

# MADISON

## OFFICE PORTFOLIO

MADISON , WISCONSIN



INVESTMENT OFFERING | FOR SALE

### OFFICE PORTFOLIO

4600 AMERICAN PARKWAY  
5133 W TERRACE DRIVE  
MADISON, WISCONSIN

**CBRE**



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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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## EXECUTIVE SUMMARY

\$1,342,558

COMBINED NOI

8.0%

CAP RATE

\$16,780,000

PRICE

CBRE is pleased to present the opportunity to purchase two impeccably maintained office buildings in Madison Wisconsin. The offering provides an investor the value-add opportunity to further increase occupancy and drive rents, while maintaining a diverse and loyal base of existing tenants.

The buildings are just one-block apart – making it convenient to manage and maintain. Each building boasts impressive lobbies with modern finishes, ample on-site parking, fitness center, conference center, mature landscaping and walking trails within the American Center Business Park.

This is a rare chance to acquire two cash-generating office buildings with value-add potential at an attractive discount to replacement cost.



EASY  
ACCESS TO  
INTERSTATE



CONTINUED  
RENT  
GROWTH



EXCEPTIONAL  
AMENITIES



TROPHY  
OFFICE  
BLDGs

For More Information:

[www.madisonofficeportfolio-cbre.com](http://www.madisonofficeportfolio-cbre.com)

CLICK HERE



## INVESTMENT HIGHLIGHTS



### 4600 AMERICAN PARKWAY MADISON, WISCONSIN

SIZE	75,375 RSF	OCCUPANCY	73%
NOI	\$563,196	STORIES	3
CAP RATE	8.0%	LAND AREA	5.08 A
ROOF	Membrane	ELEVATORS	2
EXT FINISH	Precast	ASSESSED VALUE	\$9,130,400



### 5133 W TERRACE DRIVE MADISON, WISCONSIN

SIZE	79,121 SF	OCCUPANCY	83%
NOI	\$779,362	STORIES	4
CAP RATE	8.0%	LAND AREA	7.5 A
ROOF	Membrane	ELEVATORS	2
EXT FINISH	Brick and Glass Curtainwall	ASSESSED VALUE	\$9,300,000

**\$1,342,558**

COMBINED  
NOI

**8.0%**

CAP  
RATE

**\$16,780,000**

PURCHASE  
PRICE

**78%**

OVERALL  
OCCUPANCY

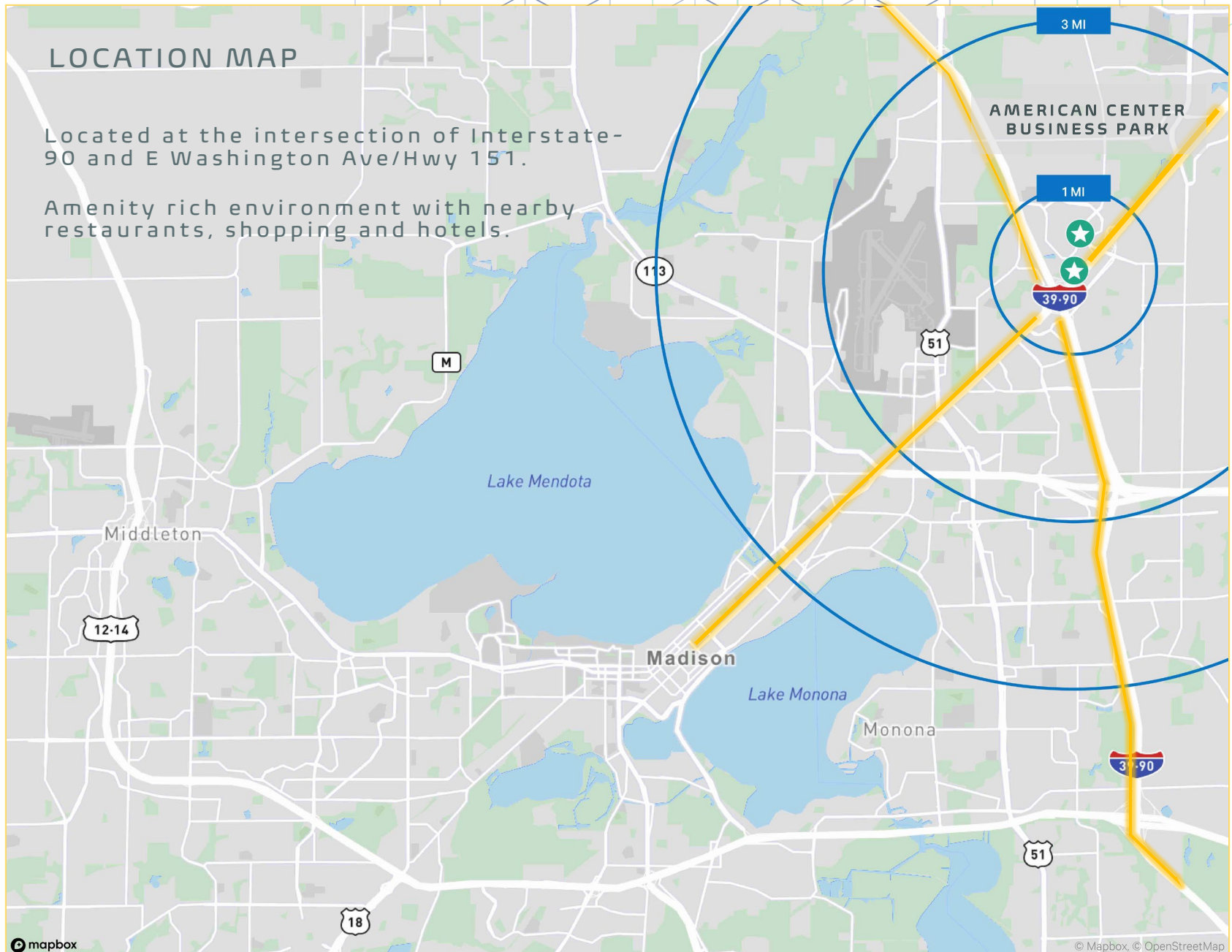
The offering is priced at an attractive 8.0% cap rate, allowing for positive leverage and cash flow growth.



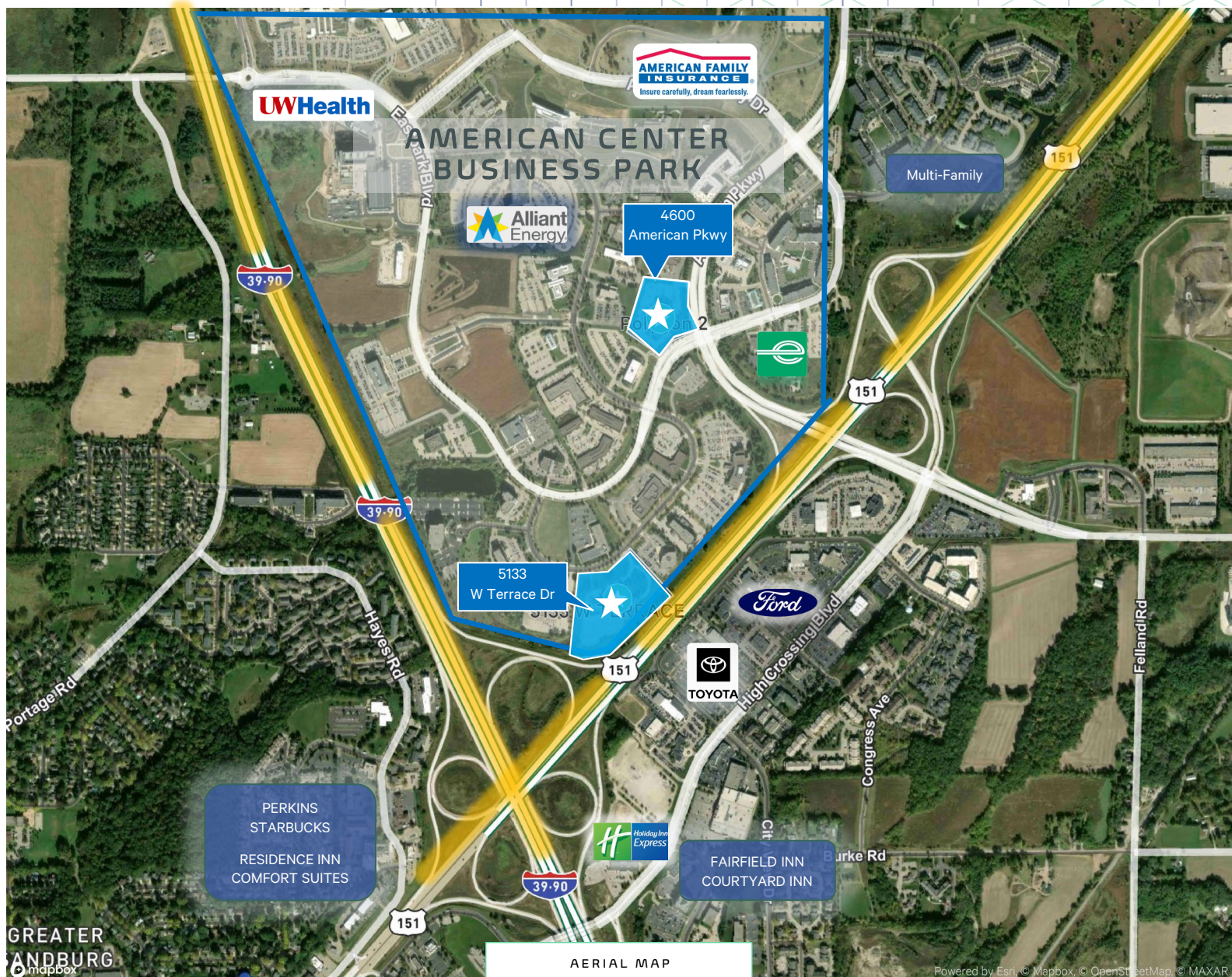
## LOCATION MAP

Located at the intersection of Interstate-90 and E Washington Ave/Hwy 151.

Amenity rich environment with nearby restaurants, shopping and hotels.







AERIAL MAP

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# 4600

AMERICAN  
PARKWAY

MADISON, WISCONSIN

76,891 SQ FT  
3-STORY

**CBRE**

4600 American Parkway

## A prestigious Class-A office building at the entrance to the business park.

Prominently located at the entrance to the American Center Business Park. The striking three-story building spans over 76,000+ square feet and boasts a two-story glass atrium lobby with polished granite flooring and seating for visitors. It has proven to be an ideal location for national companies, medical users, and various professional firms. Employees and visitors enjoy free parking along with other conveniences that are within walking distance.

Ownership's investment and focus on providing a quality office environment has attracted a high-quality tenant roster of companies in growing industries mixed with stable professional firms and medical users.

### PROPERTY OVERVIEW

<b>Rentable SF</b>	75,375 RSF 76,891 RSF (BOMA Remeasure)
<b>Occupancy</b>	73%
<b>Year Built</b>	1994
<b>Stories</b>	Three
<b>Parking</b>	4: : 1000
<b>Parcel Size</b>	5.08 Acres
<b>Assessed Value</b>	\$9,130,400
<b>Amenities</b>	Large conference center with AV Break Area next to Conference Center Atrium Lobby



Highly Visible  
Easy Access



Conference  
Center



Class-A  
Corporate  
Office



NEW BOMA SF  
76,891



EST NOI  
\$563,196



Minutes to  
Airport





4600 American Parkway

High-end finishes, conference center and a state-of-the-art air purification system are amenities tenants appreciate

The building is a three-story steel frame precast office building with a partial basement that features a loading area with overhead door for convenient moving of office furniture and larger deliveries. Additionally, on this level, there is tenant storage and mechanical rooms.

Tenant amenities include a conference center with AV capabilities and a break-out area with vending and restrooms.

Post COVID, a Bipolar Ionization air purification system was installed.



Lobby



MADISON OFFICE  
PORTFOLIO

# Amenities



State-of-the-art **conference and training center** with seating for 50. Equipped with large screen monitors and AV equipment.



Café setting with vending is a quiet space for employees



Onsite document storage available



Secure building with after-hours card access



4600 American Parkway





**5133**

W TERRACE  
DRIVE

MADISON, WISCONSIN

77,817 SQ FT  
4-STORY

**CBRE**

5133 W TERRACE DR

## Your first impression is a vibrant and inviting atmosphere.

5133 W Terrace Drive is a 4-story glass and brick faced professional office building within the American Center business park. The building is highly visible and from Interstate 90/94 and U.S. Highway 151 with significant exposure to over 74,000 cars per day. Efficient, large floorplate design offers tenants optionality. The building sits on 7.5 acres and has more than ample parking, its very possible the building could be expanded. Current vacancy provides a great opportunity for NOI growth.

### PROPERTY OVERVIEW

<b>Rentable SF</b>	77,817 sq ft (BOMA Remeasure)
<b>Occupancy</b>	83%
<b>Year Built</b>	1998
<b>Stories</b>	Four
<b>Parking</b>	4 : 1000
<b>Parcel Size</b>	7.5+ Acres
<b>Assessed Value</b>	\$9,300,000
<b>Major Tenants</b>	American Family Insurance Aerotek Charter Spectrum Regional Office



Excellent  
Visibility from  
Interstate



Onsite Fitness  
Center



Updated Lobby &  
Common Areas



Occupancy  
83%



Est NOI  
\$779,362



New BOMA SF  
77,817



# Amenities



Large **fitness center** with cardio machines, stretching area and universal weight training machines.



Walking Trails



Onsite document storage available



Secure building with after-hours card access



Fitness Center



Lobby



Foot bridge -- part of nature trail

# Opportunity is knocking

Madison  
Office Portfolio

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