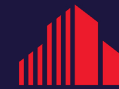


FOR SALE

51,600 SF | 11.01 AC



CUSHMAN &
WAKEFIELD

BOERKE



OFFICE HQ OPPORTUNITY
4617 LIUNA WAY
DEFOREST, WISCONSIN

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MADISON OFFICE

33 E Main Street | Suite 241
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EXECUTIVE SUMMARY



PRIME LOCATION

Just off I-90 on an 11-acre site in growing DeForest.

MODERN DESIGN

Built in 2021 with distinctive metal and glass architecture.

ENERGY EFFICIENT

High-Performance systems for Sustainability and Savings.

BUSINESS READY

Turn-key Corporate HQ with Support from DeForest's BRE Program.

Built in 2021, this 51,600-square-foot office headquarters was purpose-built for Connexus Credit Union (formerly Heritage Credit Union) and showcases a modern, forward-thinking design focused on collaboration, energy efficiency, and employee wellness.

Located on an expansive 11-acre site just off I-90 in DeForest—one of Dane County's fastest-growing communities—the property offers exceptional accessibility: 4 miles from the DeForest Business Park, 6.4 miles from Dane County Regional Airport, and 10 miles from downtown Madison. The Village of DeForest actively supports business growth through its Business Retention and Expansion (BRE) Program, providing resources, infrastructure support, and strong community engagement to help employers thrive.

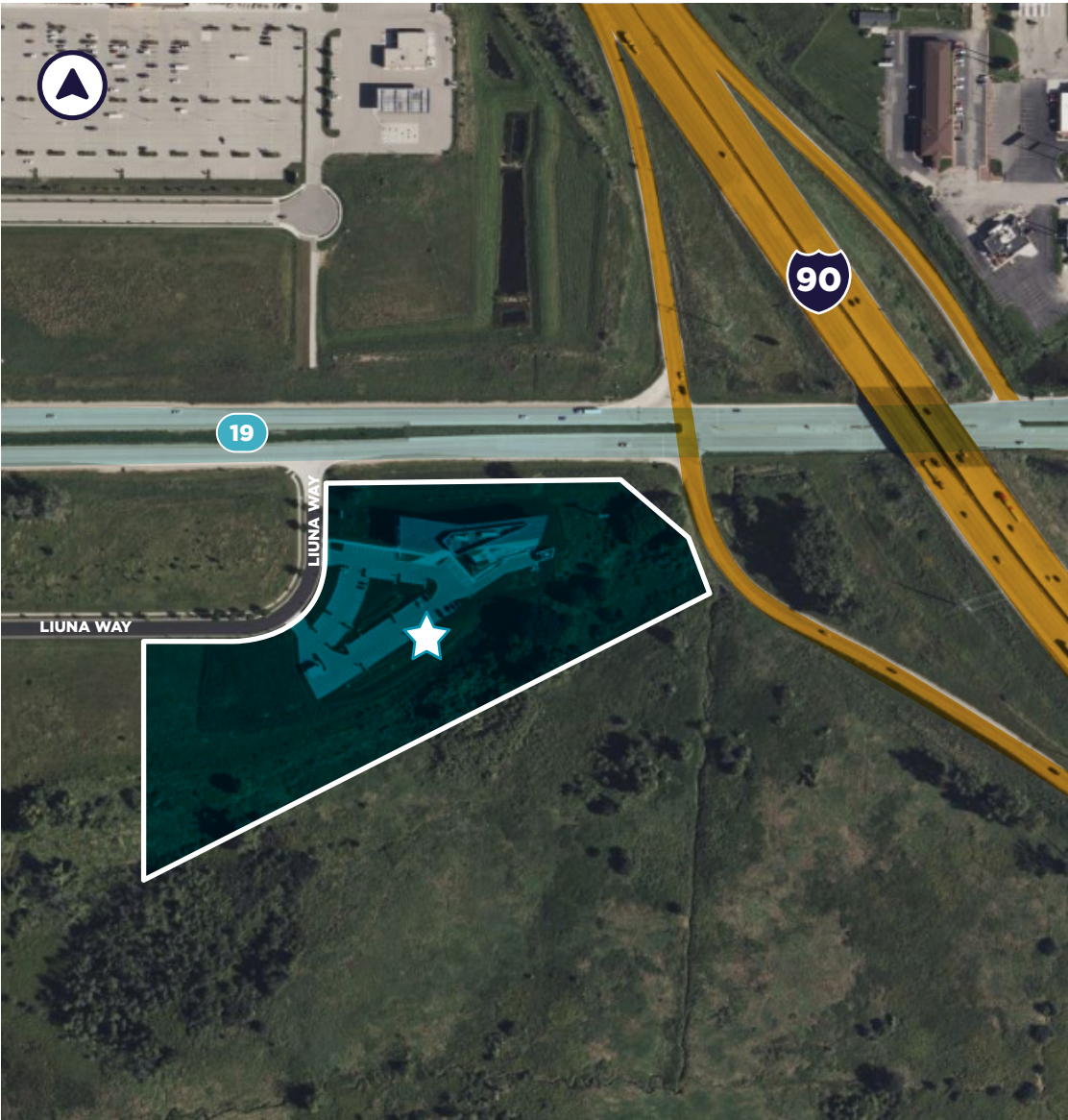
The building's striking exterior features a sophisticated combination of architectural metal and energy-efficient glass curtain walls, maximizing natural light and creating a bold visual identity. Inside, a thoughtful mix of open office areas, meeting rooms, and collaboration spaces are framed with interior glass walls that promote connectivity while preserving privacy. A large outdoor patio/balcony further enhances employee experience and well-being.

High-efficiency systems—including HVAC, lighting, and controls—were carefully selected to support sustainability and operational cost savings. This turn-key, Class A headquarters presents a rare opportunity to own a premier corporate facility in a thriving, well-connected market.

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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PROPERTY OVERVIEW



Address	4617 Liuna Way
City	DeForest
Zip Code	53532
Building Size	51,600 SF
Lot Size	11.01 AC
Year Built	2021
Stories	Three
Drive-in Doors	Four
Parking	122 Stalls (2.4/1,000)
Zoning	B2 General Business
Parcel Number	118/O810-061-2038-1
Taxes (2024)	\$245,775.58
List Price	\$9,800,000

PROPERTY PHOTOS



PROPERTY PHOTOS



CAFE / BREAK ROOM



BOARD ROOM



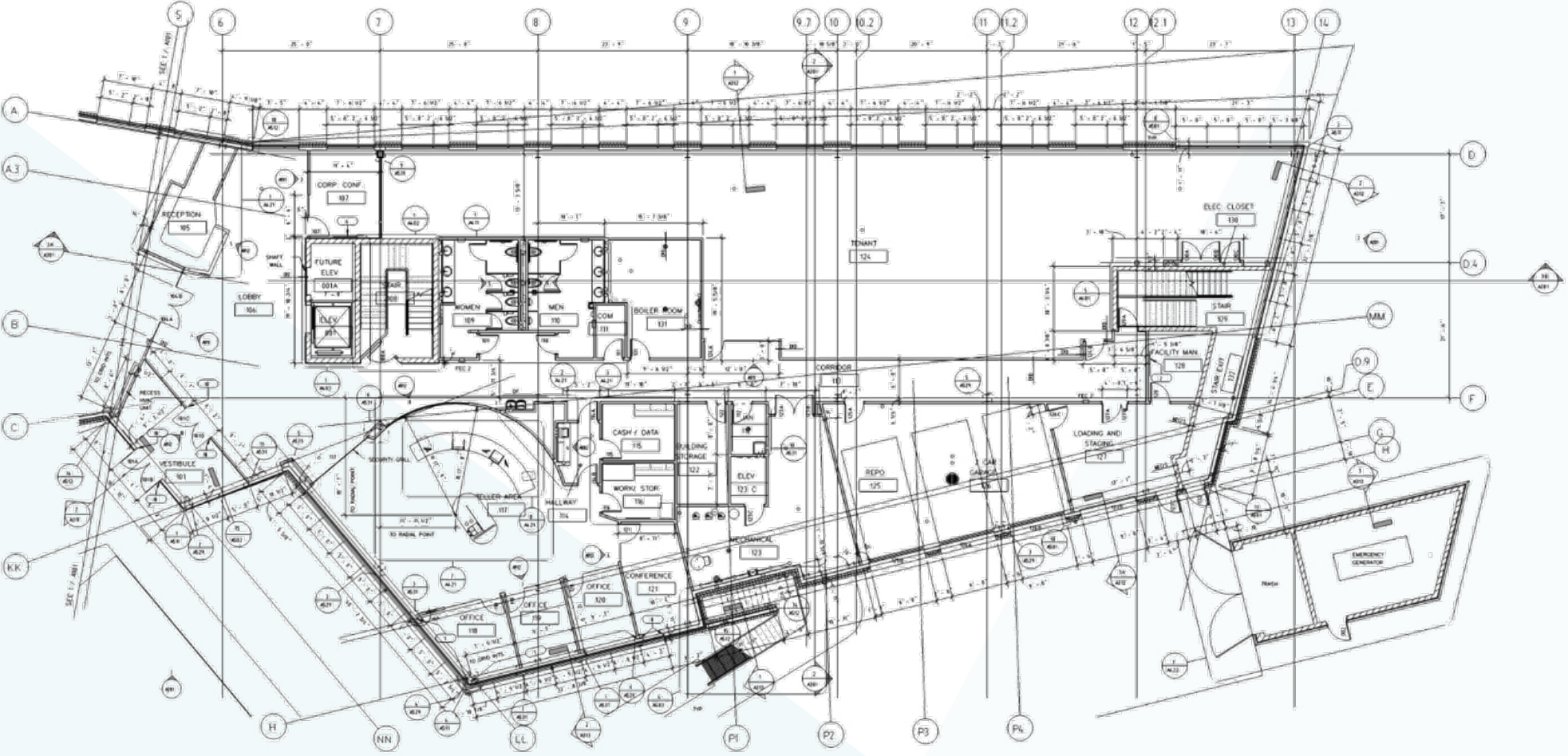
CAFE / BREAK ROOM



PROPERTY PHOTOS

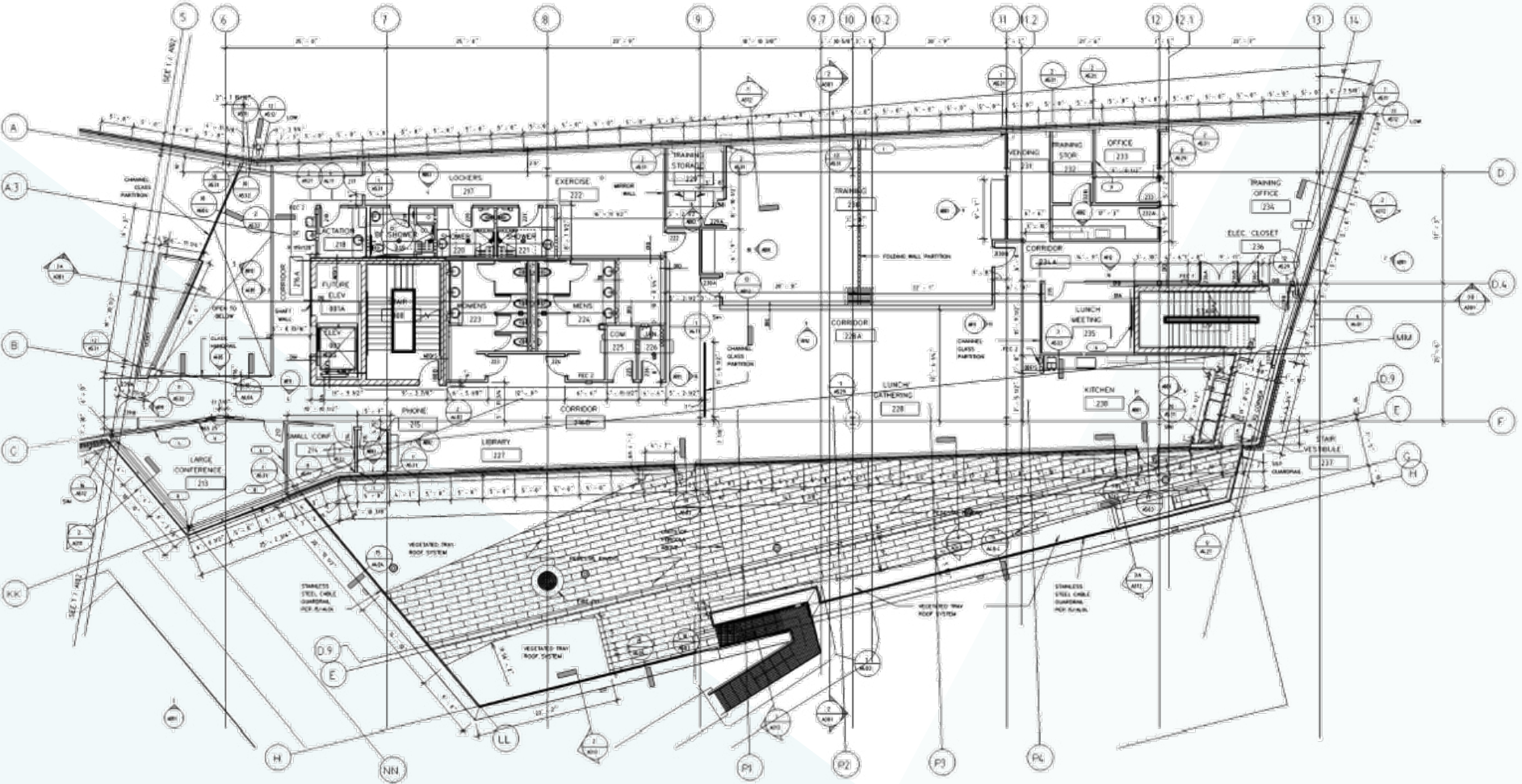


FLOOR PLANS



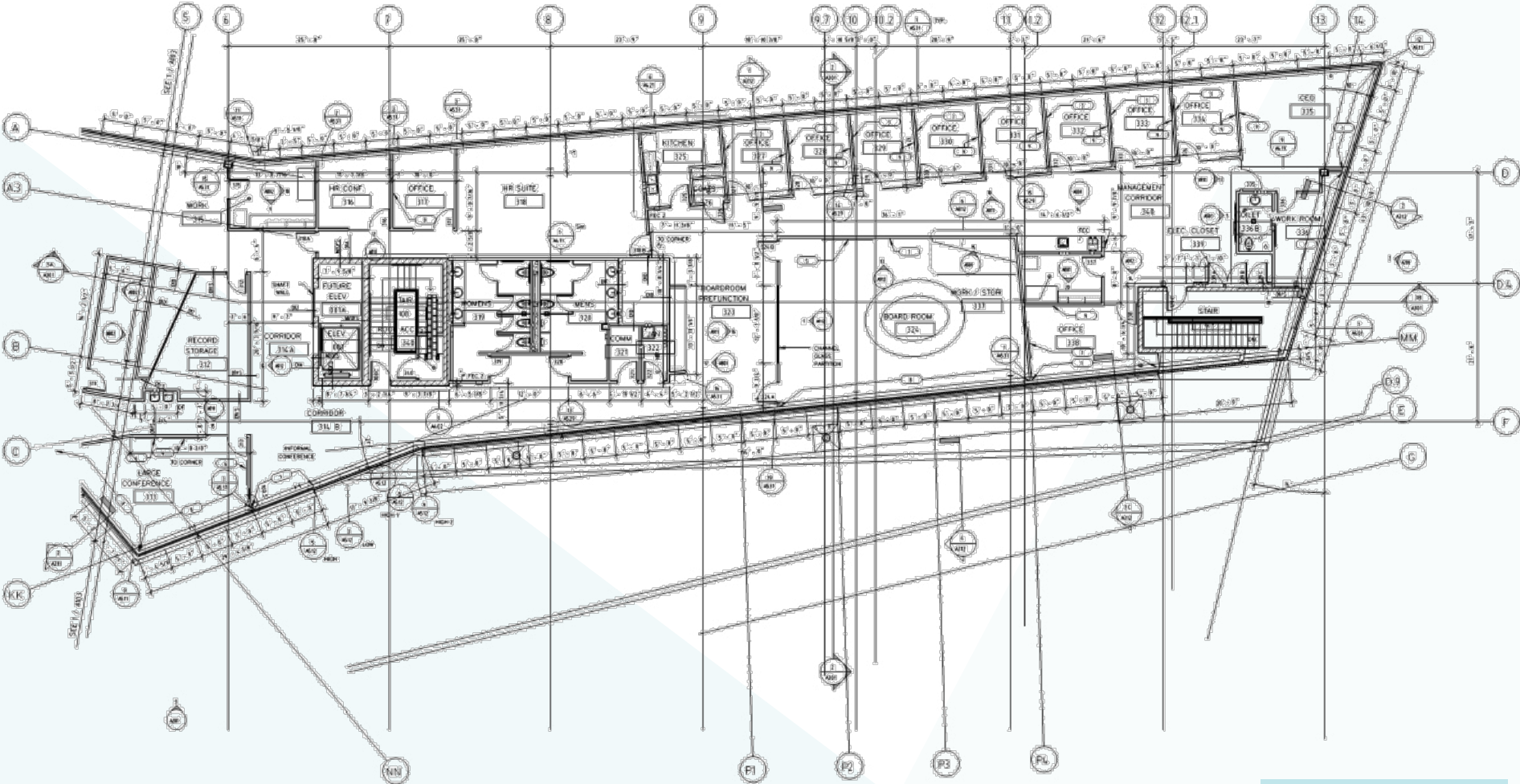
FIRST FLOOR

FLOOR PLANS



SECOND FLOOR

FLOOR PLANS



THIRD FLOOR

AERIAL MAP



VIEW DRONE VIDEO



I-90 EB
OFF-RAMP

I-90 WB
OFF-RAMP

I-90 EB
ON-RAMP



19

LIUNA WAY

SUBJECT PROPERTY



RETAIL MAP



EXIT 126 (4.7 MI)

Arby's A&W SUBWAY
Culver's McDonald's TACO BELL

CO HWY C V (3.6 MI)

bb Jack's PAPA MURPHY'S Norske Nook
WOOLLY'S Snack Hut JJ's PIZZA HUT BEANS & CREAM

SUN PRAIRIE (5.3 MI)

SUBWAY MONK'S Bar & Grill Culver's
Starbucks MACYS MACARONI and CHEESE SHOP Arby's
Pizza Ranch GLORIA'S TACO BELL
noodles & COMPANY Johnny's Italian Steakhouse
SWAGAT FIREHOUSE SUBS
Golden Nest SONIC MOOYAH
pancakes & cafe JORDAN MIKE'S
COUSINS McDonald's JORDAN MIKE'S

EXIT 131

McDonald's A&W
SUBWAY
RODESIDE GRILL

EXIT 135 (5 MI)

NOFI MOKA CHIPOTE TEXAS
USHI & GRILL ESPRESSO, COFFEE, TEA MEXICAN GRILL
Perkins Mercies COFFEE Chick-fil-
Olive Garden Jersey Mike's SUBS
ITALIAN KITCHEN CAFE Java Cat Applebee's
ZUPAS Panera BREAD QDOBA MEXICAN EATS IHOP
Portillo's EL TORITO MEXICAN RESTAURANT

DEFOREST

TOKEN CREEK

SUN PRAIRIE

WESTPORT

DANE CO. REGIONAL

MADISON AREA TECHNICAL COLLEGE

EAST TOWNE MALL

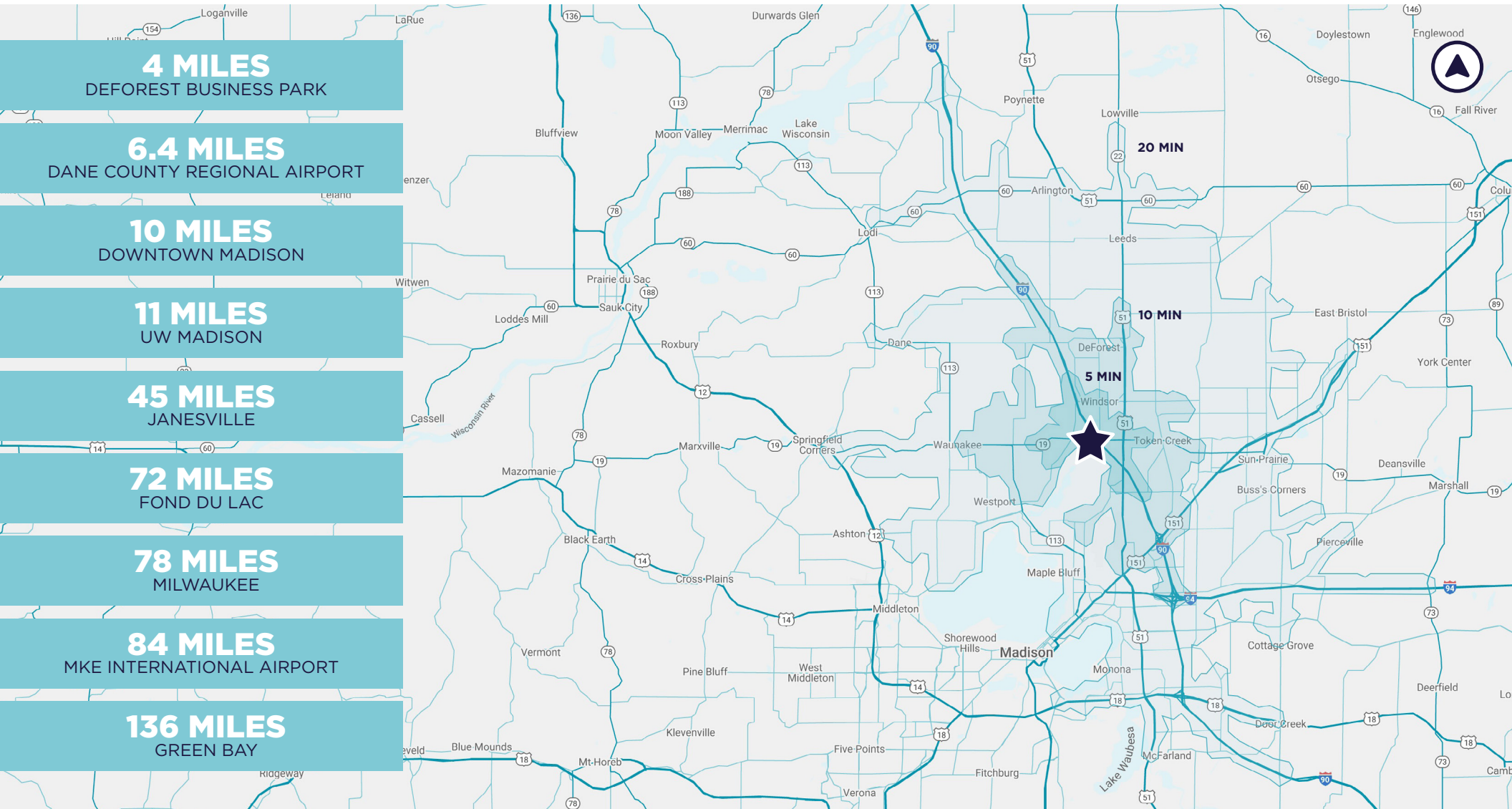
DEMOGRAPHICS

HOUSEHOLDS

	5 MIN	10 MIN	20 MIN
Estimated Households (2025)	1,545	20,360	95,055
Estimated Average Household Income (2025)	\$148,670	\$125,973	\$120,739

POPULATION

	5 MIN	10 MIN	20 MIN
Estimated Population (2025)	3,933	49,230	217,356
Median Age (2025)	37.5	37.4	37.9
Any College (Some College or Higher)	1,894 70.7%	25,797 76.3%	119,220 77.5%
College Degree + (Bachelor Degree or Higher)	1,197 44.6%	15,578 46.1%	78,395 50.9%



MADISON REGION

 **1.1M**
RESIDENTS

 **618K**
JOBS

 **36K**
BUSINESSES

 **38**
MEDIAN AGE

MADISON RANKINGS

#1

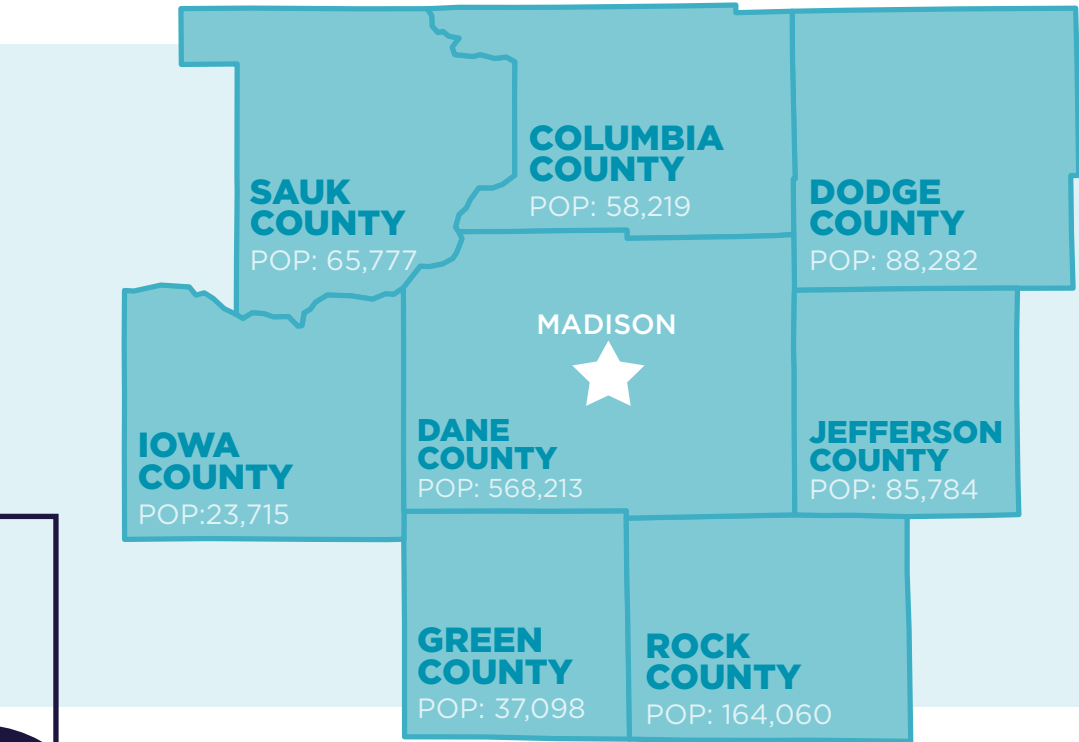
BEST CITY TO LIVE IN THE USA
2021 & 2022 | LIVABILITY

MIDWEST CITY FOR TECH WORKERS
2023 | COMMERCIALCAFE

BEST PLACES FOR YOUNG PROFESSIONALS TO LIVE IN THE U.S.
2022 | SMARTASSET

BEST METRO AREAS FOR STEM PROFESSIONALS
2025 | WALLETHUB

TOP
10



THE UNIVERSITY
of
WISCONSIN
MADISON

#13

BEST PUBLIC UNIVERSITY
2024-2025

\$30.8B

ECONOMIC IMPACT
ON WISCONSIN

\$1.52B

RESEARCH EXPENDITURES
2021

#1

BEST HOSPITAL IN WISCONSIN
2024-2025

52K

STUDENT POPULATION
2024

89.5%

GRADUATION RATE
6 YEAR

REGION'S LARGEST EMPLOYERS

STATE OF WISCONSIN

DISCLOSURE TO NON-RESIDENTIAL 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 sub agent 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:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) 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).
- (e) 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.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. Other property held by the Firm or its Agents.
- (g) 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.

- The following information is required to be disclosed by law:
 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see “Definition of Material 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 that 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. 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 by 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.

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