



FLEX/R&D AND OFFICE SPACE AVAILABLE

Hoepker Corporate Center

Highway 51 & Hoepker Road

Madison, WI 53704



About Hoepker Corporate Center

Hoepker Corporate Center consists of three flex/R&D buildings totaling more than 138,000 square feet, located 20 minutes east of the City of Madison, in Dane County, WI. The business center is located at the intersection of Hwy 51 and Hoepker Road. The masonry building design and landscaping project a high-end image while offering tenants affordable and flexible floor plans to meet their office, warehouse, R&D, light manufacturing, or showroom requirements.

For more information on Hoepker Corporate Center, visit: sjpi.com/hoepkercorporate

Flex/R&D Space

Flex/R&D Buildings

6608 Ronald Reagan Ave.	53,908 SF
6406 Ronald Reagan Ave.	42,784 SF
6504 Ronald Reagan Ave.	42,064 SF

Flex/R&D Specifications

Suite Sizes	2,664 up to 53,908 SF
Ceiling Height	16 ft. clear minimum
Parking	330 spaces
Heat	Natural Gas
Roof	EPDM rubber
Exterior Walls	Masonry
Loading	Dock or drive-in
Zoning	IL-Industrial Limited

LOCAL AMENITIES





Hoepker Corporate Center

HOEPKER ROAD

↑ 1 mile to I-94 ramps

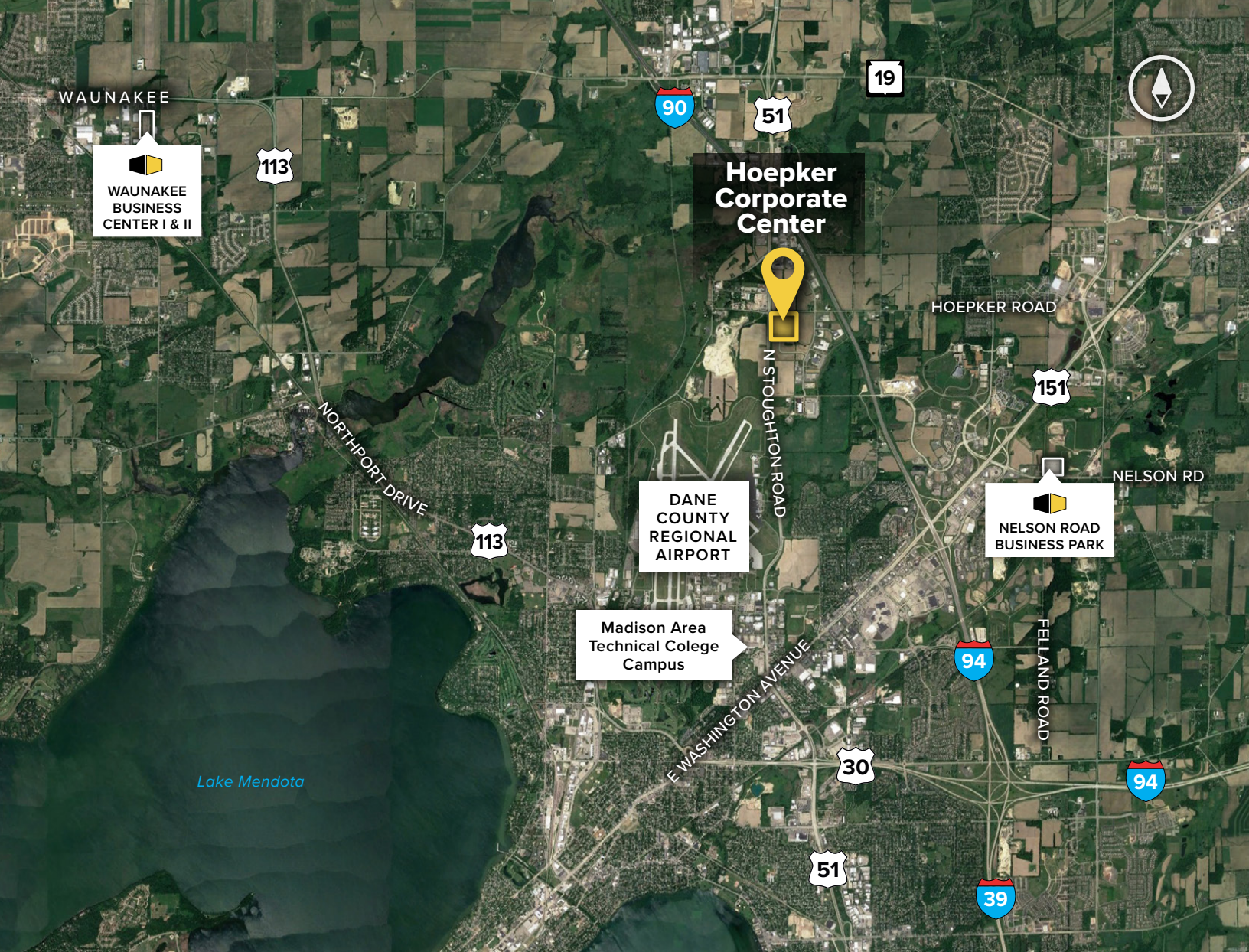


STOUGHTON ROAD



↓ 4 miles to Dane County Regional Airport





**For additional leasing information
or to schedule a tour, contact:**

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About St. John Properties

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 20 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.



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