



INVESTMENT OFFERING

**For Sale**

5133  
W TERRACE DR.  
MADISON, WI

OFFERING BROCHURE

TROPHY OFFICE BUILDING  
HIGHLY VISIBLE FROM I-90/94

**CBRE**



## AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. (“CBRE”) operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

## CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

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

## DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current

or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.





## EXECUTIVE SUMMARY

\$779,362

NOI

8.0%

CAP RATE

\$9,750,000

PRICE

CBRE is pleased to present the opportunity to purchase an impeccably maintained office building 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 building is at the front of the the American Center Business Park. The building boasts an impressive lobby with modern finishes, more-than-ample on-site parking, fitness center, mature landscaping and direct access to nature trails within the business park.

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



EASY  
ACCESS TO  
INTERSTATE



CONTINUED  
RENT  
GROWTH



EXCEPTIONAL  
AMENITIES



TROPHY  
OFFICE  
BLDG

For More Information:

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

CLICK HERE



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

Price	\$9,750,000
Cap Rate	8%
NOI	\$779,362
Rentable SF	77,817 sq ft (BOMA Remeasure)
Occupancy	83%
Year Built	1998
Stories	Four
Parking	4 : 1000
Parcel Size	7.5+ Acres
Assessed Value	\$9,300,000
Major Tenants	American Family Insurance Aerotek Charter Spectrum Regional



Excellent  
Visibility from  
Interstate



Onsite Fitness  
Center



Updated Lobby &  
Common Areas



Occupancy  
83%



Est NOI  
\$779,362



New BOMA SF  
77,817



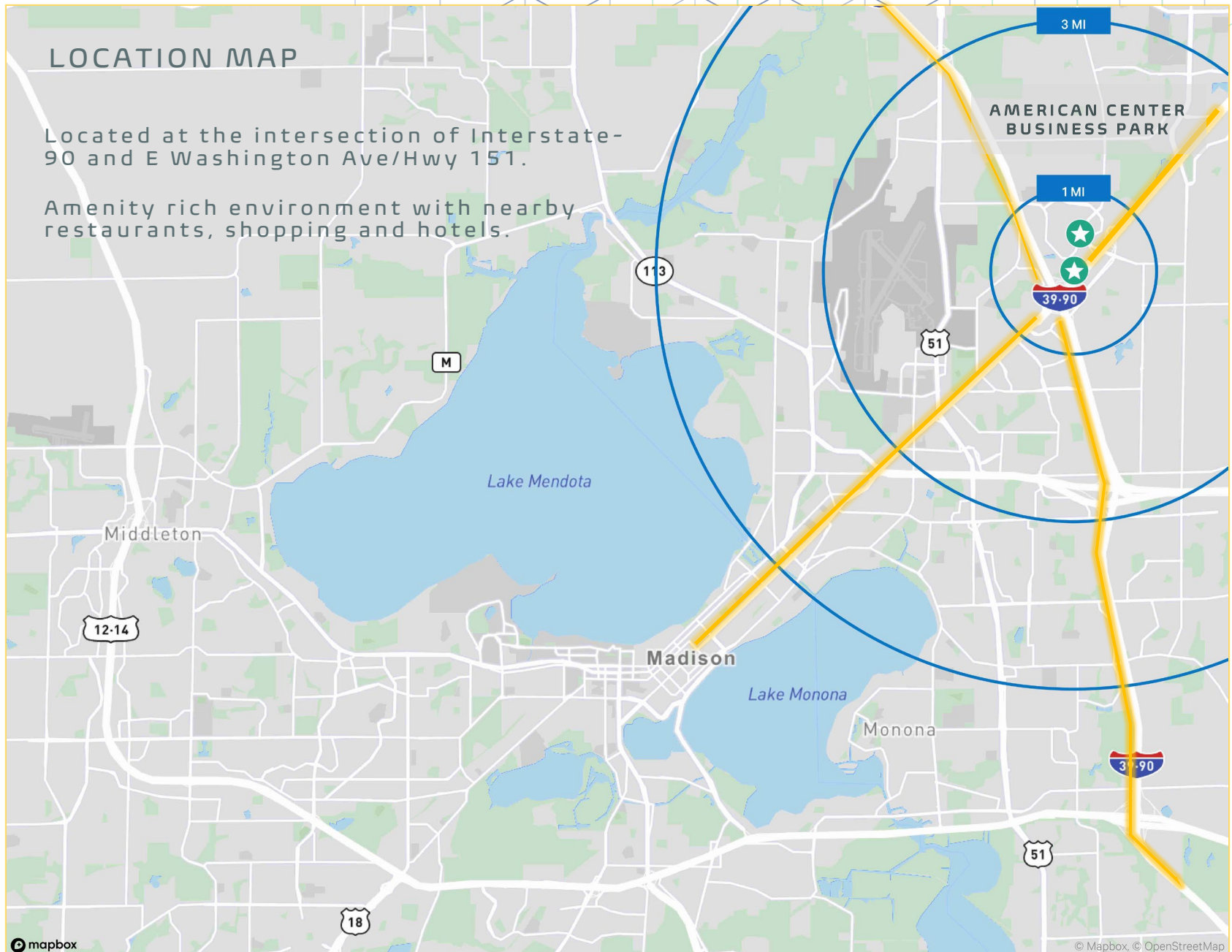




## LOCATION MAP

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

Amenity rich environment with nearby restaurants, shopping and hotels.



# 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



# Stacking Plan



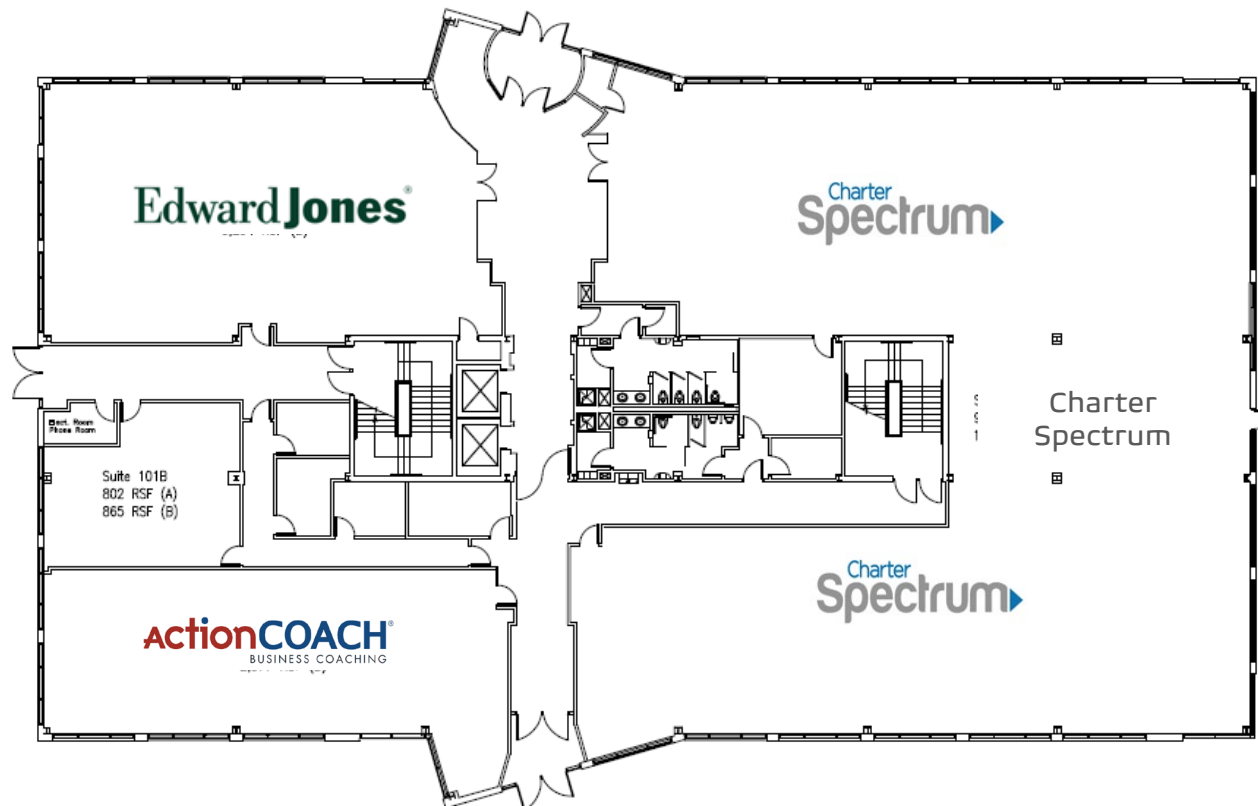
## Tenant Highlights

	 ACTION COACH	 AMERICAN FAMILY INSURANCE	 CHARTER COMMUNICATIONS	 AEROTEK
SUITE #	SUITE 104	2 <sup>ND</sup> FLOOR	3 <sup>rd</sup> FLOOR	4 <sup>th</sup> FLOOR
TOTAL SIZE	3,056 SF	20,763 SF	20,791 SF	7,515 SF
COMMENTS	Serving over 7 million investors . Their extensive network believes in a one-broker office model.	Insuring families for over 90 years. American Family Insurance has over 12 million customers	Spectrum is a broadband, internet, and cellular company. They are in 41 states and service more than 57 million homes. \$55 billion in revenue	Staffing company with a focus on recruiting for the construction, manufacturing, logistics and maintenance industries. Six offices in Wisconsin.



1 S T  
F L O O R

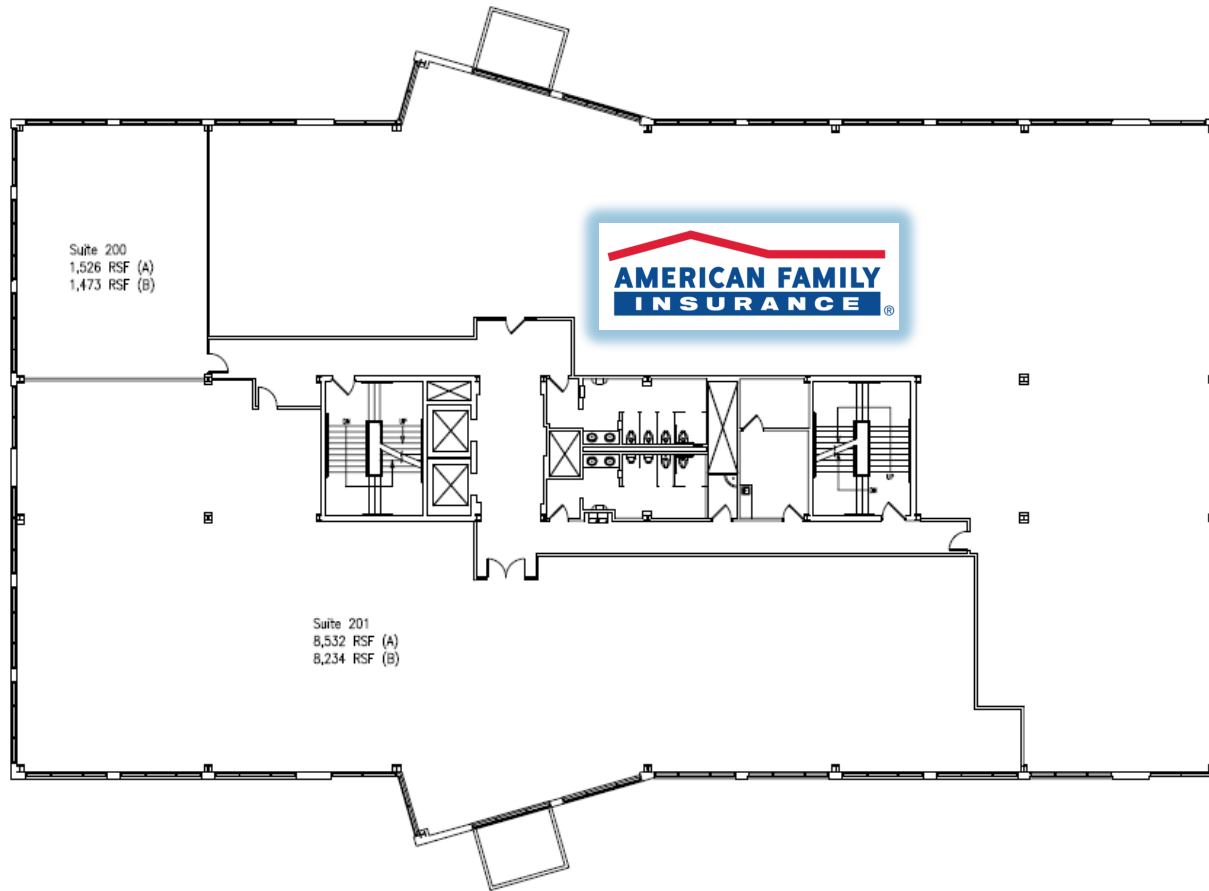
5133  
W TERRACE  
DRIVE



FLOOR PLANS  
W TERRACE DR

2 N D  
F L O O R

5133  
W TERRACE  
DRIVE

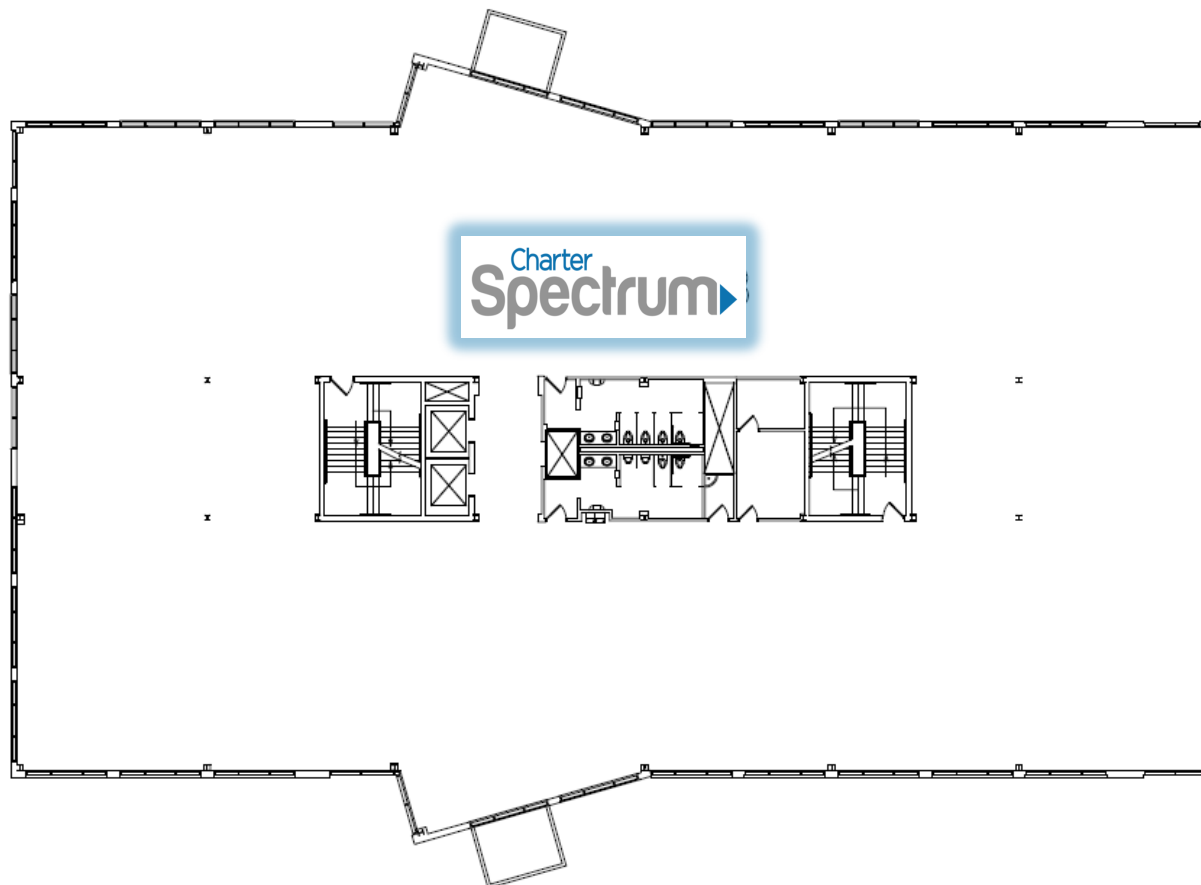


FLOOR PLANS  
W TERRACE DR



3 R D  
F L O O R

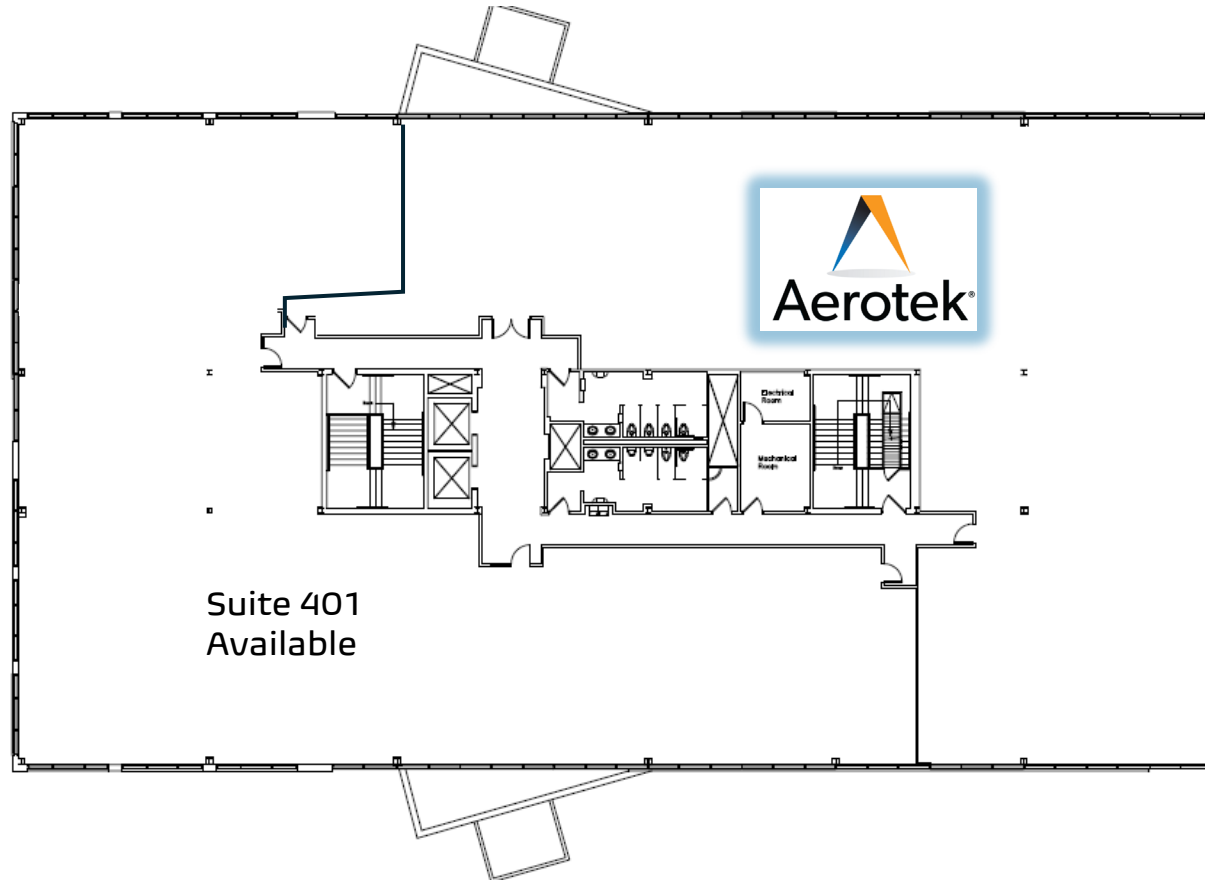
5133  
W TERRACE  
DRIVE



FLOOR PLANS  
W TERRACE DR

4TH  
FLOOR

5133  
W TERRACE  
DRIVE



FLOOR PLANS  
W TERRACE DR



# Opportunity is knocking

Madison  
Office Portfolio

## C O N T A C T S

**Brian Wolff**

Vice President

+1 608 513 9653

[brian.wolff@cbre.com](mailto:brian.wolff@cbre.com)

**Sean Beuche**

Vice President

+1 917 902 4842

[sean.beuche@cbre.com](mailto:sean.beuche@cbre.com)

**TO DOWNLOAD THE FULL OFFERING  
AND ACCESS THE FINANCIALS**

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



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness.

You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**