

Highway Visible Office Building for Sale



101 Nob Hill Road
Madison, WI 53713

City of Madison Zoned "CC"

22,906 sq. ft. of Building

For More Information, Please Contact:

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PLATO
Commercial Real Estate

2801 International Lane, Suite 216
Madison, WI 53704

101 Nob Hill Road - Building for Sale



Property Summary

Sale Price: \$1,750,000

Sq. Ft.: Garden Level: 3,590 sq. ft. Main Floor: 9,658 sq. ft.
Top Floor: 9,658 sq. ft. Total Sq. Ft.: 22,906 sq. ft.

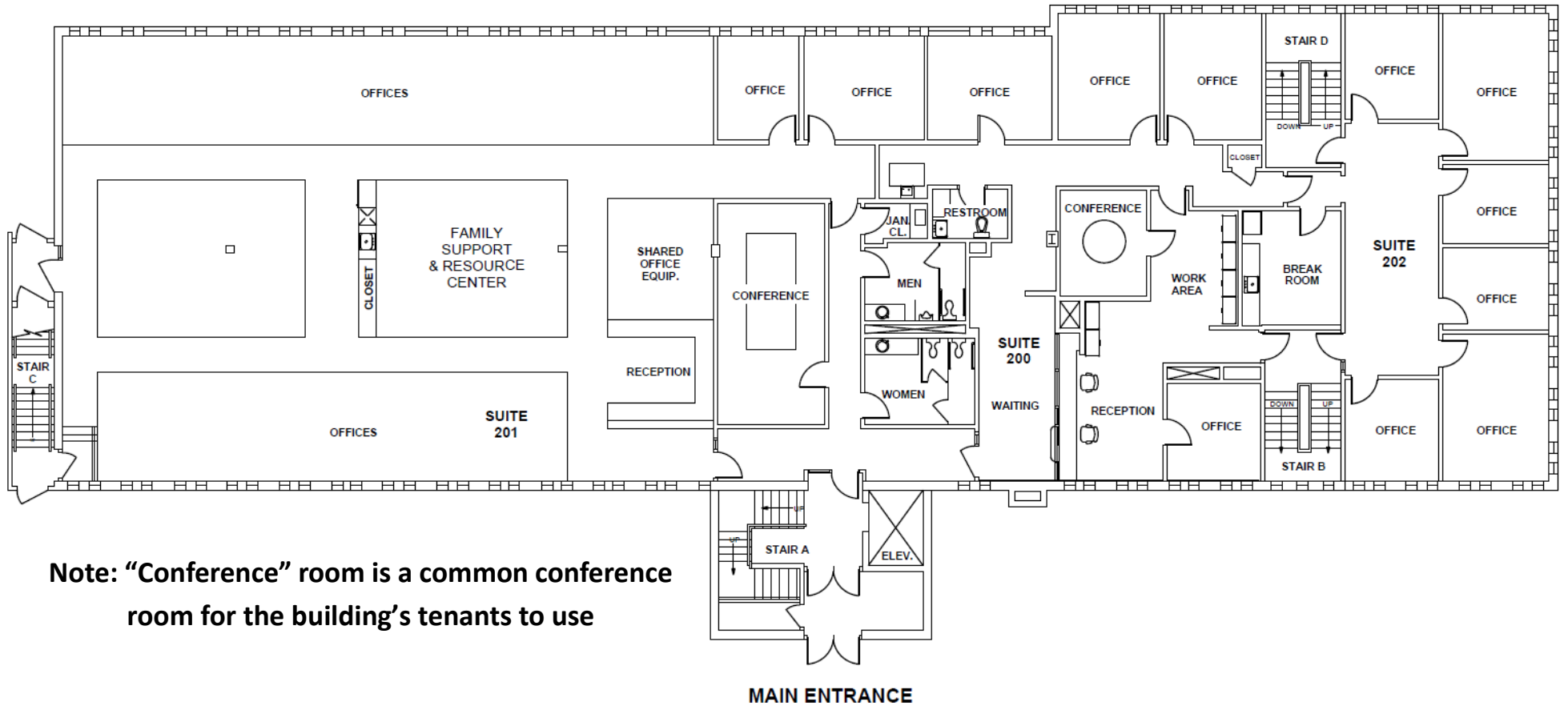
Zoning: City of Madison "CC"

Elevator: Yes, services Main and Top Floors

First time for sale in nearly 20 years, 101 Nob Hill Rd offers a central location as well as great Beltline Highway visibility at quite possibly the top 3 most trafficked points along the Beltline. Building is majorly leased with the bigger tenants being nonprofits while also having many smaller local/regional tenants. With a 4,000 sq. ft. suite ready and open for an owner-occupant, this property makes a great option for those who want a location for their business and a building to collect rent from.

***** Note: for financials, a NDA will need to be signed *****

101 Nob Hill Rd - Main Level Floorplan



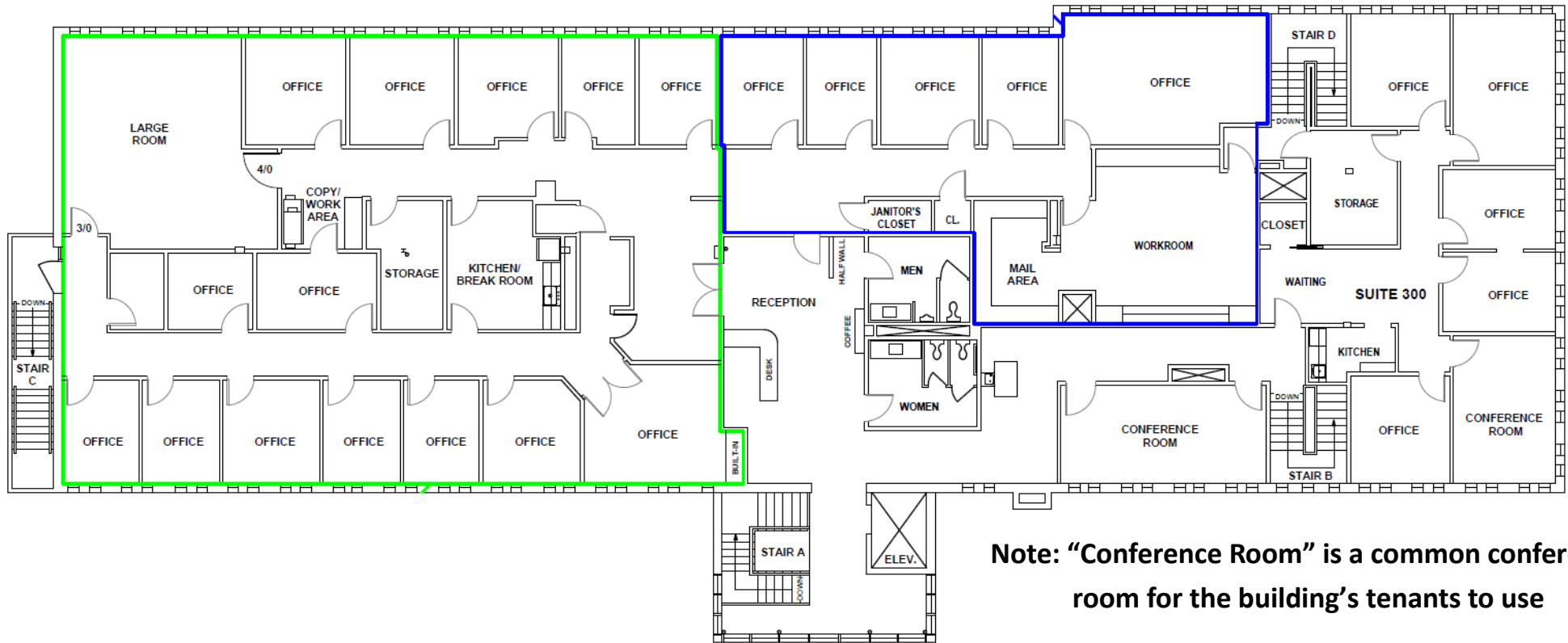
Note: "Conference" room is a common conference room for the building's tenants to use

MAIN ENTRANCE

WEST BELTLINE HIGHWAY

101 Nob Hill Rd - Main Level Floorplan

Unit outlined in **GREEN** is currently vacant

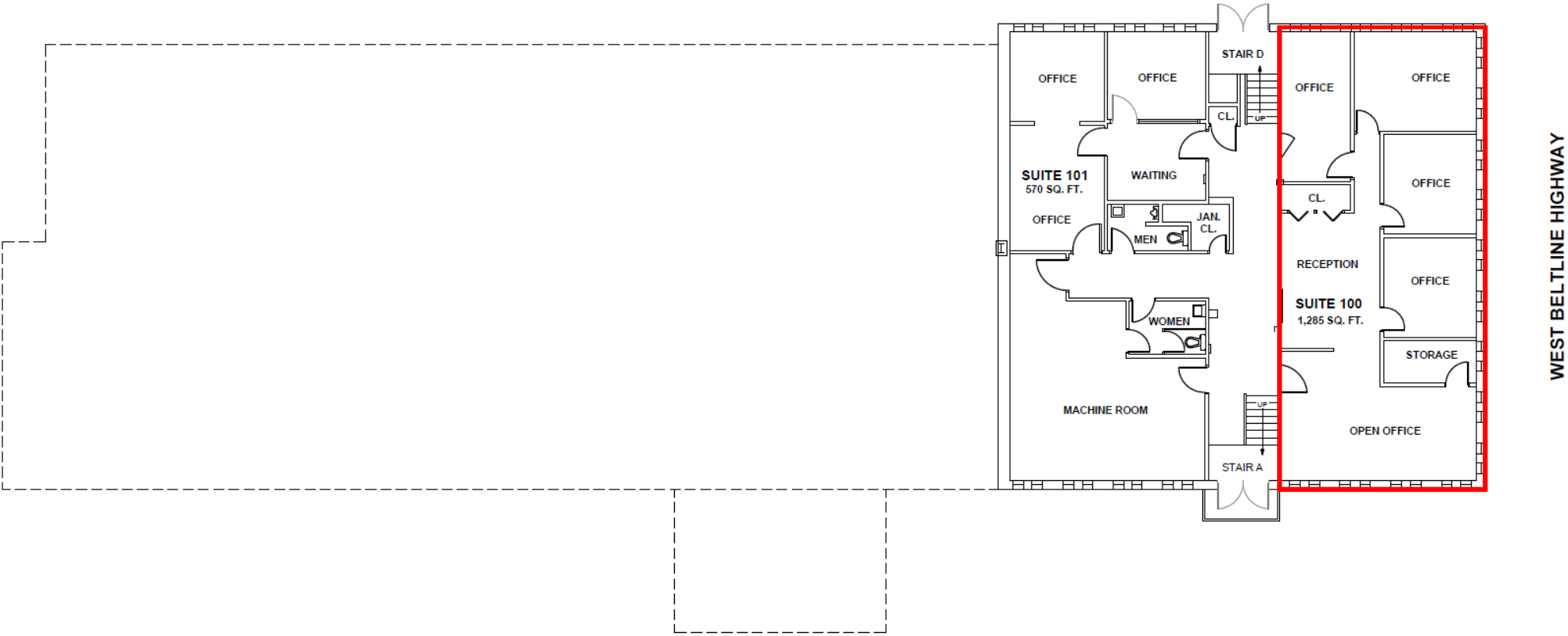


WEST BELTLINE HIGHWAY

Note: "Conference Room" is a common conference room for the building's tenants to use

101 Nob Hill Rd - Garden Level Floorplan

Unit outlined in **RED** is currently vacant



DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
 - 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
 - 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
 - 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
 - 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
 - 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
 - 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.
- 19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

- 28 The following information is required to be disclosed by law:
- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
 - 30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**
43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

MUTUAL CONFIDENTIALITY AGREEMENT

This agreement is entered into this _____ (date) by and between Nob Hill Real Estate, LLC and _____. Nob Hill Real Estate, LLC and _____ intend to engage in discussions and negotiations with regard to the sale of property describe as “101 Nob Hill Road, Madison, WI” (property). In the course of such discussions and negotiations, it is anticipated that each party may disclose or deliver to the other certain trade secrets or confidential or proprietary information for the purpose of enabling the other to evaluate the feasibility and desirability of completing a transaction, or either party may otherwise gain access to trade secrets or other confidential or proprietary information of the other. The parties named above have entered into this Agreement in order to assure the continued confidentiality of such trade secrets or other information in accordance with the terms of this Agreement.

NOW, THEREFORE, the parties agree as follows:

1. As used in this agreement, the term “Proprietary Information” shall mean all confidential or propriety information, and proprietary materials, of one party (the “Disclosing Party”), including financial information, operating statements, income and expense information, details concerning products, suppliers, operational and management systems.
2. The obligations of the Recipient under this Agreement shall apply to all Proprietary Information of the Disclosing Party which has been or may hereafter be disclosed, directly or indirectly, to the Recipient by the Disclosing Party, either orally or in writing, or delivered to the Recipient.
3. The Recipient and its personnel shall use Proprietary Information only to the extent necessary to determine the feasibility and desirability of entering into an agreement involving the sale of the Property with the Disclosing Party, and shall not use or exploit Proprietary Information for its or their own benefit or of another party without the prior written consent of the Disclosing Party. The Recipient shall disclose or deliver Proprietary Information only to person within its organization who have a need to know the same in the course of performance of their duties and who are bound by a written agreement to protect the confidentiality thereof.
4. The Recipient shall not directly or indirectly disclose, communicate or in any way divulge to any other person or entity any Proprietary Information (or, if Recipient is not an individual, permit or suffer its personnel to do so). The Recipient shall use the same degree of care, but no less than a reasonable degree of care, to prevent this disclosure of Proprietary Information to others as it uses to prevent this disclosure of its own confidential or proprietary information.

5. The obligations of the Recipient under this Agreement shall not apply to any Proprietary Information after five years from the date of disclosure.

6. The Recipient agrees that the Disclosing Party is and shall remain the exclusive owner of all Proprietary Information and all patent, copyright, trade secret, trademark and other intellectual property right therein. No license or conveyance of any such rights to the Recipient is granted or implied under this Agreement.

7. This Agreement may not be modified except by mutual written consent of both parties, and supersedes all prior agreements, written or oral, between the parties relating to its subject matter. This Agreement shall be governed by and constructed under the laws of Wisconsin. Any and all disputes arising from or in connection with this Agreement shall be settled by the competent court in The State of Wisconsin.

8. The Recipient agrees that its obligations hereunder are necessary and reasonable to protect the Disclosing Party, and expressly agrees that monetary damages would be inadequate to compensate the Disclosing Party for any breach of any covenant or agreement set forth herein. The Recipient agrees and acknowledges that any such violation or threatened violation would cause irreparable injury to the Disclosing Party and that, in addition to any other remedies that may be available, in law, in equity or otherwise, the Disclosing Party shall be entitled to obtain injunctive relief against any threatened breach of this Agreement or the continuation of any such breach, without the necessary of proving actual damages.

By: _____

By: _____

Title: _____

Title: _____

By: _____

By: _____

Broker: _____

Broker: _____