

INVESTMENT OFFERING

**For Sale**

4600  
AMERICAN PARKWAY  
MADISON, WI

OFFERING BROCHURE

76,891 SQ FT  
3-STORY

**CBRE**



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## CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



## EXECUTIVE SUMMARY

\$563,196	8.0%	\$7,000,000
NOI	CAP RATE	PRICE

CBRE is pleased to present the opportunity to purchase an impeccably maintained office building in Madison Wisconsin. The offering provides an investor the value-add opportunity to further increase occupancy and drive rents, while maintaining a diverse and loyal base of existing tenants.

The building is at the entrance to the American Center Business Park. The building boasts an impressive lobby with modern finishes, ample on-site parking, conference center, mature landscaping.

This is a rare chance to acquire a cash-generating office building with value-add potential at an attractive discount to replacement cost.

 EASY ACCESS TO INTERSTATE	 CONTINUED RENT GROWTH	 EXCEPTIONAL AMENITIES	 TROPHY OFFICE BLDG
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For More Information:

[www.madisonofficeportfolio-cbre.com](http://www.madisonofficeportfolio-cbre.com)

CLICK HERE



4600 American Parkway

## A prestigious Class-A office building at the entrance to the business park.

Prominently located at the entrance to the American Center Business Park. The striking three-story building spans over 76,000+ square feet and boasts a two-story glass atrium lobby with polished granite flooring and seating for visitors. It has proven to be an ideal location for national companies, medical users, and various professional firms. Employees and visitors enjoy free parking along with other conveniences that are within walking distance.

Ownership's investment and focus on providing a quality office environment has attracted a high-quality tenant roster of companies in growing industries mixed with stable professional firms and medical users.

### PROPERTY OVERVIEW

<b>Price</b>	\$7,000,000
<b>NOI</b>	\$563,196
<b>Cap Rate</b>	8%
<b>Rentable SF</b>	75,375 RSF 76,891 RSF (BOMA Remeasure)
<b>Occupancy</b>	73%
<b>Year Built</b>	1994
<b>Stories</b>	Three
<b>Parking</b>	4: : 1000
<b>Parcel Size</b>	5.08 Acres
<b>Assessed Value</b>	\$9,130,400
<b>Amenities</b>	Large conference center with AV Break Area next to Conf. Center Atrium Lobby



Highly Visible  
Easy Access



Conference  
Center



Class-A  
Corporate  
Office



NEW BOMA SF  
76,891



EST NOI  
\$563,196



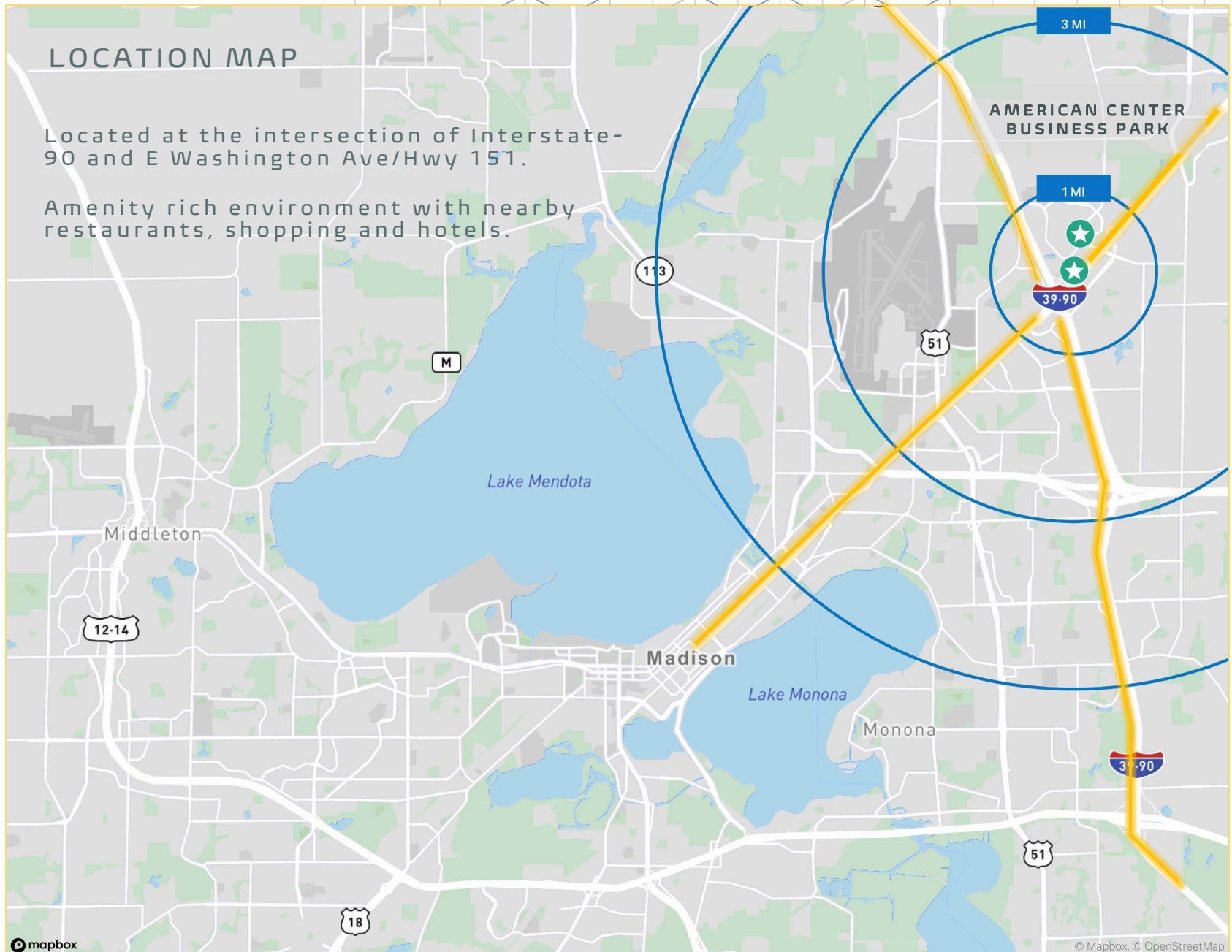
Minutes to  
Airport



## LOCATION MAP

Located at the intersection of Interstate-90 and E Washington Ave/Hwy 151.

Amenity rich environment with nearby restaurants, shopping and hotels.





4600 American Parkway

High-end finishes, conference center and a state-of-the-art air purification system are amenities tenants appreciate

The building is a three-story steel frame precast office building with a partial basement that features a loading area with overhead door for convenient moving of office furniture and larger deliveries. Additionally, on this level, are tenant storage and mechanical rooms.

Tenant amenities include a conference center with AV capabilities and a break-out area with vending and restrooms.

Post COVID, a Bipolar Ionization air purification system was installed.



Lobby

MADISON OFFICE  
PORTFOLIO



# Amenities



State-of-the-art **conference and training center** with seating for 50. Equipped with large screen monitors and AV equipment.



Café setting with vending is a quiet space for employees



Onsite document storage available



Secure building with after-hours card access



4600 American Parkway



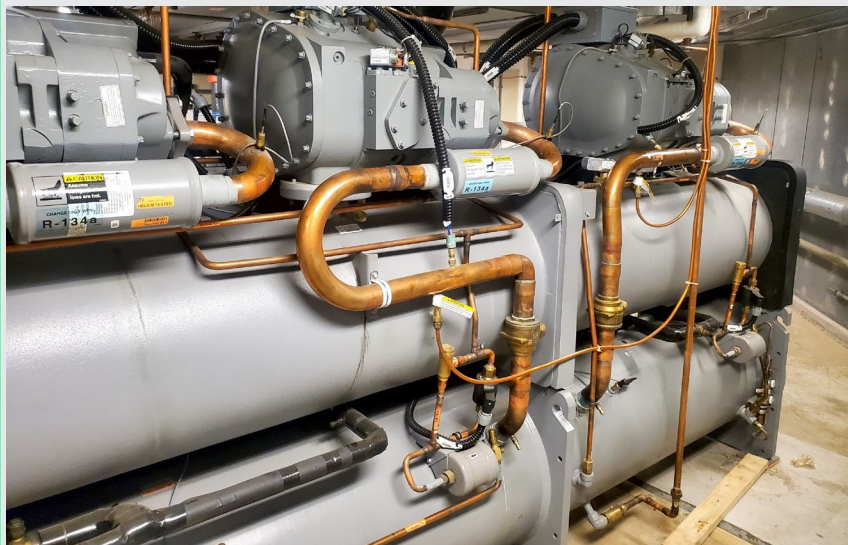
## HVAC & AIR QUALITY

Newer energy efficient equipment ensures lower energy consumption, which helps to keep operating expenses down.

### CARRIER AQUA FORCE CHILLER

In 2020 the building's chiller was replaced. This was a \$191,000 capital expense and an investment into the property for the tenant's comfort.

Carrier Aqua Force 30HK High Efficiency Screw Type Chiller.. Equipped with three compressors. Water cooled liquid chiller. Chlorine-free HFC refrigerant.



### INDOOR AIR QUALITY

Both buildings have installed a Needlepoint Bipolar Ionization system. It uses a soft ionization method which helps to reduce airborne contaminants safely and effectively without adverse health implications. This system greatly improves Indoor air quality and is certified as ozone-free.



**PARTICLES**  
REDUCED



**PATHOGENS**  
KILLED



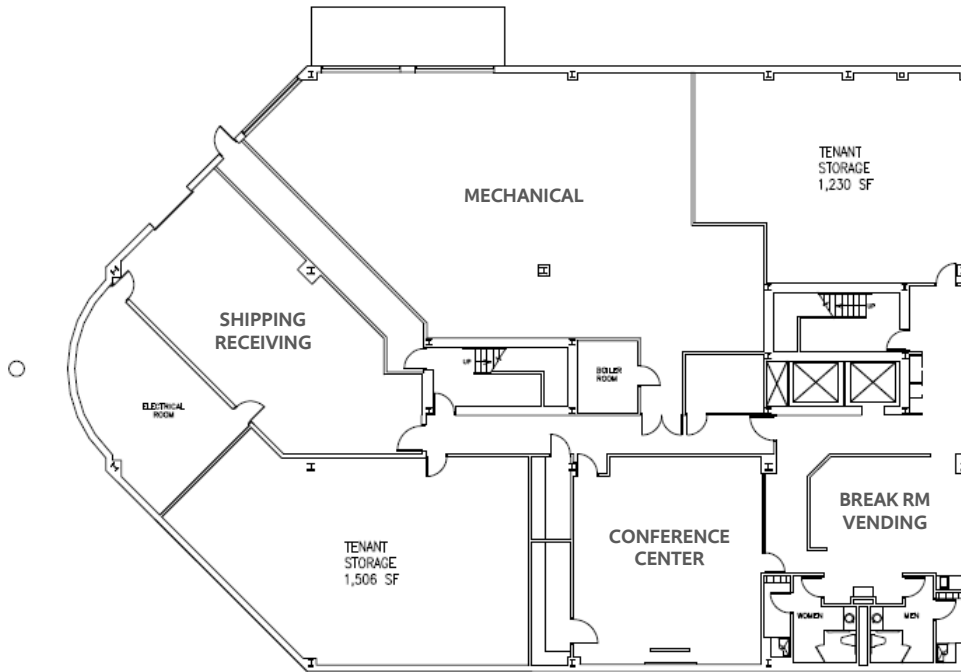
**ODORS**  
NEUTRALIZED



**ENERGY**  
SAVED

LOWER  
LEVEL

4600  
AMERICAN  
PARKWAY



1 S T  
F L O O R

4600  
AMERICAN  
PARKWAY

ALZHEIMER'S  
ASSOCIATION

Suite 107  
4,212 RSF (A)  
4,301 RSF (B)



USDA  
FEDERAL  
MILK  
MARKETING

LOBBY

REUTER,  
WHITISH &  
EVANS, SC



FRESENIUS  
KIDNEY CARE

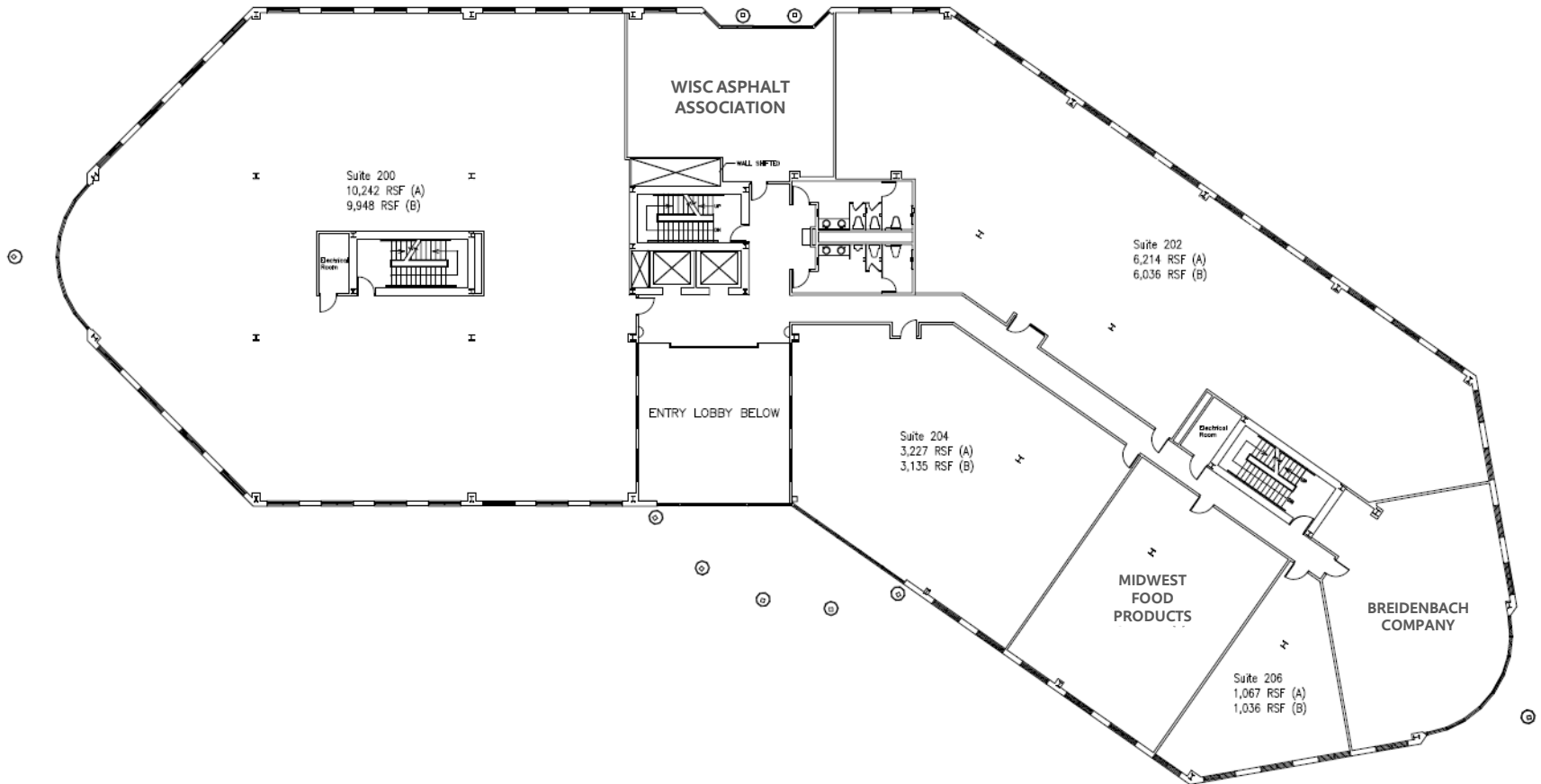
Suite 108  
3,011 RSF (A)  
3,075 RSF (B)



FRESENIUS  
KIDNEY CARE

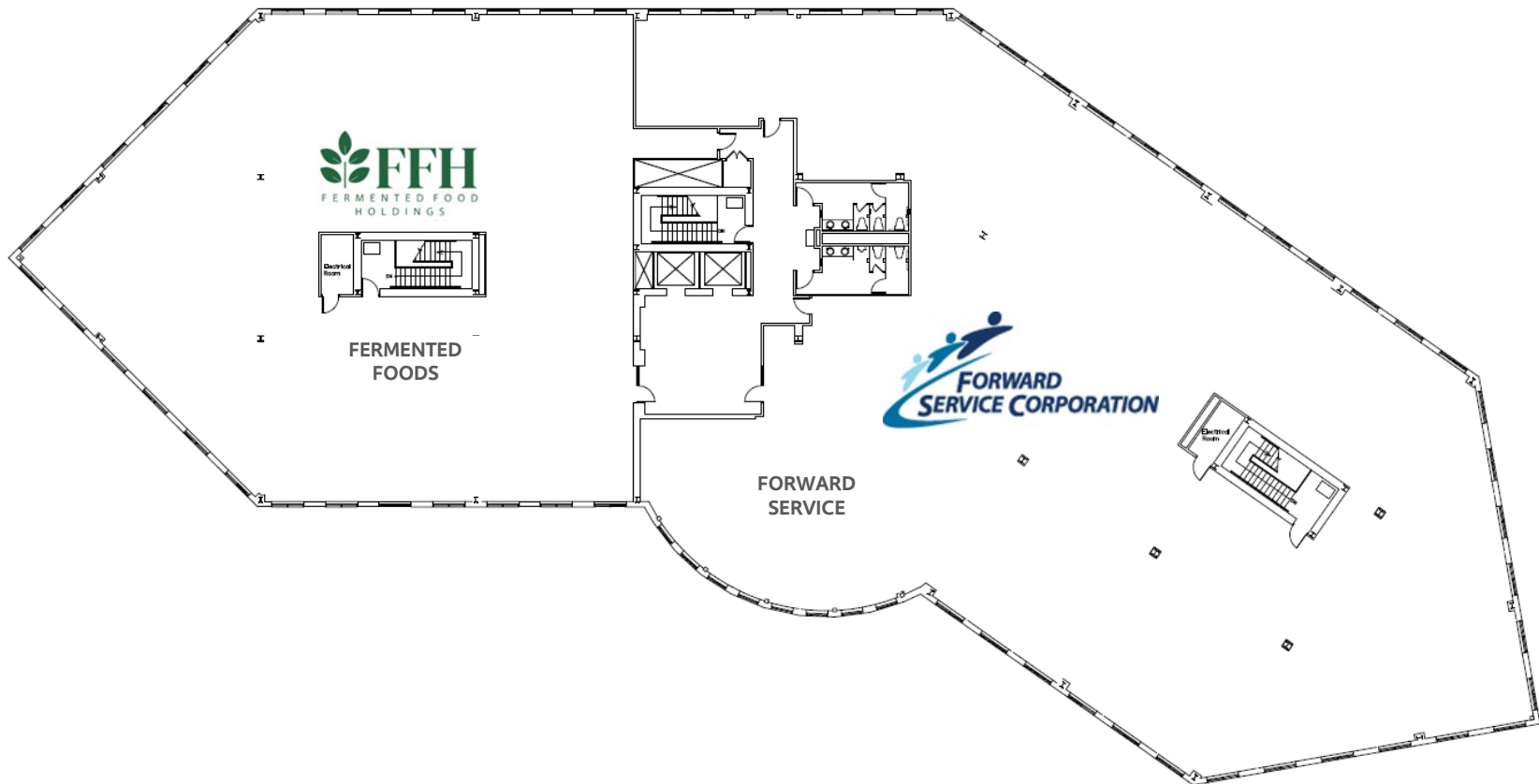
2 N D  
F L O O R

4600  
AMERICAN  
PARKWAY



3 R D  
F L O O R

4600  
AMERICAN  
PARKWAY



# Opportunity is knocking

Madison  
Office Portfolio

## C O N T A C T S

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