

4253 Argosy Ct,
Madison, WI 53714



Office / Flex / Warehouse
Building for Lease

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PROPERTY SUMMARY

Office / Flex / Warehouse Building for Lease
4253 Argosy Court | Madison, WI 53714



Property Summary

Lease Rate:	\$7.00 - \$12.00
Lease Type:	Triple Net
Available SF:	14,350
Warehouse SF:	9,207
Office SF:	2,350
Mezzanine:	3,425
APN:	0710-091-0618-1
Year Built:	1989
Lot Size:	1.57 Acres
Frontage:	120
Parking:	Yes
Zoning:	IL

Property Overview

Office/Flex/Warehouse building for lease on Madison's Eastside. 2,350 sq ft of office space with a mix of 9207 more warehouse. Complete with mezzanine (3425 sq ft), locker rooms and plenty of office space (6057 sq ft). 20' overhead doors and one dock door. Plenty of semi or truck parking (38 stalls). Minimum office space of 1122 sq ft but can be contiguous up to 14350 sq ft. Building may also be for sale.

Location Overview

Discover the allure of East Madison, where the property is strategically positioned. Embrace the vibrant community and diverse culture of the area. Explore the nearby East Towne Mall for retail and dining opportunities, or immerse yourself in the local community events and festivals. Take in the serene beauty of Lake Monona and enjoy the outdoor activities popular with locals. With a variety of dining, entertainment, and leisure choices, the location offers an ideal blend of commerce and community. Experience the dynamic pulse of Madison within reach of a prime commercial setting at the property.

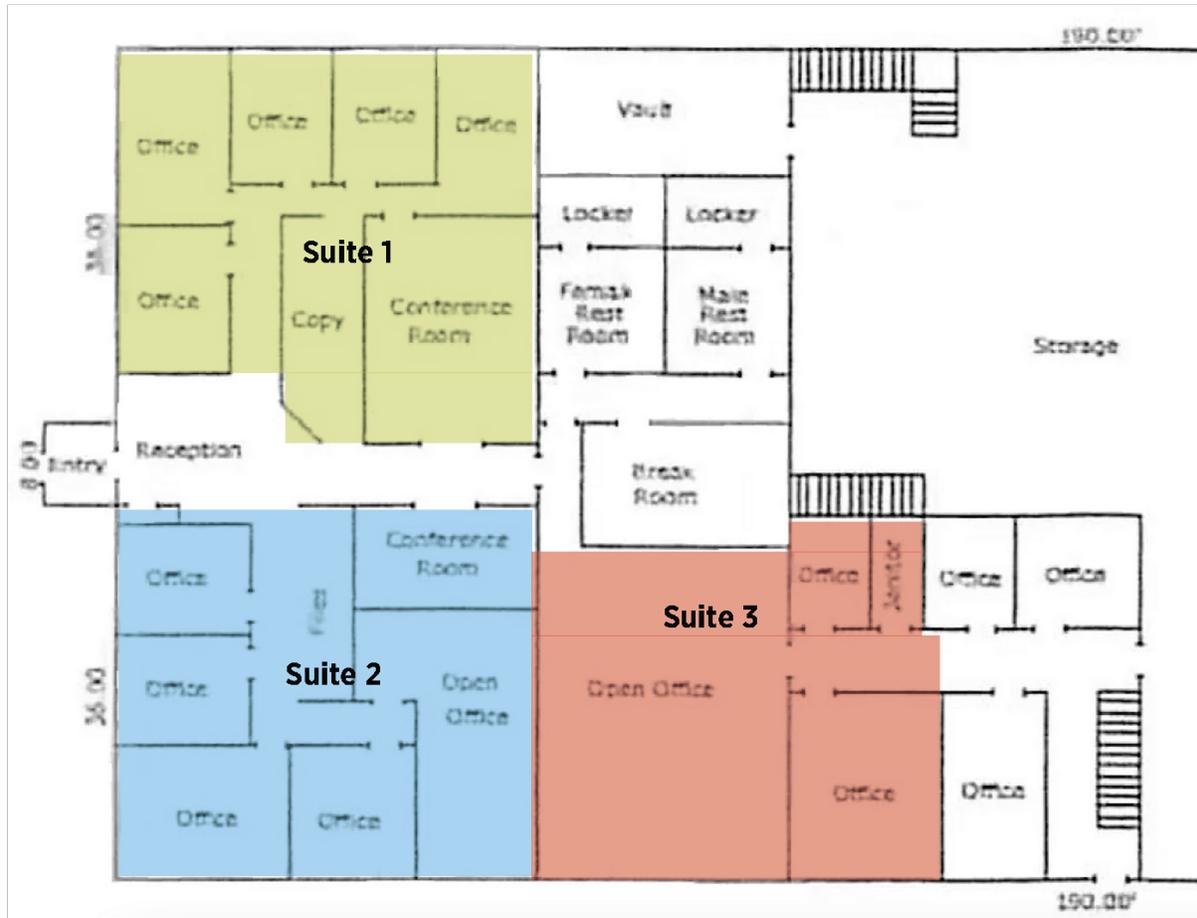
PROPERTY PHOTOS

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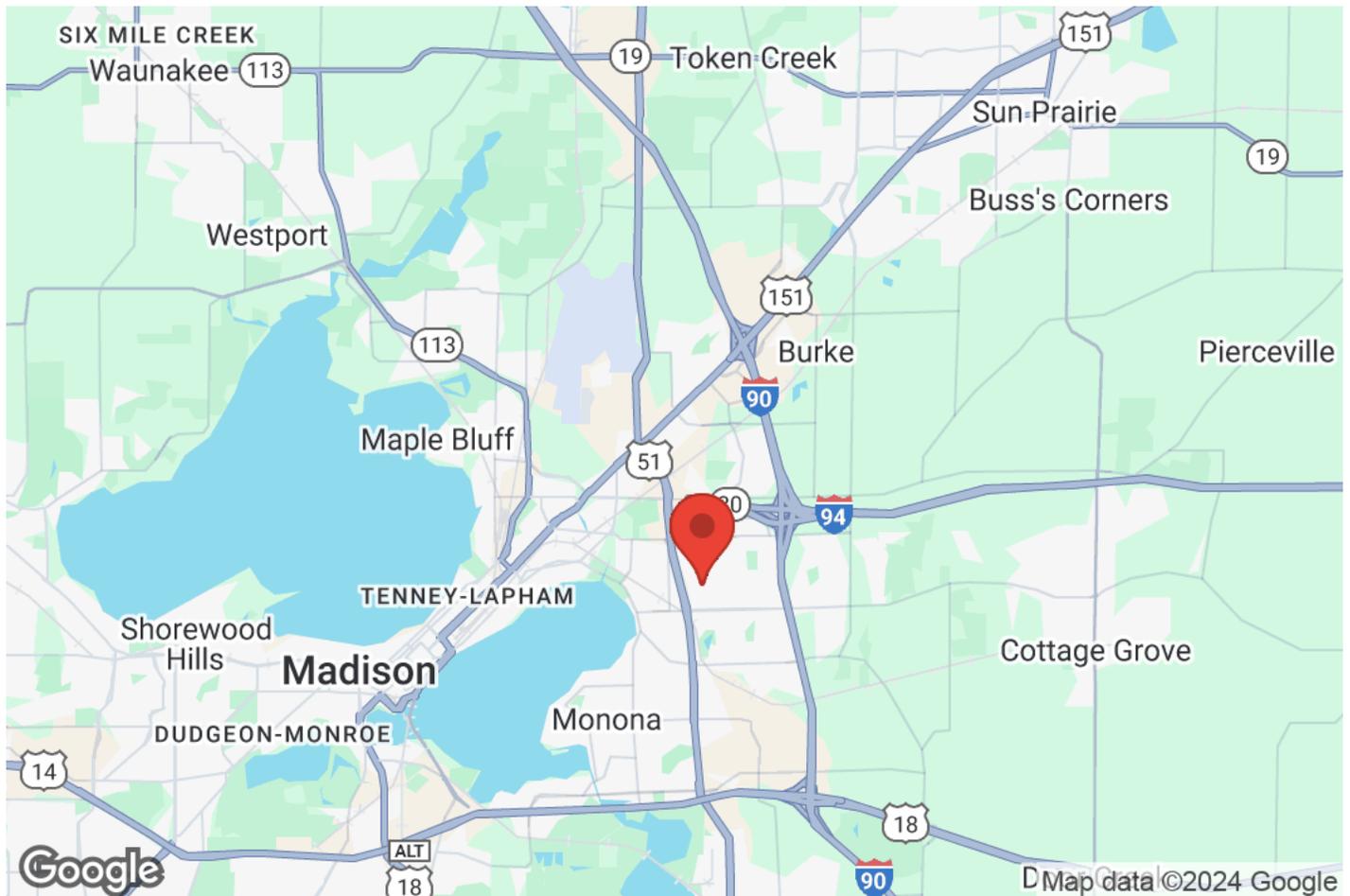
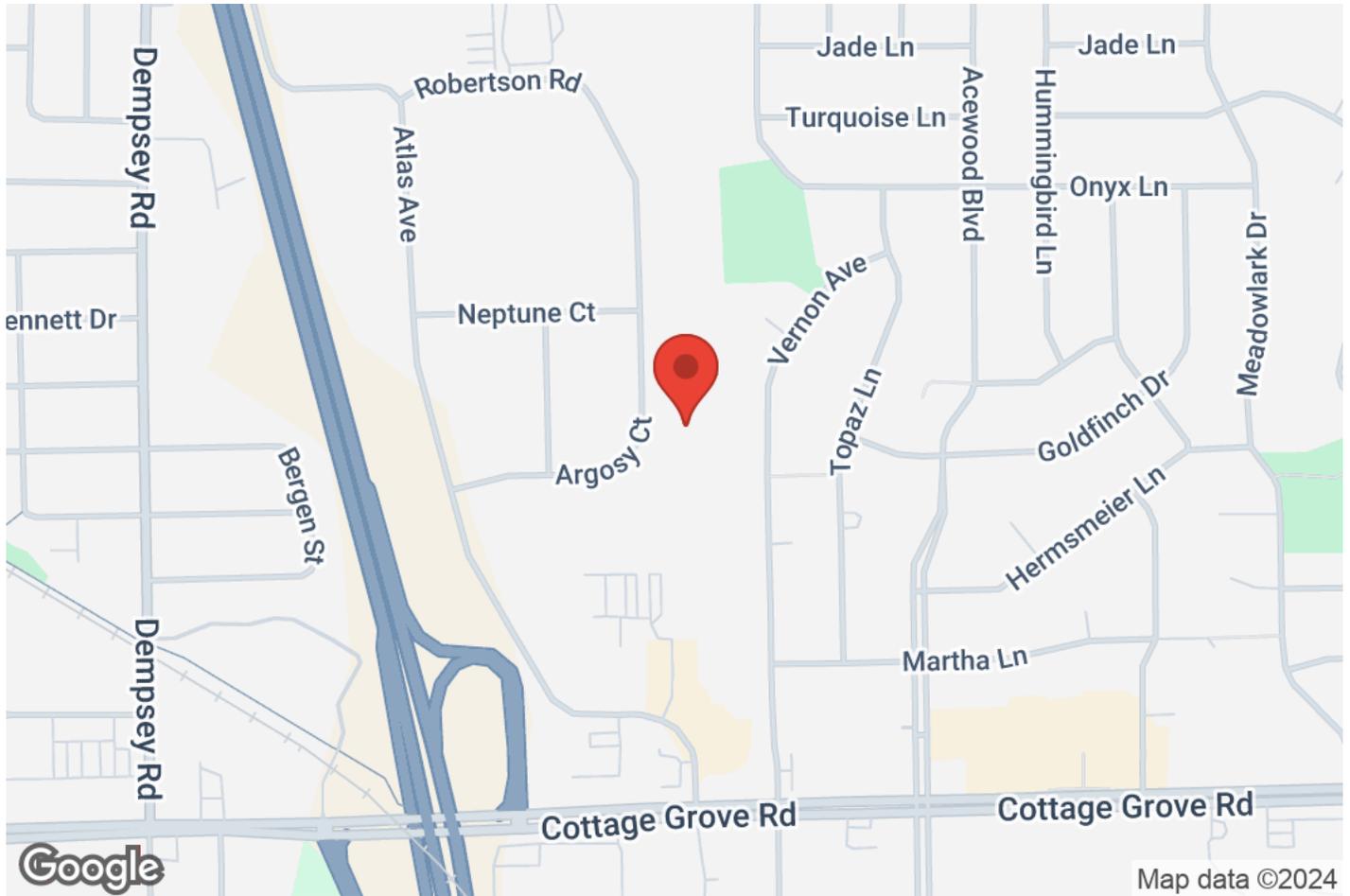
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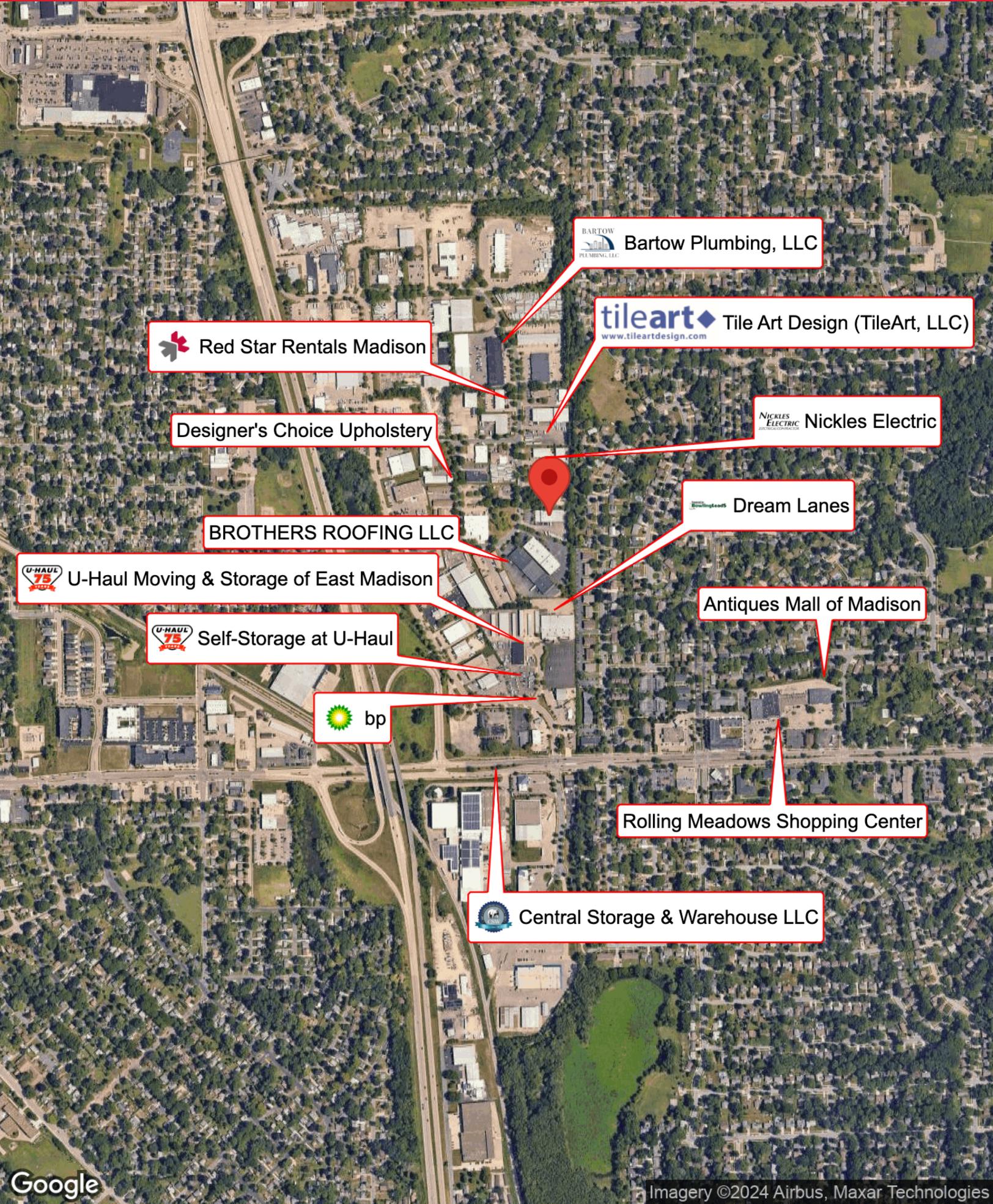
LOCATION MAPS

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BUSINESS MAP

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 Red Star Rentals Madison

 Bartow Plumbing, LLC

 Tile Art Design (TileArt, LLC)
www.tileartdesign.com

Designer's Choice Upholstery

 Nickles Electric

BROTHERS ROOFING LLC

 Dream Lanes

 U-Haul Moving & Storage of East Madison

Antiques Mall of Madison

 Self-Storage at U-Haul

 bp

Rolling Meadows Shopping Center

 Central Storage & Warehouse LLC

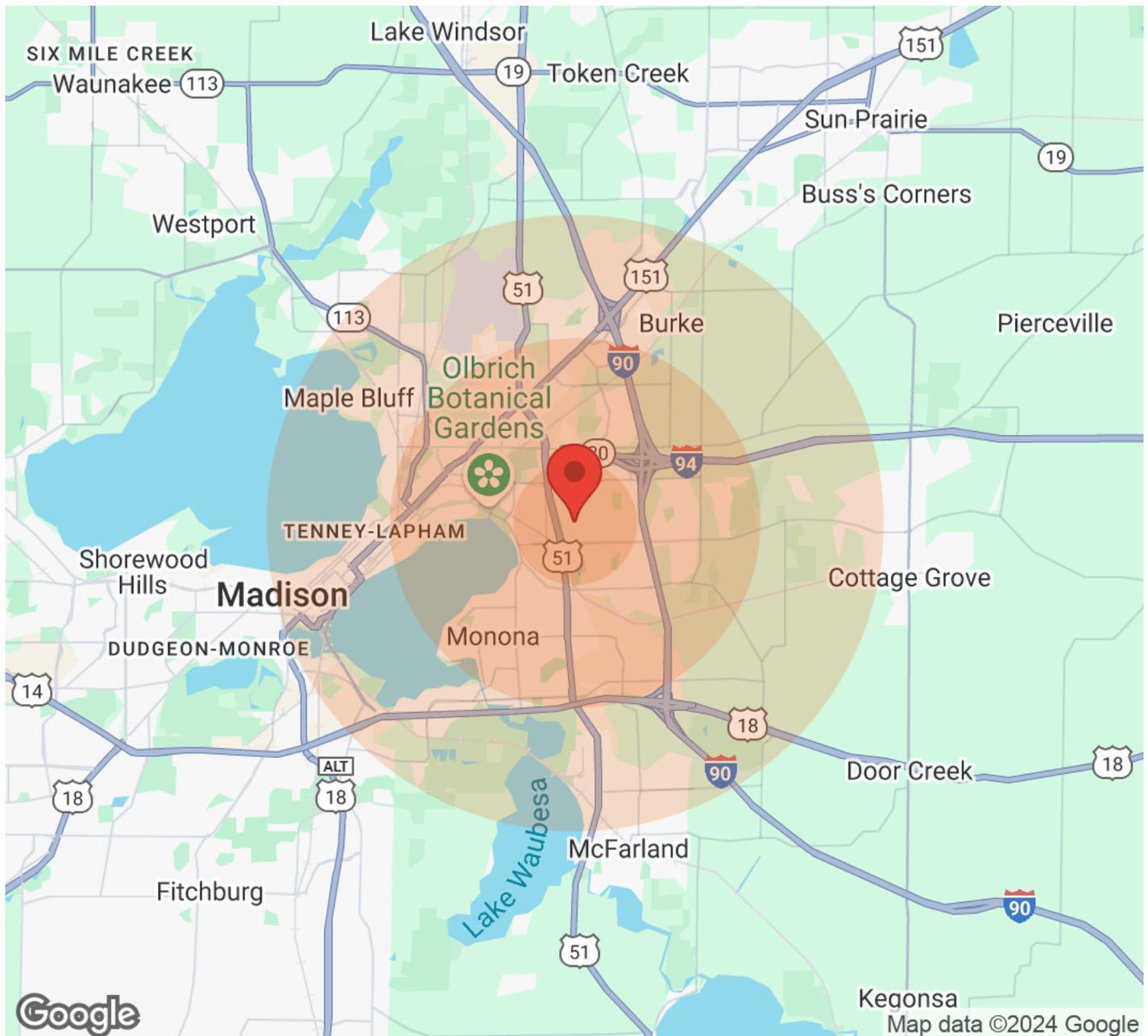
AERIAL MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	6,577	30,928	71,256	Median	\$68,963	\$53,455	\$49,500
Female	7,144	32,549	70,655	< \$15,000	396	2,555	10,854
Total Population	13,721	63,477	141,911	\$15,000-\$24,999	474	2,655	7,288
				\$25,000-\$34,999	583	3,086	6,930
				\$35,000-\$49,999	740	3,879	7,901
				\$50,000-\$74,999	1,479	6,635	12,061
				\$75,000-\$99,999	1,044	4,733	8,700
				\$100,000-\$149,999	872	3,615	6,526
				\$150,000-\$199,999	198	889	1,765
				> \$200,000	6	382	1,306
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	12,265	54,695	119,616	Total Units	6,143	29,795	66,892
Black	635	3,839	8,901	Occupied	5,924	28,299	62,975
Am In/AK Nat	N/A	12	79	Owner Occupied	4,449	17,158	30,262
Hawaiian	N/A	N/A	N/A	Renter Occupied	1,475	11,141	32,713
Hispanic	841	4,228	9,770	Vacant	219	1,496	3,917
Multi-Racial	1,372	7,268	15,566				

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 and 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.

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.

