

Office | For Lease

**CBRE**

# 5801 Research Park Boulevard

5801 Research Park Blvd  
Madison, WI 53719

University Research Park Office Space

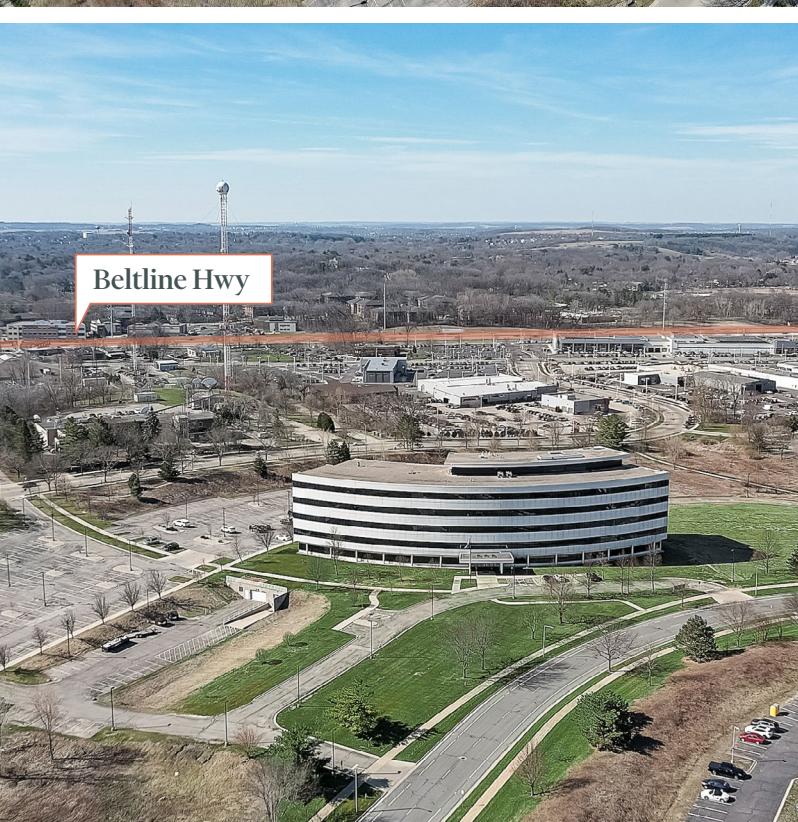
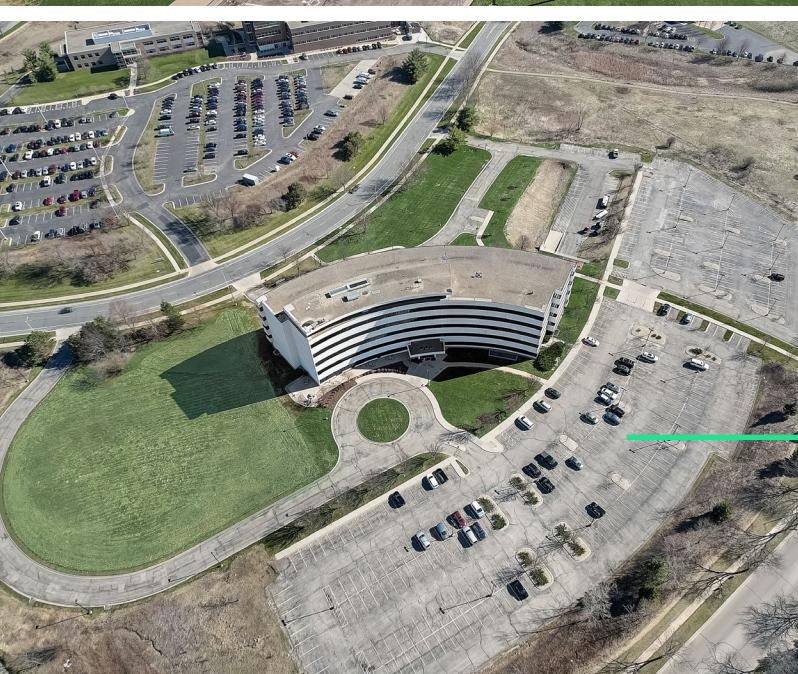




## **High Quality Office Space in the University Research Park**

<b>Building SF</b>	115,419
<b>Space Available</b>	3,937 SF to 22,475 SF (can be combined to 76,447 SF)
<b>Load Factor (Building)</b>	13.5%
<b>Base Rent</b>	\$24.50/RSF, Modified Gross
<b>Operating Expenses</b>	Included in Base Rent
<b>Utilities</b>	Included in Base Rent
<b>In-Suite Janitorial</b>	By Tenant (Est. \$1.00/RSF)
<b>Space Highlights</b>	9'6" finished ceiling height, lots of natural light
<b>Year Built</b>	2001
<b>Elevators</b>	2 Cabs with card access, no freight elevator
<b>Security</b>	Card access after hours
<b>Surface Parking</b>	431 Stalls including 9 Handicapped (Parking Ratio: 3.8 stalls/1000 SF)
<b>Underground Parking</b>	49 stalls (Additional cost, subject to availability)
<b>Backup Generator</b>	750KW generator to support critical building systems (Additional load capacity available)
<b>Data/Telephone/Fiber</b>	Redundant services with separate building entrance for some, Fiber includes WIN, AT&T, TDS, Windstream, Charter, POTS & T1: AT&T & TDS, Coax: Charter.

For Lease



Conveniently located on Madison's West side in the University Research Park, this space offers high visibility and accessibility along with easy access to public transportation and private off-street parking.

\$24.50

Rent Per RSF, Modified Gross

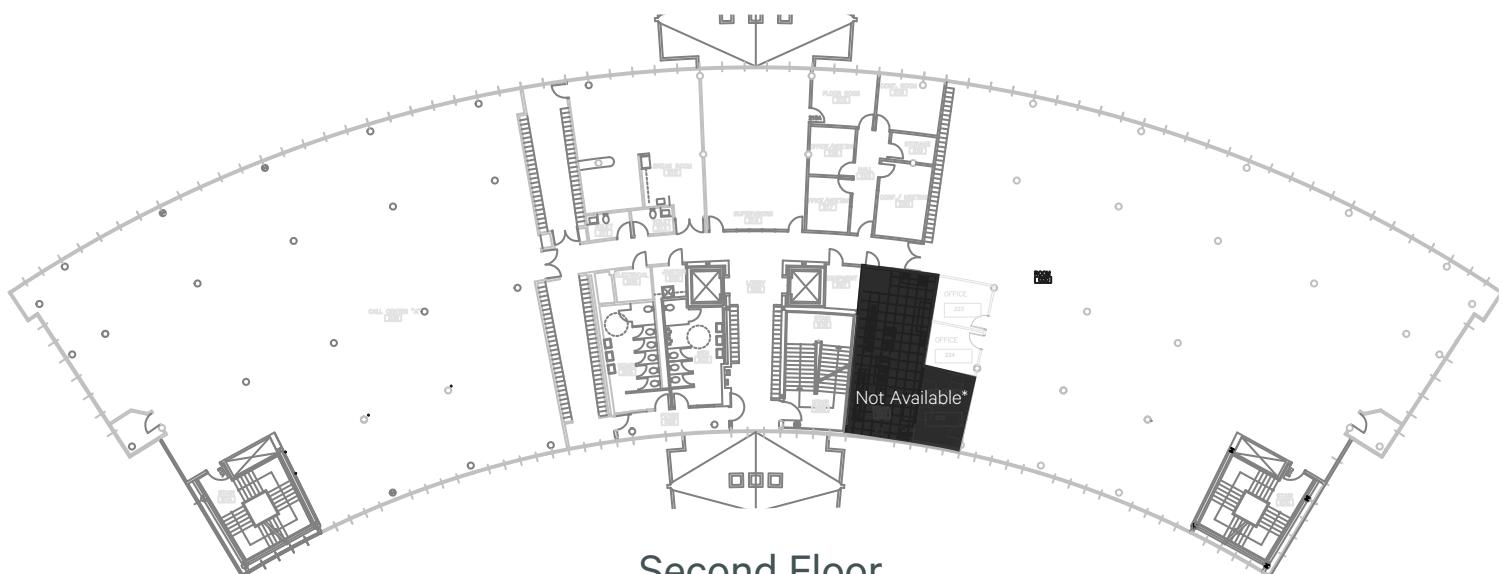
24K

SF Floor Plates

2001

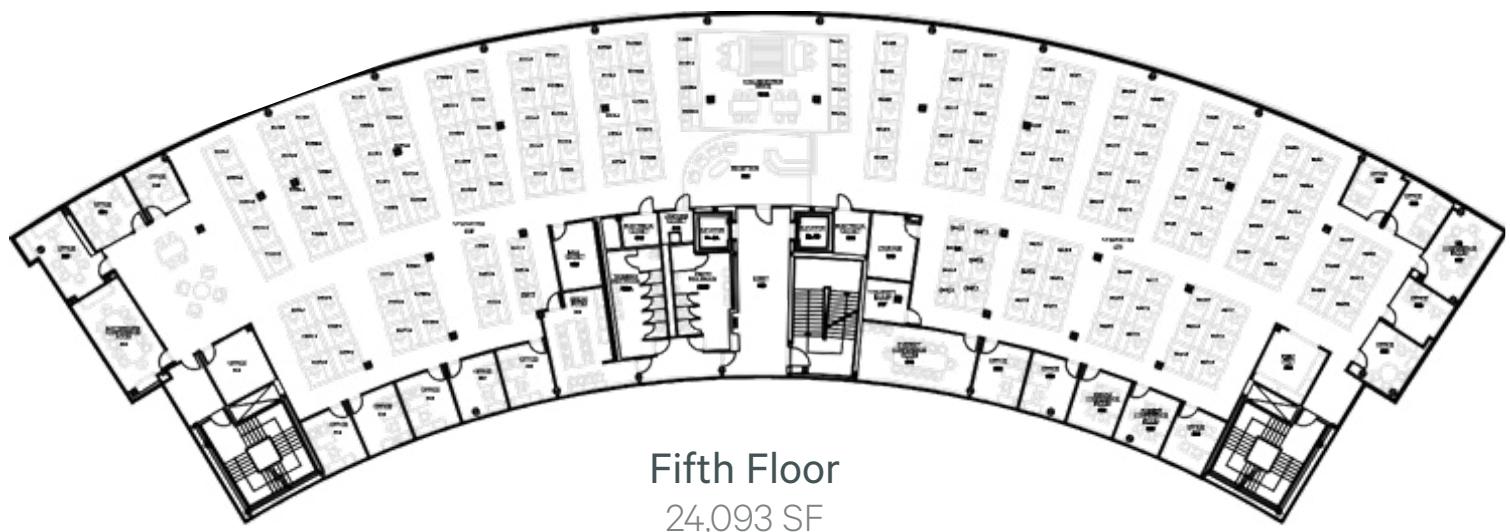
Year Built

## Floor Plans



\*These rooms are  
not part of the  
available space

## Floor Plans



Multiple Suites available from **1,360 SF** to **24,093 SF** and can be combined for a total of **76,447 SF**.



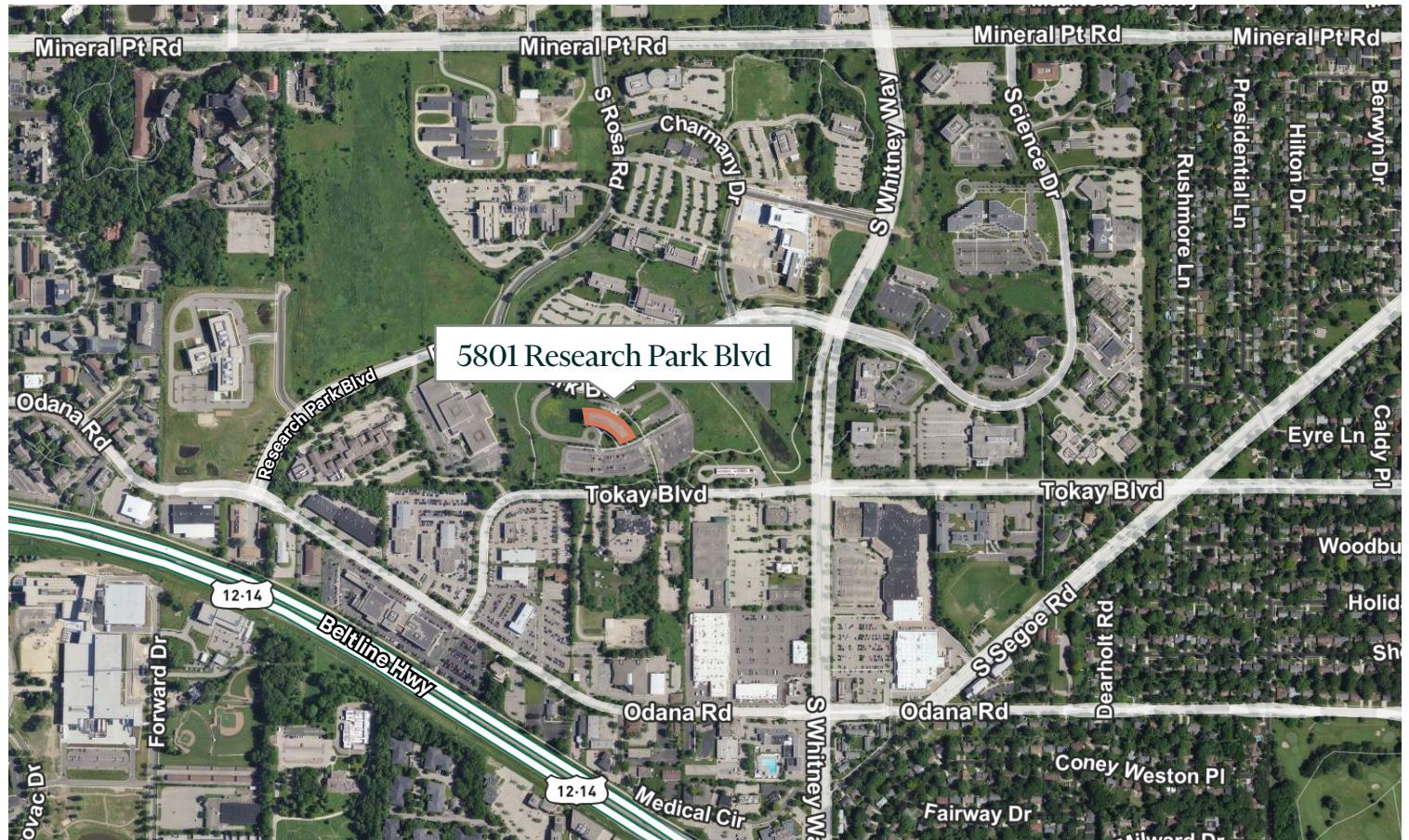
**Excellent views of URP  
Elevator Identity  
Prominent Location  
Underground Parking  
Expandable Building**



# University Research Park Office Space

5801 Research Park Blvd | Madison, WI 53719

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## Contact Us

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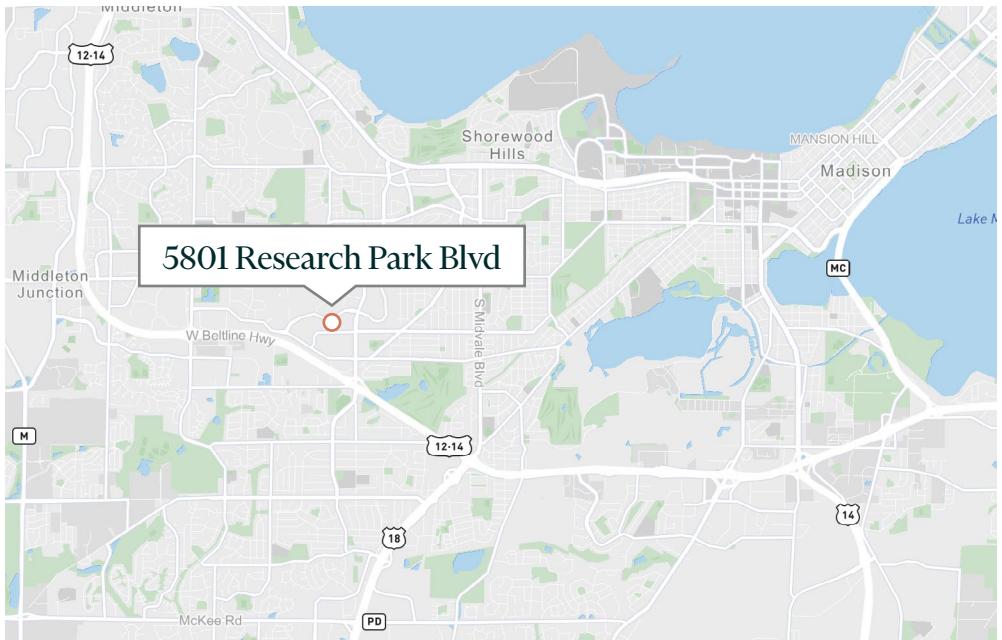
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# State of Wisconsin Broker Disclosure

## To Non-Residential Customers

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

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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(I) 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.*

