

NEXUS & CARBON AT UNION CORNERS



RETAIL SPACE FOR LEASE

- **Prime Location:** Situated at the intersection of East Washington Avenue and Milwaukee Street, Nexus and Carbon at Union Corners offers high visibility and easy access from major thoroughfares. This positioning ensures a steady flow of both local residents and commuters, increasing potential foot traffic and customer base.
- **Growing Community:** The surrounding area is experiencing significant growth, with ongoing residential and commercial developments. This expansion brings in new residents and workers, creating a robust customer pool for retail and dining establishments.
- **Diverse Demographics:** Union Corners is located in a diverse neighborhood that includes a mix of families, young professionals, and students. This demographic variety supports a range of retail and dining options, catering to different tastes and preferences.
- **Modern Infrastructure:** The development at Union Corners features modern, aesthetically pleasing architecture and infrastructure. Retail spaces are designed to be flexible and accommodating, providing tenants with contemporary facilities that enhance the shopping and dining experience.
- **Community-Oriented Environment:** Union Corners is envisioned as a community hub, with plans for public spaces, green areas, and community events. This focus on community engagement creates a vibrant atmosphere that attracts visitors and encourages repeat business.
- **Strong Economic Indicators:** Madison boasts a strong economy with low unemployment rates and a high median income. These economic factors contribute to higher disposable incomes and greater spending power among residents, benefiting retail and restaurant businesses.
- **Supportive Business Climate:** The city of Madison is known for its supportive business environment, with resources available for new and existing businesses. Retail tenants or restaurants at Union Corners can take advantage of local incentives, business development programs, and a collaborative business community.
- **Proximity to Amenities:** Union Corners is close to various amenities, including schools, parks, healthcare facilities, and other retail centers. This proximity makes it a convenient destination for shopping and dining, drawing in a steady stream of visitors.

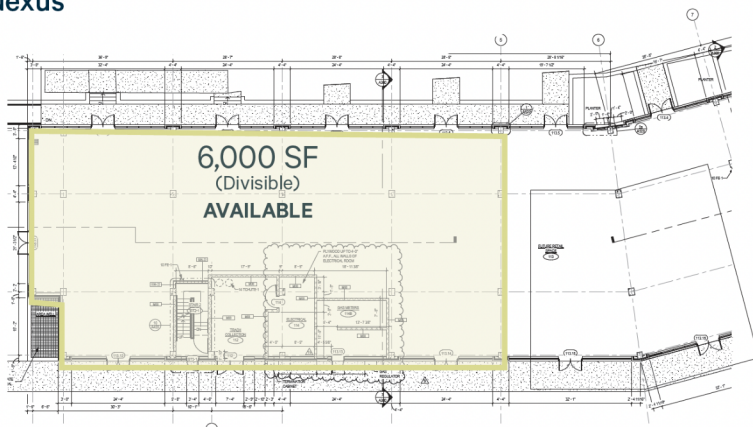
**BERKSHIRE
HATHAWAY**
HOMESERVICES

TRUE REALTY

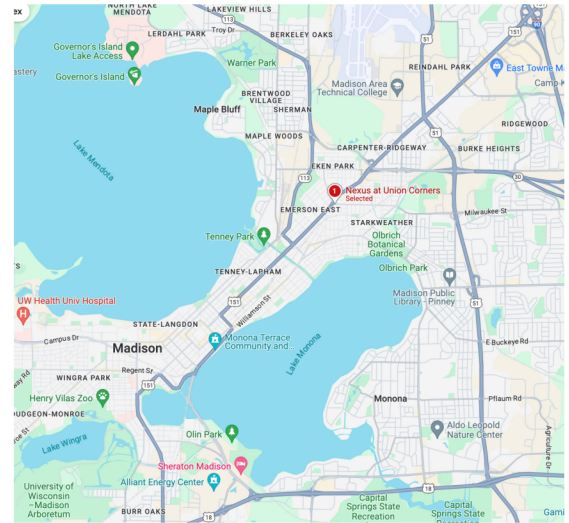
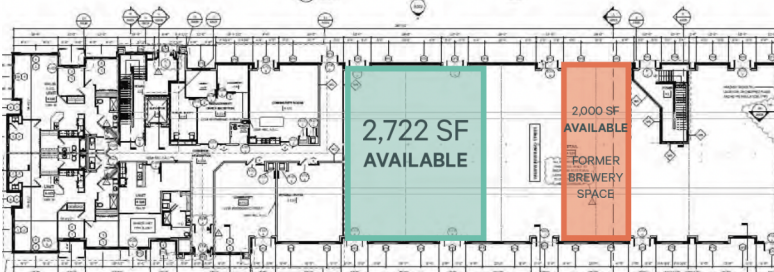
Nexus & Carbon at Union Corners

East Washington Ave & Milwaukee St, Madison WI

Nexus



Carbon



- Spaces can be divisible from 650-6000 sq ft
- Owner is agreeable to build out assistance based on lease terms
- Modified gross lease, NNN costs are covered by landlord
- 255 apartment units in the same development for built in customer base
- Dedicated surface parking for retail
- On building signage



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DISCLOSURE TO 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 57-66).
- 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 24-40).
- 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.

22 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-
23 language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

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

- 29 The following information is required to be disclosed by law:
- 30 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 57-66).
 - 31 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
32 report on the property or real estate that is the subject of the transaction.

33 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
34 list that information below (see lines 36-40). At a later time, you may also provide the Firm or its Agents with other
35 information you consider to be confidential.

36 **CONFIDENTIAL INFORMATION:** _____
37 _____

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

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

41 **By signing and dating below I /we acknowledge receipt of a copy of this disclosure and that**

42 _____ and _____ are
43 _____ Agent's Name ▲ _____ Firm's Name ▲

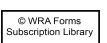
44 working as: (Owner's/Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent) **STRIKE ONE**

45 **THIS IS A DISCLOSURE AND NOT A CONTRACT. Wisconsin law required the Firm to request the customer's**
46 **signed acknowledgment that the customer has received a copy of this written disclosure statement if the Firm**
47 **will provide brokerage services related to real estate primarily intended for use as a residential property**
48 **containing one to four dwelling units. SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE**
49 **ANY CONTRACTUAL OBLIGATIONS BY EITHER THE CUSTOMER OR THE FIRM.**

50 **See the reverse side for definitions and sex offender registry information.**

51 _____
52 Customer Signature ▲ _____ Date ▲ _____ Customer Signature ▲ _____ Date ▲

53 Customer's Name: _____ Customer's Name: _____



54 **NOTICE ABOUT SEX OFFENDER REGISTRY**

55 You may obtain information about the sex offender registry and persons registered with the registry by contacting the
56 Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

57 **DEFINITION OF MATERIAL ADVERSE FACTS**

58 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
59 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
60 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
61 or affects or would affect the party's decision about the terms of such a contract or agreement.

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