

FOR LEASE

BLOCK 5 AT
**MADISON
YARDS**

4730 SHEBOYGAN AVE
Madison, WI

CBRE



Conceptual image

PREMIER CLASS A OFFICE SPACE

BLOCK 5 AT MADISON YARDS

Premier Class A Office,
Medical or Clinical Space

Block 5 will be the final block to be developed at Madison Yards

This premier Class A office and/or medical building will offer structured parking, up to 15,000 sq ft of first floor retail space, and it has the potential for rooftop patio areas.

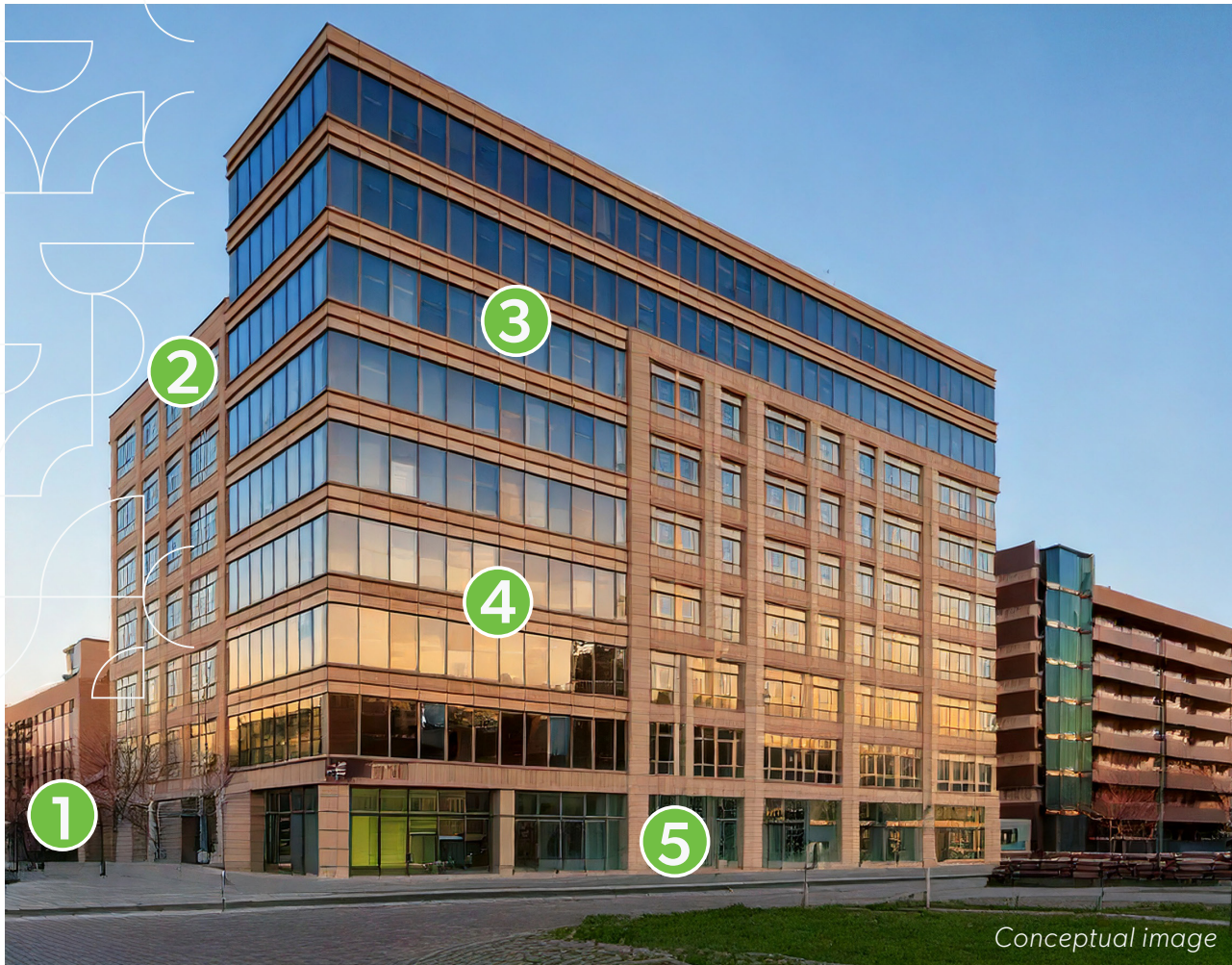
The design is entirely flexible at this point, but a 7- to 10-story building is envisioned.

Available Space	Up to 180,000 SF available, divisible
Status	"Shovel Ready" Build-to-Suit (Single or Multi-tenant).
Timeline	Construction timeline commensurate with final project size and scope.
Parking	Onsite structured parking at monthly rates

Conceptual image

BUILD-TO-SUIT (SINGLE OR MULTI-TENANT)

Flexible development with up to 180,000 SF SF available.



Conceptual image

1. Ample structured parking
2. Potential for rooftop patios with Lake Mendota and Downtown Madison views
3. Floor-to-ceiling glass for maximum natural light
4. +/- 20,000 SF Floors
5. Additional onsite amenities may include fitness center, conference center, and indoor bike storage.

AMENITIES AT MADISON YARDS

HOTEL

National hotel brand to open in 2026 on Block 4.

RESIDENTIAL

Existing EO luxury apartments located on Block 2, and residential moving forward on Block 3.

RETAIL

Whole Foods is open, and additional retail to follow.

OFFICE

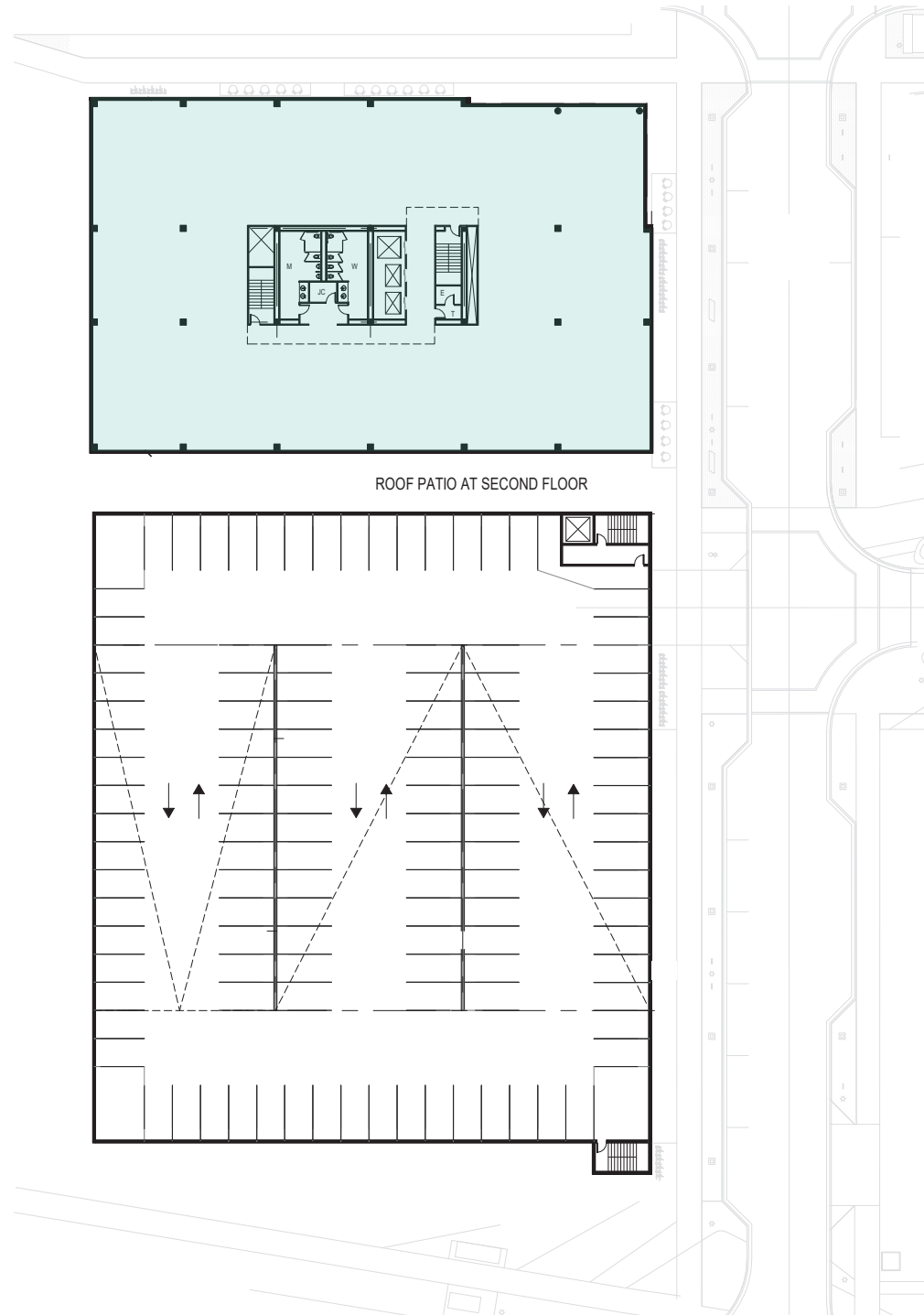
Approximately 750,000 SF of existing Class A office onsite on Block 1 and Block 6.

DINING/ENTERTAINMENT

Multiple restaurant sites planned within the development

FLOOR PLAN

Conceptual floor plan
+/- 20,000 SF



Madison Yards is a **future-focused community** serving the open, engaged, and progressive culture of Madison.

Madison Yards is a 21-acre mixed-use development in the Hilldale area. Multiple Class-A offices surround a central plaza with planned retail and entertainment uses, Whole Foods, luxury residential units, and a national hotel brand coming in 2026.

Location Highlights

- One block to Hilldale Shopping Center
- One mile to UW Hospital
- Multiple bus stops serving surrounding the site, including the new Bus Rapid Transit station on Segoe Road
- Farmers Markets, Entertainment and Concerts planned to be held in the Central Green



NEARBY AMENITIES

Numerous amenities are within easy walking distance of
Madison Yards, including **Hilldale Shopping Center**



AERIAL MAP





BLOCK 5 AT

MADISON YARDS

MADISON, WI

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Kahler Slater

State of Wisconsin Broker Disclosure To Non-Residential Customers



Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

Broker Disclosure to Customers

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to prove brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see “Definition of Material Adverse Facts” below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective & unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker’s duties to a customer under section 452.133(l) of the Wisconsin Statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see “definition of material adverse facts” below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

(Insert information you authorize to broker to disclose such as financial qualification information)

Consent to Telephone Solicitation

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing. List Home/Cell Numbers: _____

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.<http://offender.doc.state.wi.us/public/> or by phone at (608) 240-5830.

Definition of Material Adverse Facts

A “material adverse fact” is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party’s decision to enter into a contract or agreement concerning a transaction or affects or would affect the party’s decision about the terms of such a contract or agreement. An “adverse fact” is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.