

FCS Partners L.L.C.
8001 Terrace Ave., Suite 202
Middleton, WI 53562
608-829-3450 ext. 622
www.fcspart.com

Suite 205, 8001 Terrace Ave., Middleton, WI

Private office/assy./flex space located on the second floor of a 75,000 sq ft. multi-tenant building at 8001 Terrace Ave. becomes available on August 15st and can be built out to satisfy unique office and/or technical needs, including laboratory. Location is in “tech-friendly” Middleton five miles from downtown Madison and the University of Wisconsin accessible by car, bus, bike or foot. Many food, shopping, and residential living options are walking distance from the site.

Amenities in suite:

- >5,000 sq. ft. secured office/multi-use/flex/tech space,
 - Up to 4,000 sq. ft. finished open and office space used as-is or built out,
 - 3-6 finished offices, in-suite meeting room, and several open work areas,
 - Dedicated kitchenette, and toilet rooms in suite,
- 110/220V electricity in suite, 380V and 480V available. Many independent circuits for freezers, technical, and/or laboratory equipment,
- IT cabinet with cat5 runs to all rooms,
- Tile and vinyl in flex spaces, carpet and vinyl flooring in finished offices and meeting rooms,
- Approx. 8’ drop ceiling,
- Clean space to be built out per client specification,
- Independent HVAC system serving the suite, lab-specific air handling (cleanroom, makeup air, etc.) and ventilation, facilities would be designed and built to client specification, if required,
- 1st floor entrance with dedicated stair and elevator access to suite,

Building wide amenities:

- 1,800 sq ft. warehouse with truck-height shipping docks are shared with other tenants - two bay doors, forklift, pallet storage, etc. Daily service from Fed Ex, USPS, UPS, and all major carriers.
- Shared amenities available to all second-floor tenants: Kitchen, break room, parking, 10-person conference room, limited non-secure pallet storage, public WIFI,
- Dedicated high speed Fiber Optic connection available from: Supranet, Spectrum, TDS and ATT,
- Owned and operated by onsite landlord,
- Security conforming to US Federal government standards,

Terms:

- Lease length and terms negotiable,
- Landlord will manage architectural design and building process, but operation-specific permitting provided by tenant,
- Partial occupancy available September 1, build-out process can begin immediately,

Other:

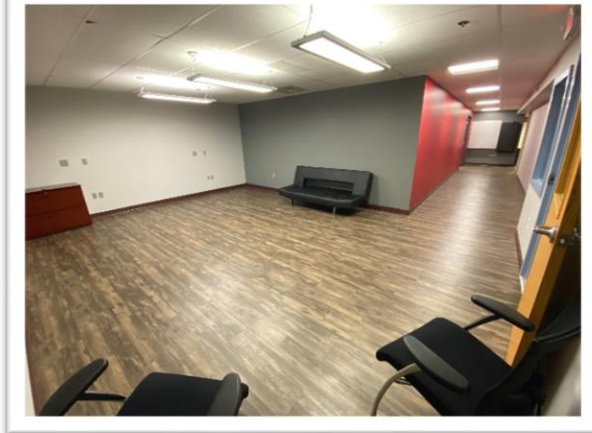
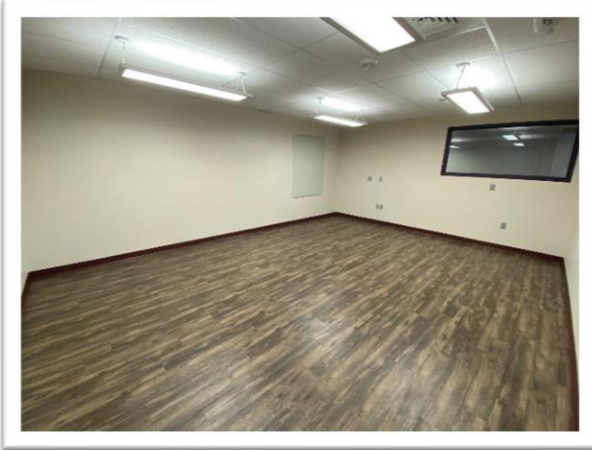
Within last year landlord renovated a similarly sized chemical and electric laboratory which included, clean space, specialty HVAC, water, gas, power and other unique amenities, Buildout took less than 6 months from start to finish.

Additional pictures available upon request. The diagram on page 3 illustrates a potential lab use of the space which is currently office and technical/assembly.

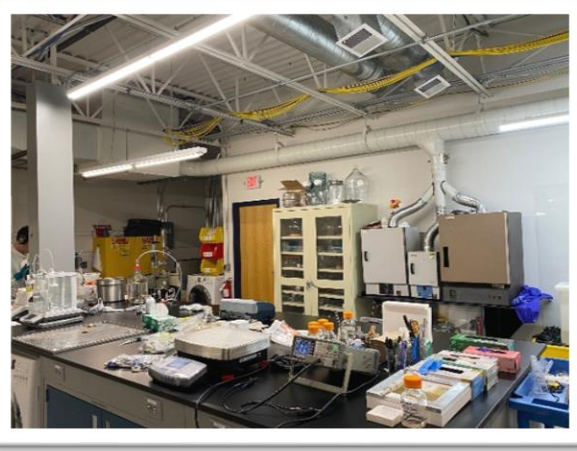


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Current space

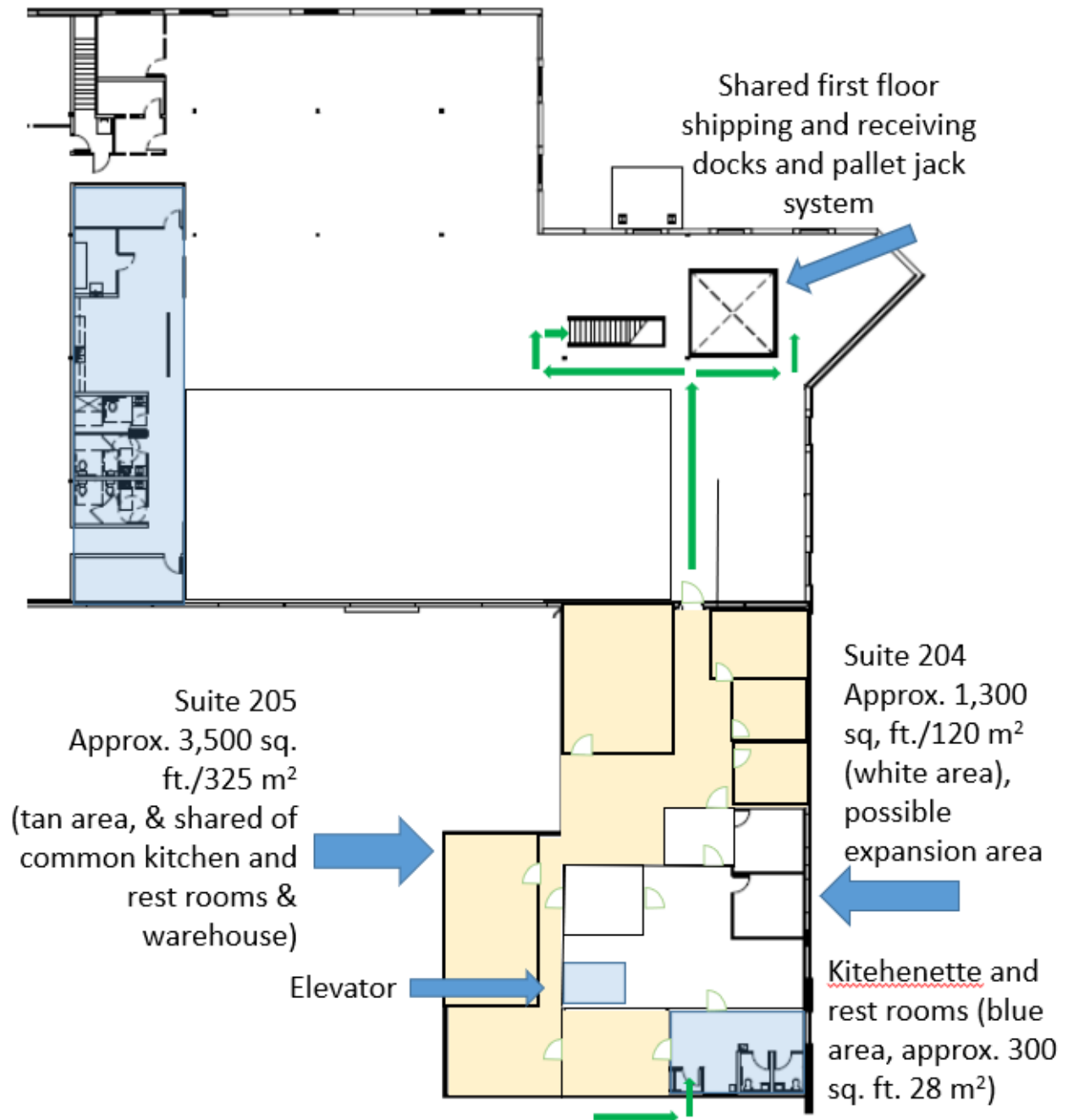


Recently renovated wet lab example



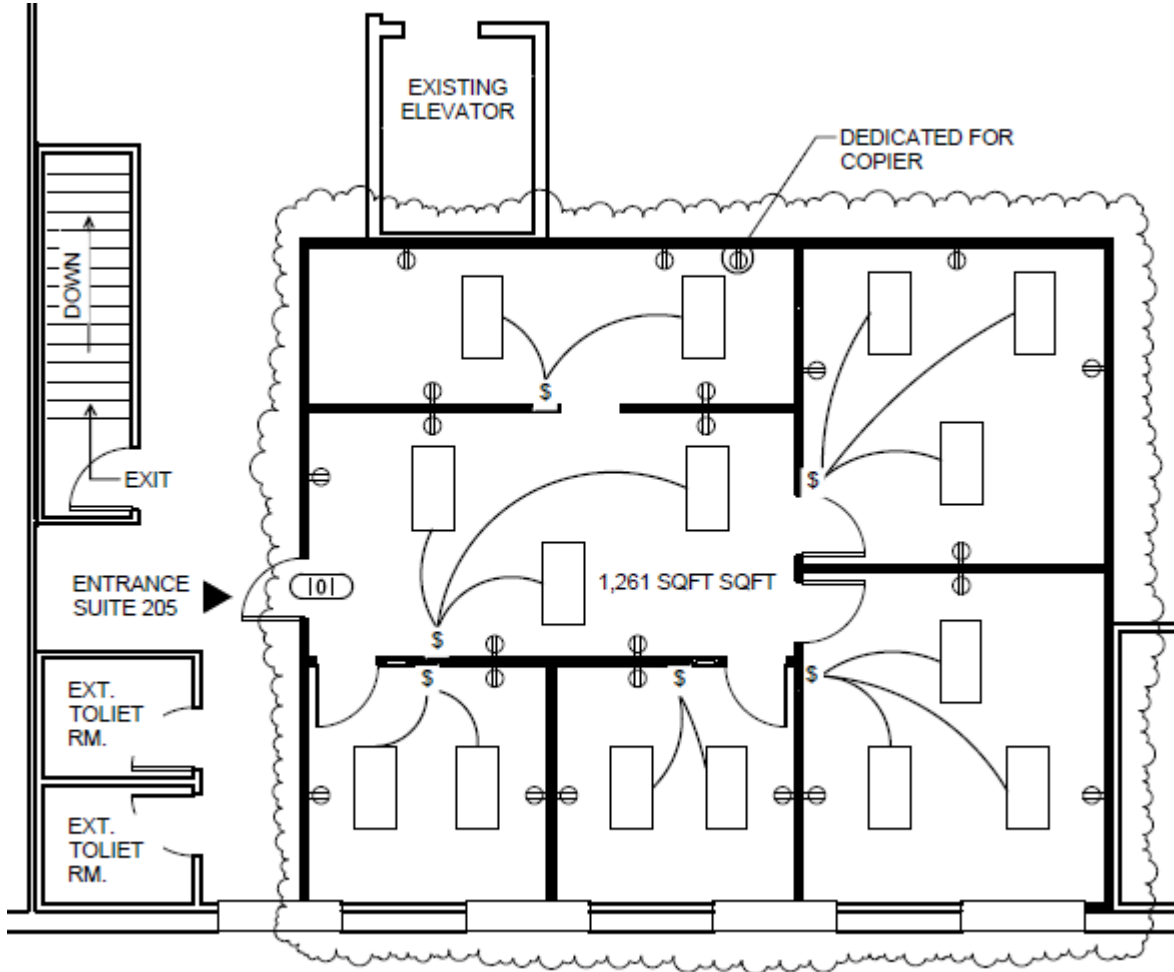
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Current layout, suites 204 and 205



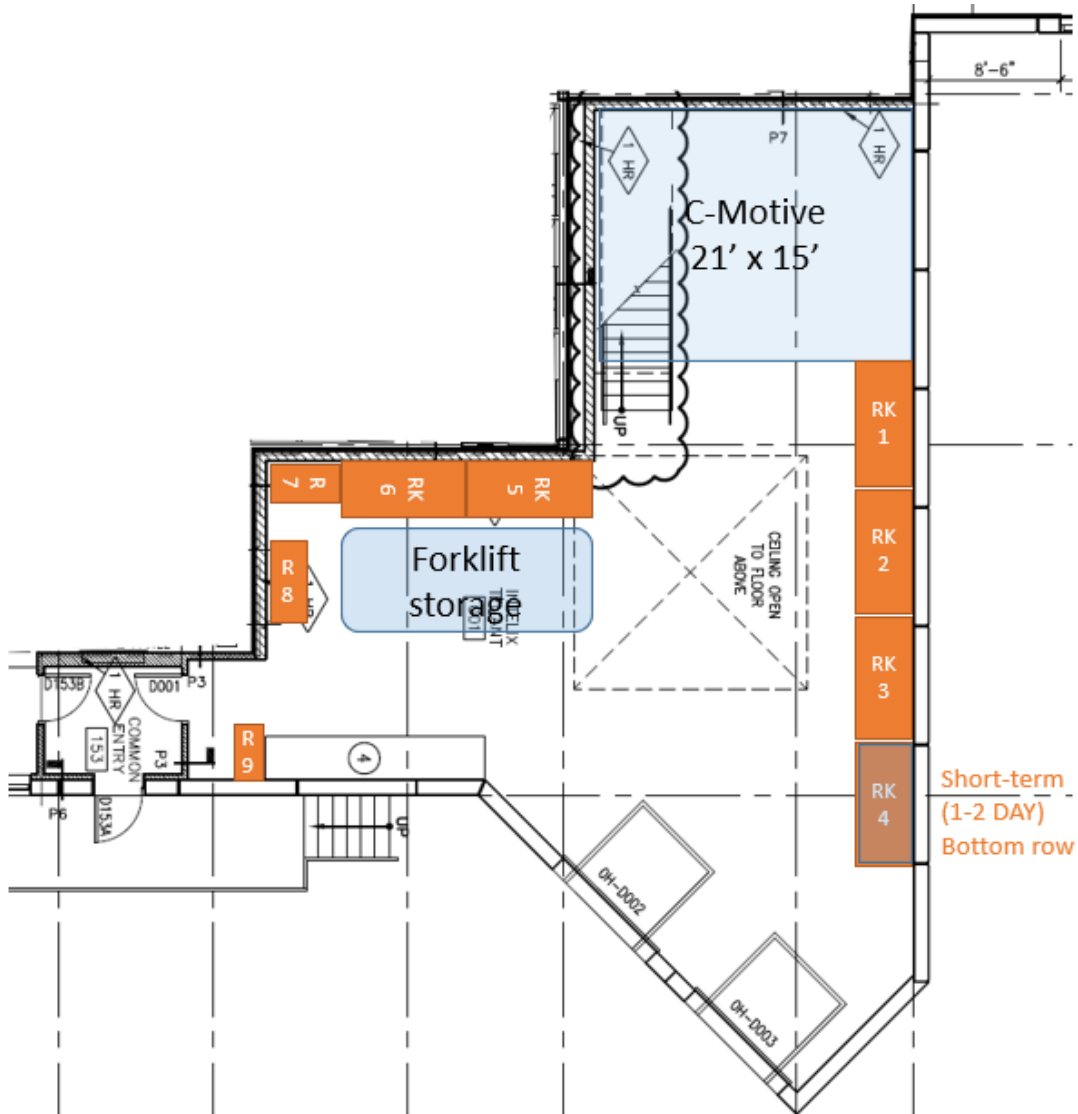
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Suite 204



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Shared Shipping and receiving



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Potential Lab use – combine suites 204 and 205

