



FOR LEASE

Verona's Downtown Retail Destination



Mill District is a new downtown Verona hub that offers small, local retailers and restaurants **a modern and highly-activated location**. This is Verona's only commercial rental opportunity that is fully integrated with the surrounding neighborhood.

This is a one-of-a-kind opportunity!

Mill District provides amenities such as patio and rooftop dining, a connected outdoor breezeway that is a gateway to New Century City Park.

You'll have direct access to residents enjoying the park spaces, which include a seasonal ice skating rink, walking paths, an event pavilion, a playground, and more!

HIGHLIGHTS

- In close proximity to surrounding 9,000+ Epic Employees
- Integrated with Verona's new downtown destination – New Century Park
- Patio and rooftop spaces for both end-suites
- Direct access to the Breezeway gathering space
- Great visibility and signage opportunities
- Ample street parking with easy access to your door
- 1,600-5,000 square feet space options
- Modern finishes in a stylish mixed-use building
- Occupancy as soon as June 2023

SITE LOCATION



LOCATION HIGHLIGHTS

- Prominently placed on West Verona Avenue at Marietta Street
- Gateway to New Century Park
- Two blocks from Main St. Verona
- Proximity to the current EPIC campus
- Ease of access to Hwy 18/151
- 5,300 annual average daily traffic

PEDESTRIAN-FRIENDLY

The location encourages and supports a wide range of transportation choices via proximity to the Military Ridge path, a public transit bus stop, neighboring multi-family residential, and highly trafficked streets.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	3,876	17,372	54,935
Avg. HH Income	\$92,493	\$101,439	\$96,738



MILL DISTRICT SITE LAYOUT



MILL DISTRICT
BY STEVE BROWN APARTMENTS
RESIDENTIAL BUILDINGS | A-C



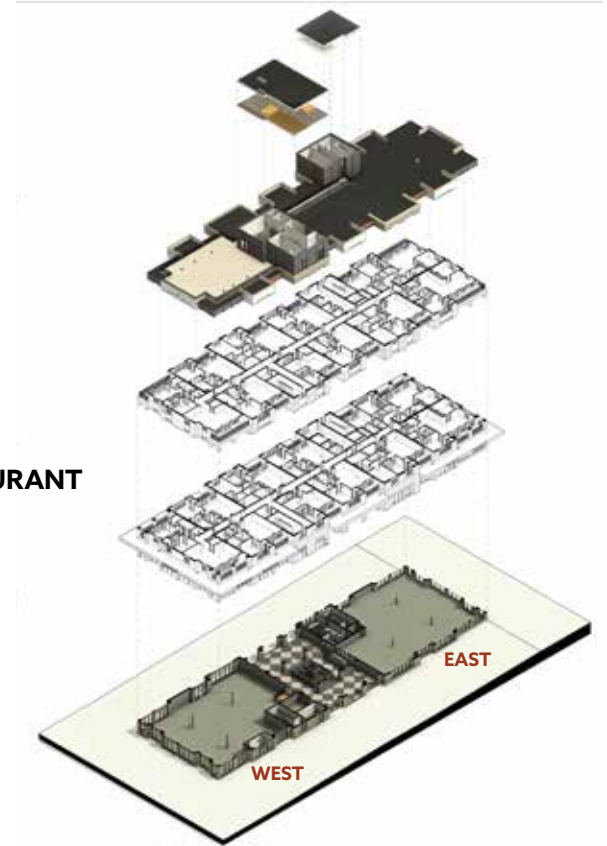
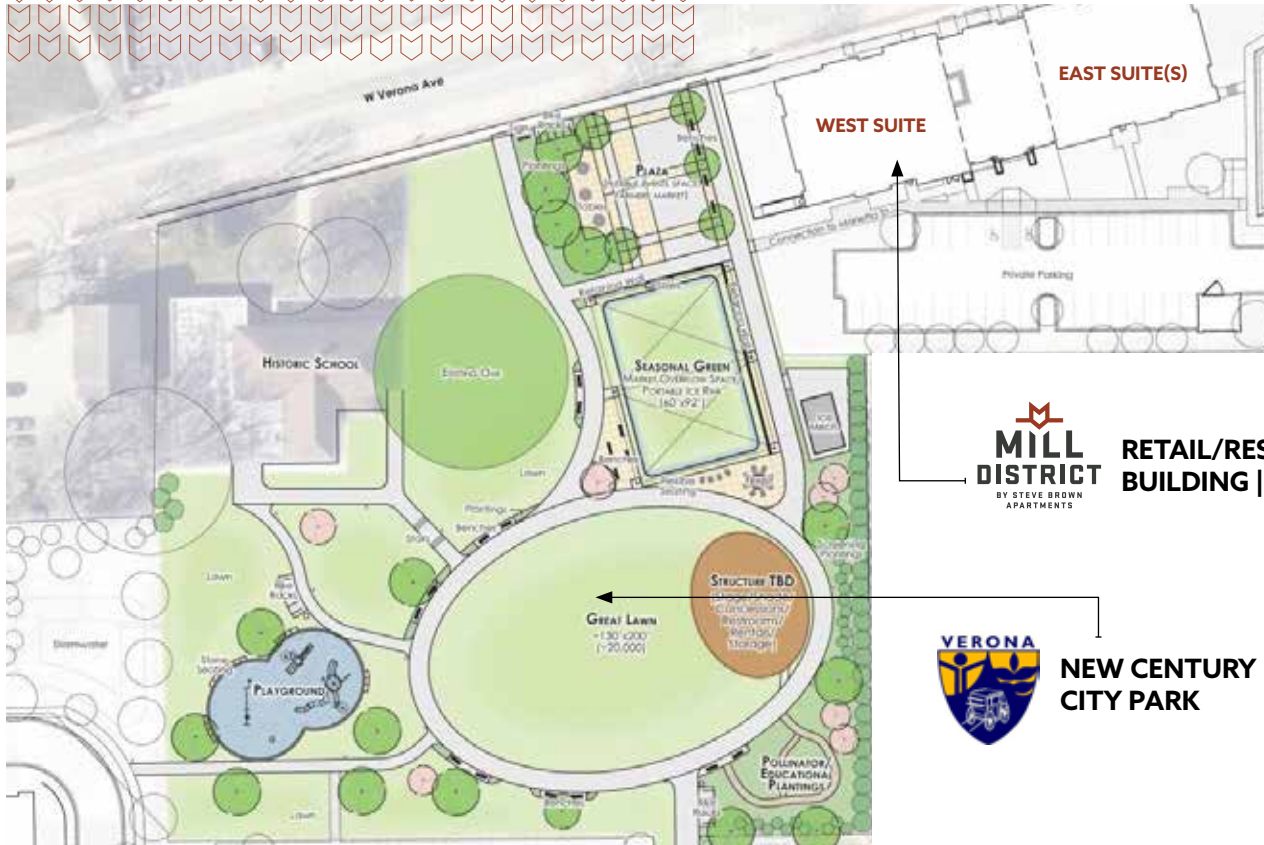
NEW CENTURY CITY PARK

MILL DISTRICT
BY STEVE BROWN APARTMENTS

RETAIL/RESTAURANT BUILDING | D



PROPERTY HIGHLIGHTS



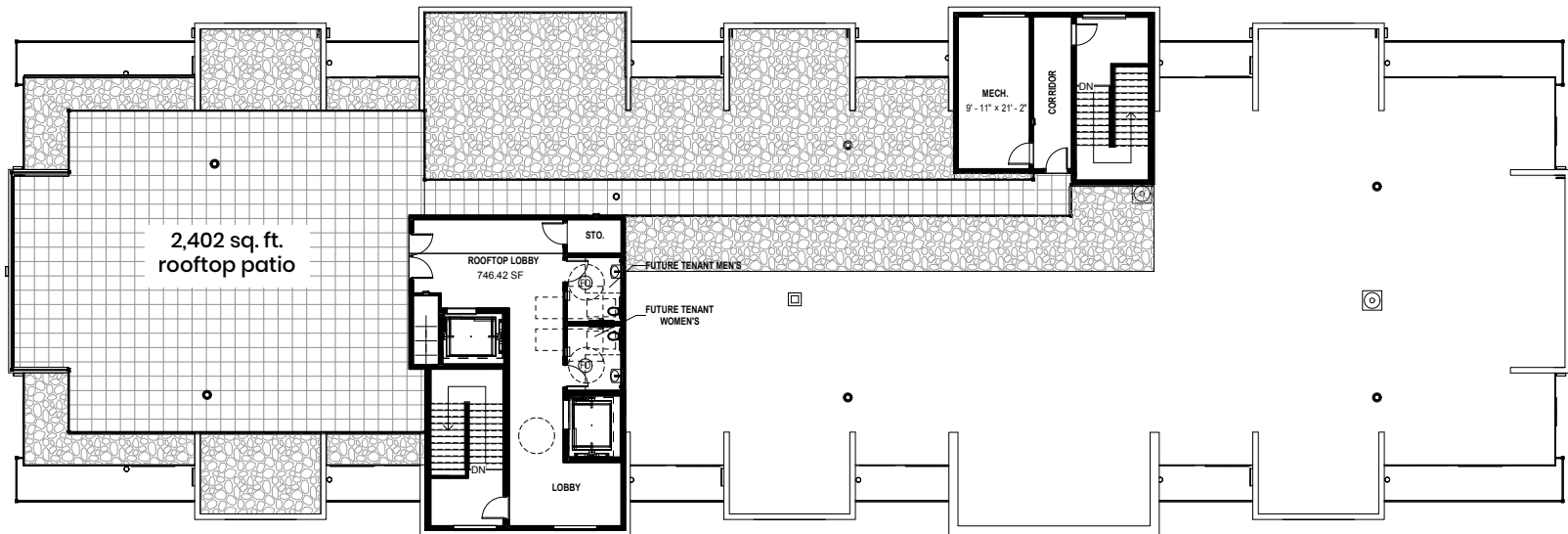
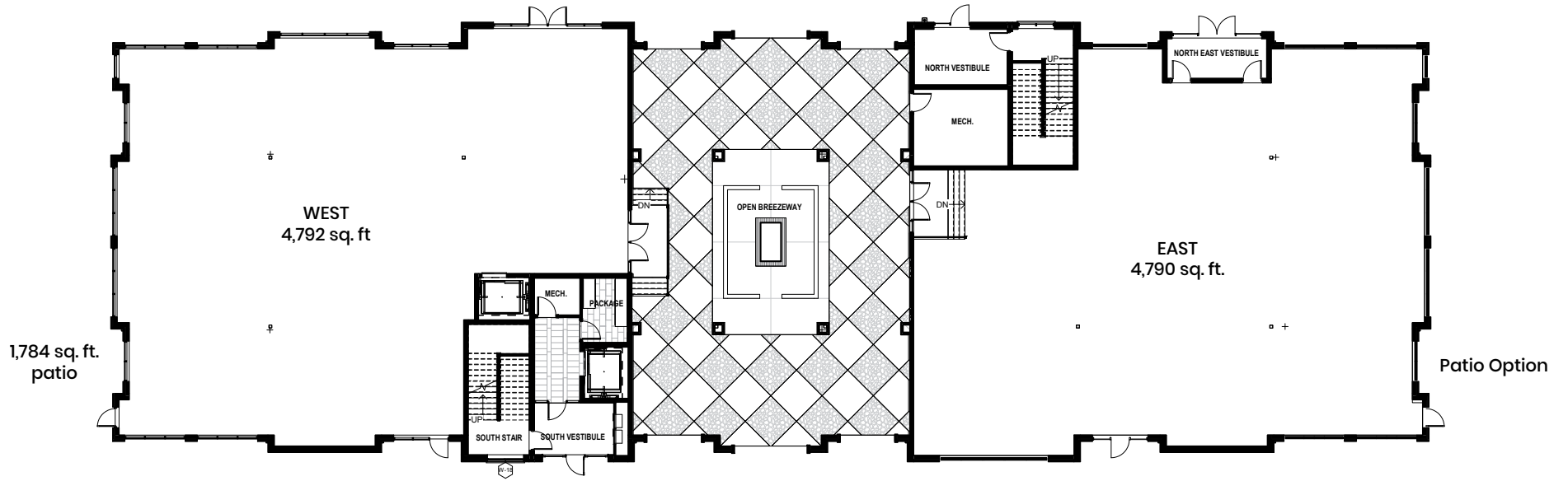
NEW CENTURY PARK PLANS

- A grand lawn with pavillion, for events, sales, shows, movie nights, etc.
- Season green space converts to ice skating seasonally
- Street facing plaza that's designed for farmer's markets, pop-up events, and more!

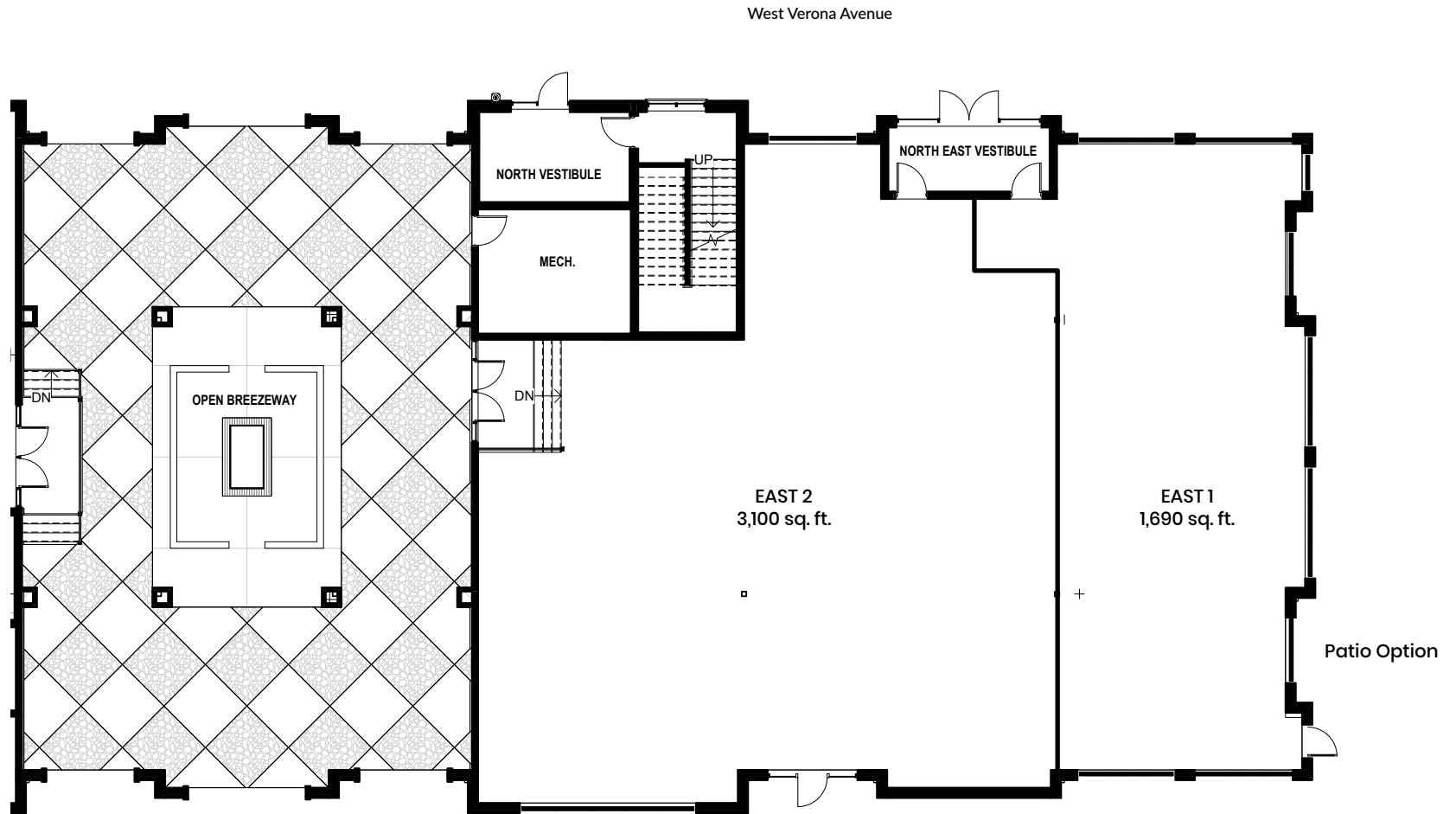
UNIQUE OPPORTUNITY

- Rooftop patio option with elevator and bathrooms
- A central, integrated Breezeway
- Mixed use building with two residential floors

FIRST FLOOR & ROOFTOP

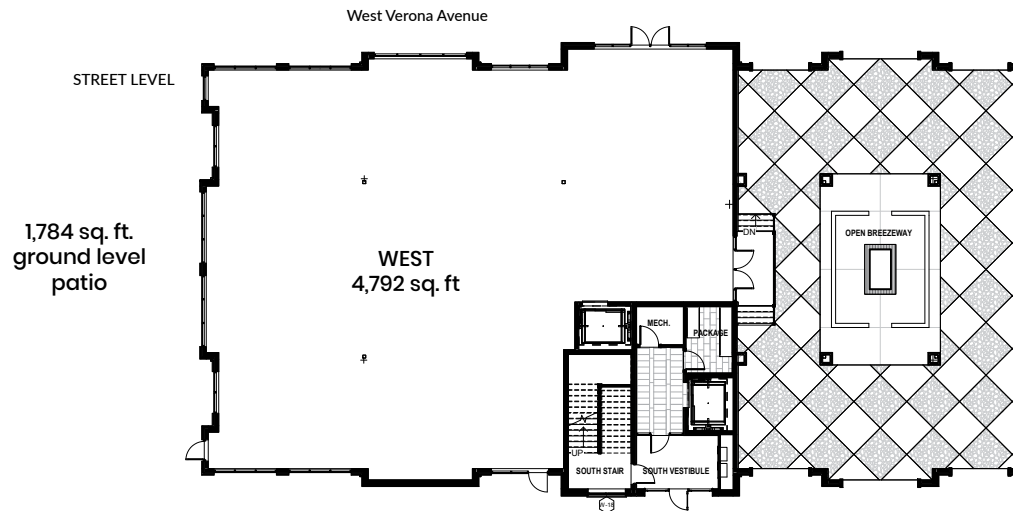
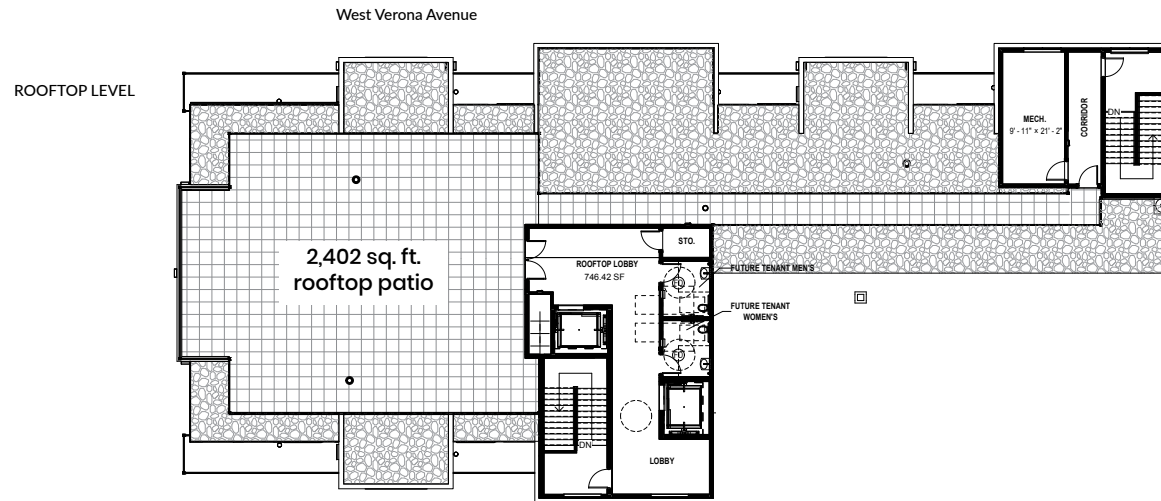


EAST SUITE(S)

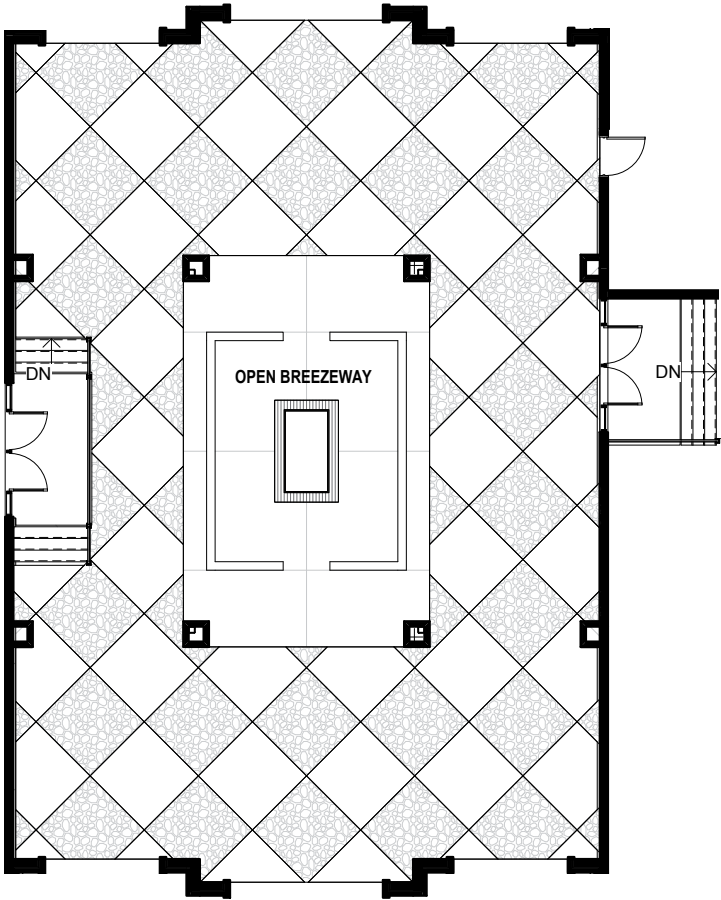


Shown when demised into two suites (optional).

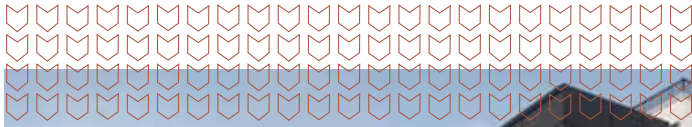
WEST SUITE



BREEZEWAY



OUR EXPERIENCE



SBA Management Services is the managing arm of Steve Brown Apartments, one of the largest owner-managed providers of student and multi-family rental housing in the Madison, Wisconsin area.

We own and manage approximately 150,000 square feet of retail and office space in strip mall, stand-alone, and mixed-use developments in southern Wisconsin. Our tenants include restaurants, coffee shops, major retail clothing stores, electronics retailers, business professionals, and other national and local retailers.



Steve Brown Apartments was founded in 1980. Our award-winning multi-family property portfolio consists of appx. 4,400 beds, within appx. 2,000 apartment homes, in 59 locations.

From luxury, mixed-use properties in downtown Madison to affordable garden style apartments in the suburbs, we are able to offer the right home, at the right price point, without compromising our standards of quality and service.