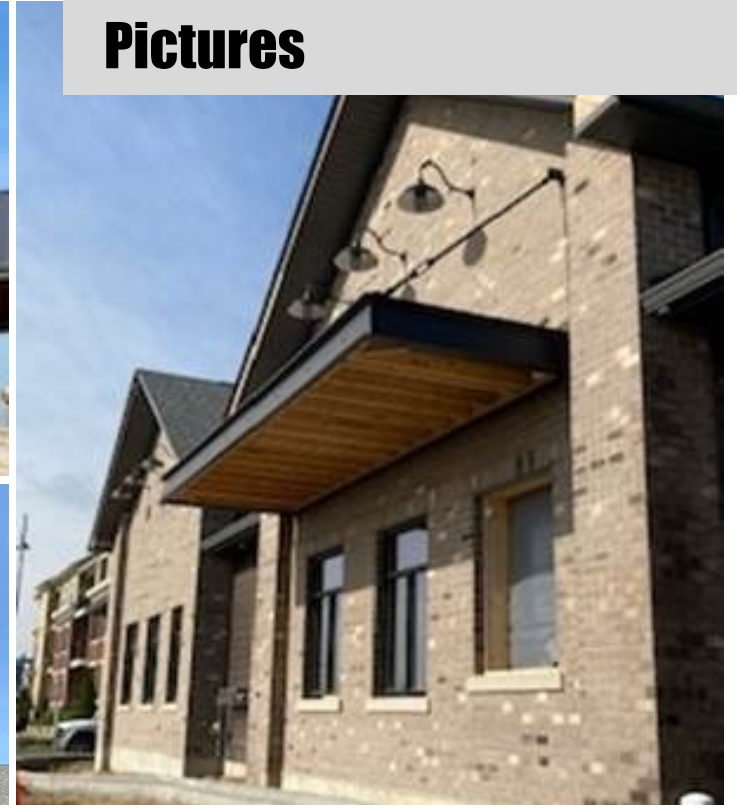
- Ceilings range from 12' - 15'8"

## Building Plans | C4



- 5,120 sf total (leased)
- Accommodates up to 3 individual tenants
- Ceilings range from 11' - 19'
- Endcap with drive-thru

# Pictures



**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.

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Broker Disclosure to