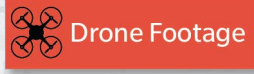


LEASE AVAILABLE

EAST TOWNE PLAZA

2117 ZEIER ROAD, MADISON, WI 53704



Specifications

AVAILABLE SPACE	Up to 37,200 SF (In-line) 3,150 SF (Outparcel)
Center Size	216,732 SF
Lease Rate	Contact Broker
Lease Term	5 Years Minimum
Buildout	Negotiable
Add'l Charges	CAM, Ins., Taxes: \$4.86 PSF

Property Highlights

- Centrally located within Madison's east side retail trade area
- Convenient accessibility to I-90 and East Washington Ave.
- Adjacent to CBL's East Towne Mall - over 100 specialty stores and 15 restaurants & eateries
- 5.8/1,000 parking ratio = 1,873 stalls
- Multiple access points via Zeier Road, East Town Blvd., and Springs Drive
- Anchor tenants include:



Traffic Counts

I-94/39	109,000 cpd
Washington Ave.	38,700 cpd

Demographics

	1 Mile	3 Miles	5 Miles
Pop.	7,186	46,644	126,568
Daytime Pop.	10,051	40,507	76,539
Median HH Inc.	\$78,935	\$83,174	\$93,506

Contact

Jay Blom Retail Broker 414.249.2228 jblom@founders3.com	Tom Bruss Principal 414.249.2220 tbruss@founders3.com
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LEASE AVAILABLE

EAST TOWNE PLAZA

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SITE PLAN

AVAILABLE SPACE Up to 37,200 SF; 3,150 SF



Unit	Sq Ft	Tenant Name	Unit	Sq Ft	Tenant Name	Unit	Sq Ft	Tenant Name
A100	13,931	Trendy Furniture	C100	1,334	New Life Foot & Body Spa	MAJD	36,800	Marshalls
A102	1,703	AVAILABLE	C102	3,150	AVAILABLE	MAJE	43,000	Burlington
A110	10,000	AVAILABLE	C104	2,418	Vivid Vibe Studio	E100	17,200	AVAILABLE
B100	5,000	Hibbett Sports	C106	1,782	Security Finance	MAJF	20,000	AVAILABLE
B101	5,000	AVAILABLE	C108	2,100	Check 'n Go			
B102	2,000	ULTA Beauty	C110	2,100	Soth Nails			
B200	11,243	DSW Shoes	MAJB	22,000	ROSS Dress for Less			
B250	16,024							



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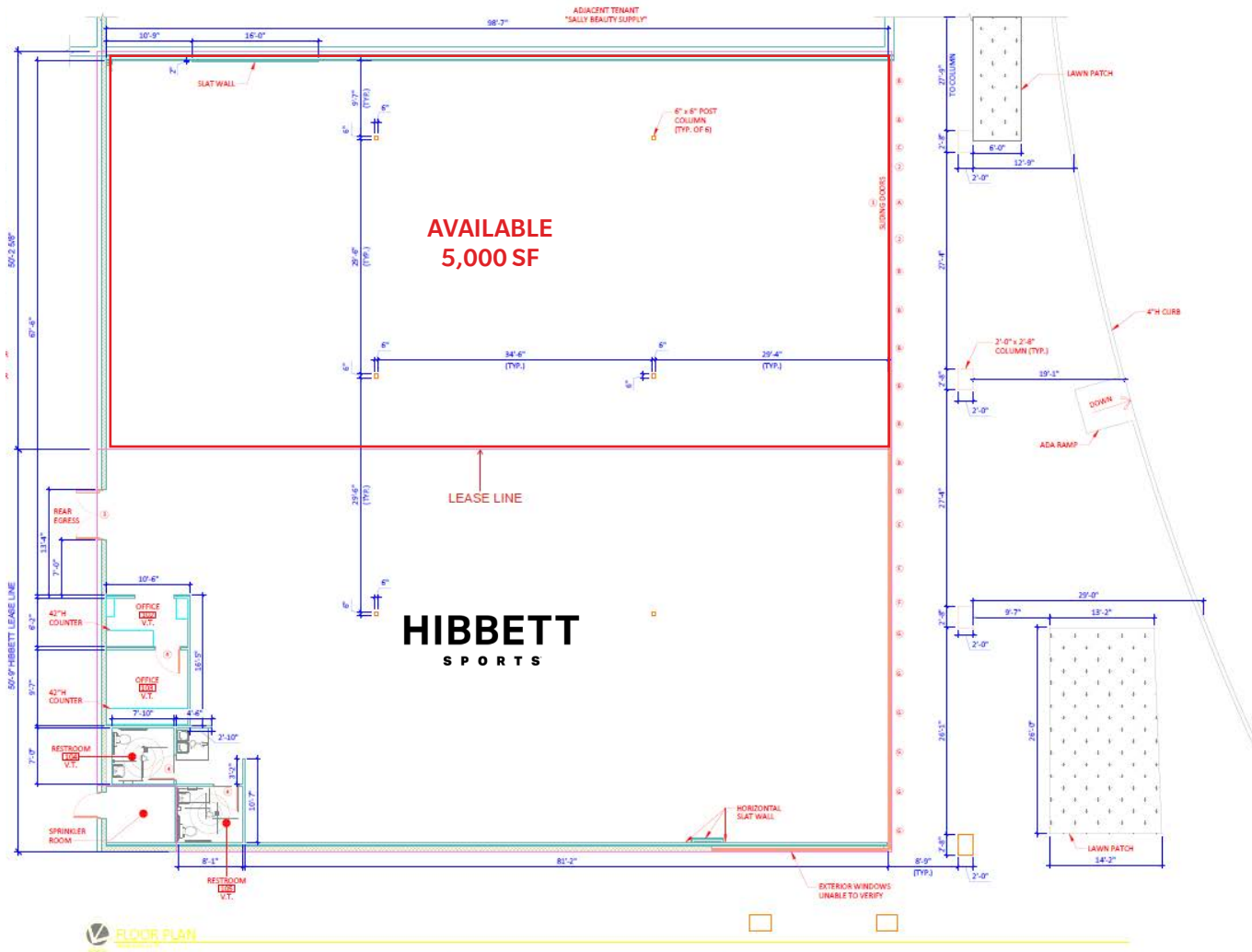
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EAST TOWNE PLAZA

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FLOOR PLAN AVAILABLE SPACE 5,000 SF (B101)



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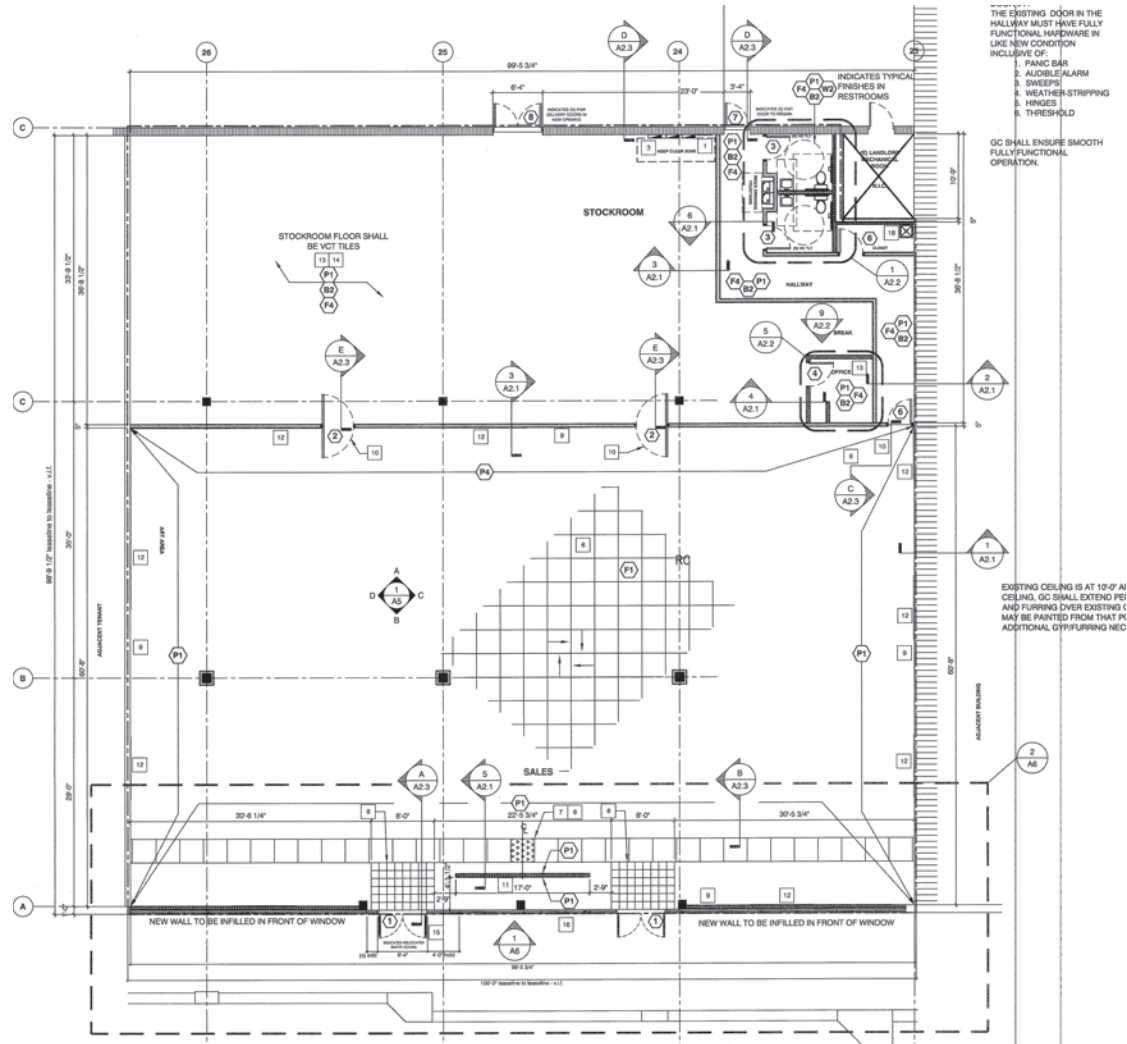
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FLOOR PLAN AVAILABLE SPACE 10,000 SF (A110)



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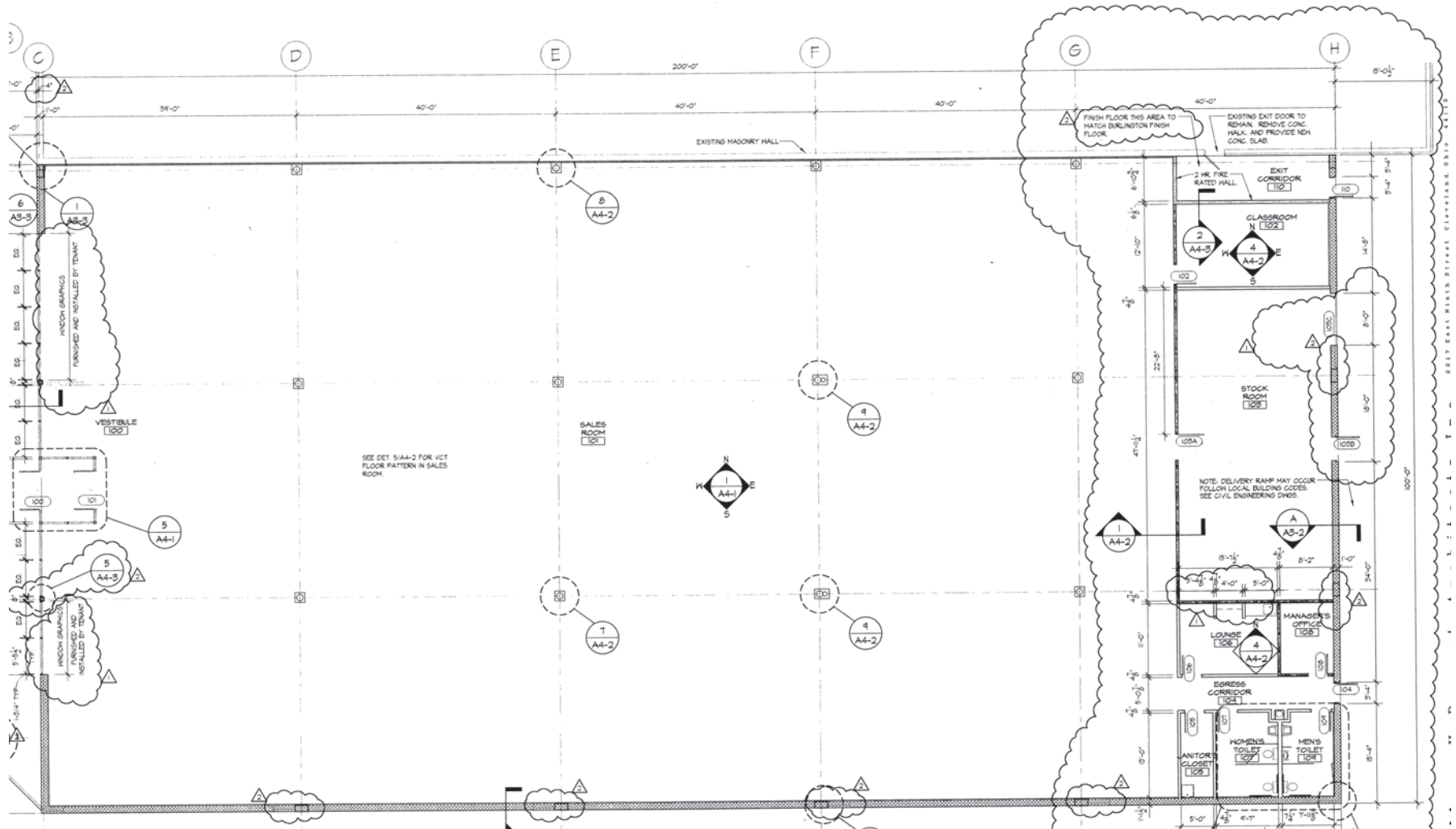
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FLOOR PLAN AVAILABLE SPACE 20,000 SF (MAJF)



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LEASE AVAILABLE

EAST TOWNE PLAZA

2117 ZEIER ROAD, MADISON, WI 53704

FOUNDERS 3
REAL ESTATE SERVICES

AERIAL



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LEASE AVAILABLE

EAST TOWNE PLAZA

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FOUNDERS 3
REAL ESTATE SERVICES

AERIAL



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

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide 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.
 - The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
 - The duty to safeguard trust funds and other property held by the Firm or its Agents.
 - 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. An Agent of the Firm 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

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

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

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 Adverse Facts" below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

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

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 and 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.

Notice About Sex Offender Registry

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://www.doc.wi.gov> or by telephone at 608-240-5830.