

OFFICE SPACE FOR LEASE

The American Center Office Park

5250 East Terrace

MADISON, WI 53718



KATIE ARMSTRONG
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PROPERTY SUMMARY

5250 EAST TERRACE DRIVE | MADISON, WI 53718



Property Summary

Lease Rate:	\$21-28 P/SF
Lease Term:	Negotiable
Suite 100:	3,812 RSF
Suite 110C:	322 RSF
Suite 110 E:	337 RSF
Building SF:	31,989
Year Built:	1997
Building Class:	A
Floors:	1
Parking:	132
Parking Ratio:	4.92
Zoning:	SEC

Property Overview

High-quality office space located in the American Center Office Park on Madison's northeast side. Convenient access from Interstate 90/94 and Highway 151. Great windows with lots of light. Minutes from East Towne Mall and the Dane County Regional Airport.

Brand new common area updates including lobby, common conference room, restrooms and building entrances.

Location Overview

Located on Madison's northeast side with easy access to the Beltline and Hwy. 90/94. 10 minutes to downtown/campus.

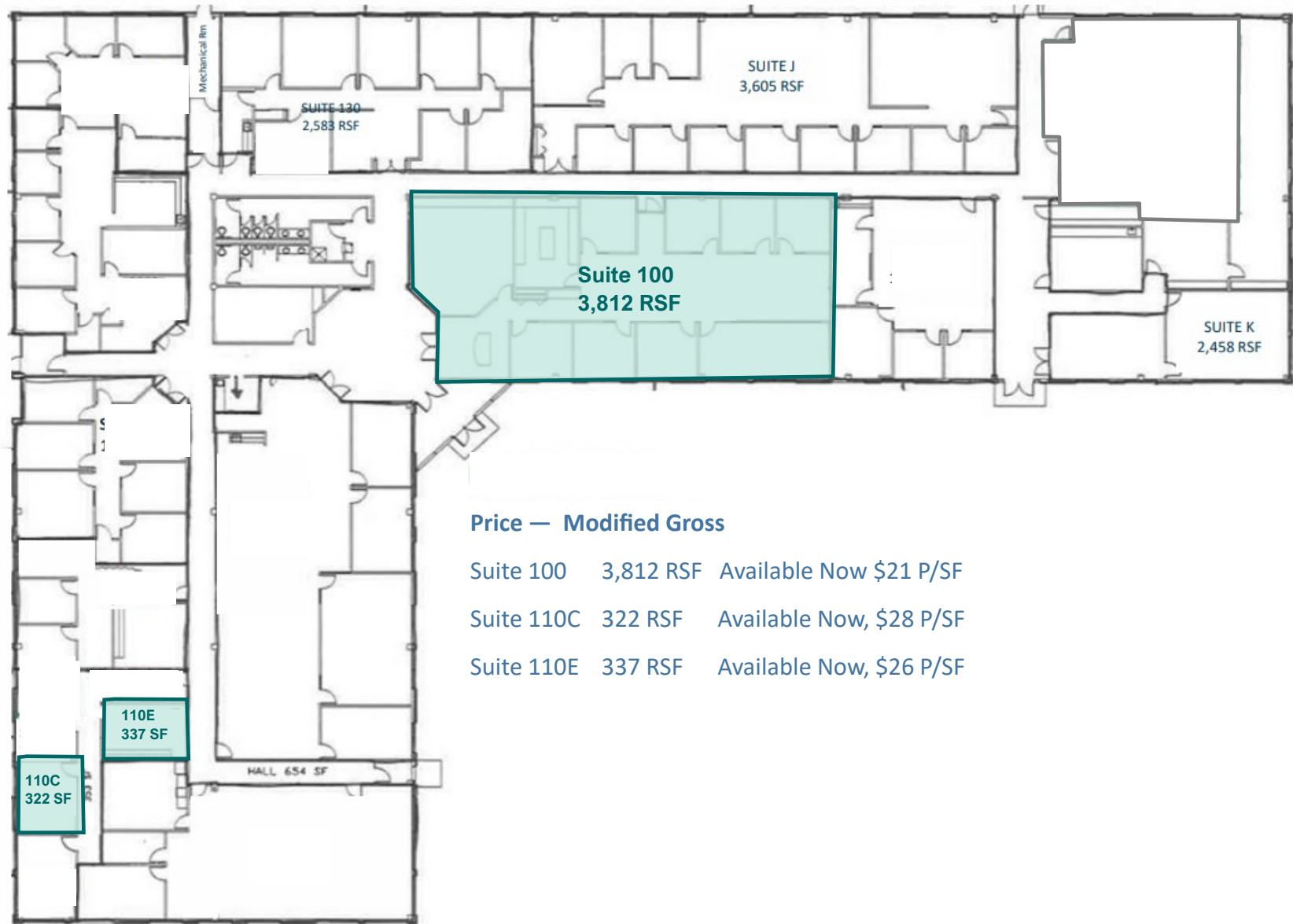
OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

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FLOOR PLAN

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Price — Modified Gross

Suite 100	3,812 RSF	Available Now	\$21 P/SF
Suite 110C	322 RSF	Available Now,	\$28 P/SF
Suite 110E	337 RSF	Available Now,	\$26 P/SF

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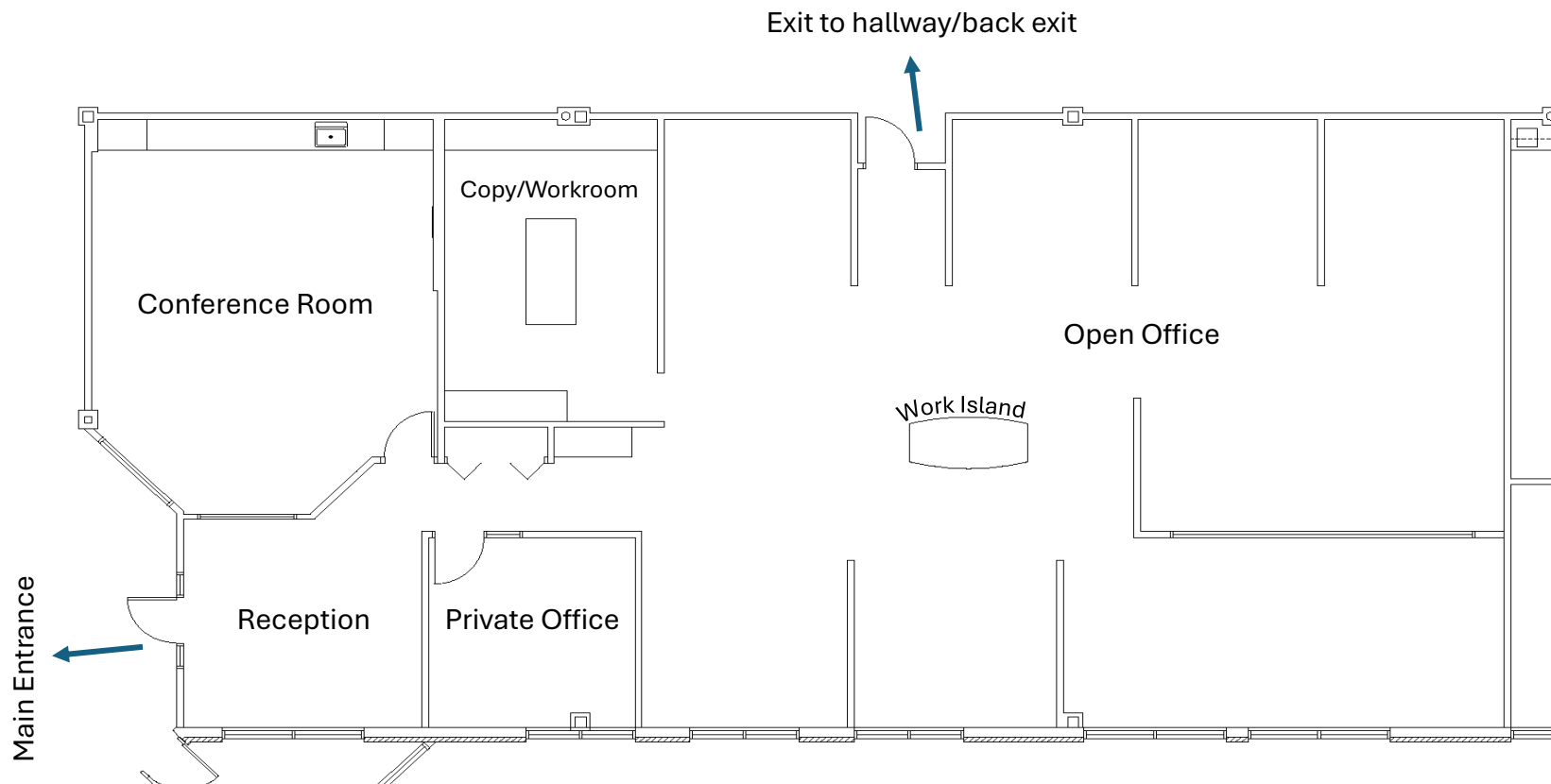
SUITE 100

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5250 E. Terrace

Suite #100

3,812 RSF



PROPERTY PHOTOS

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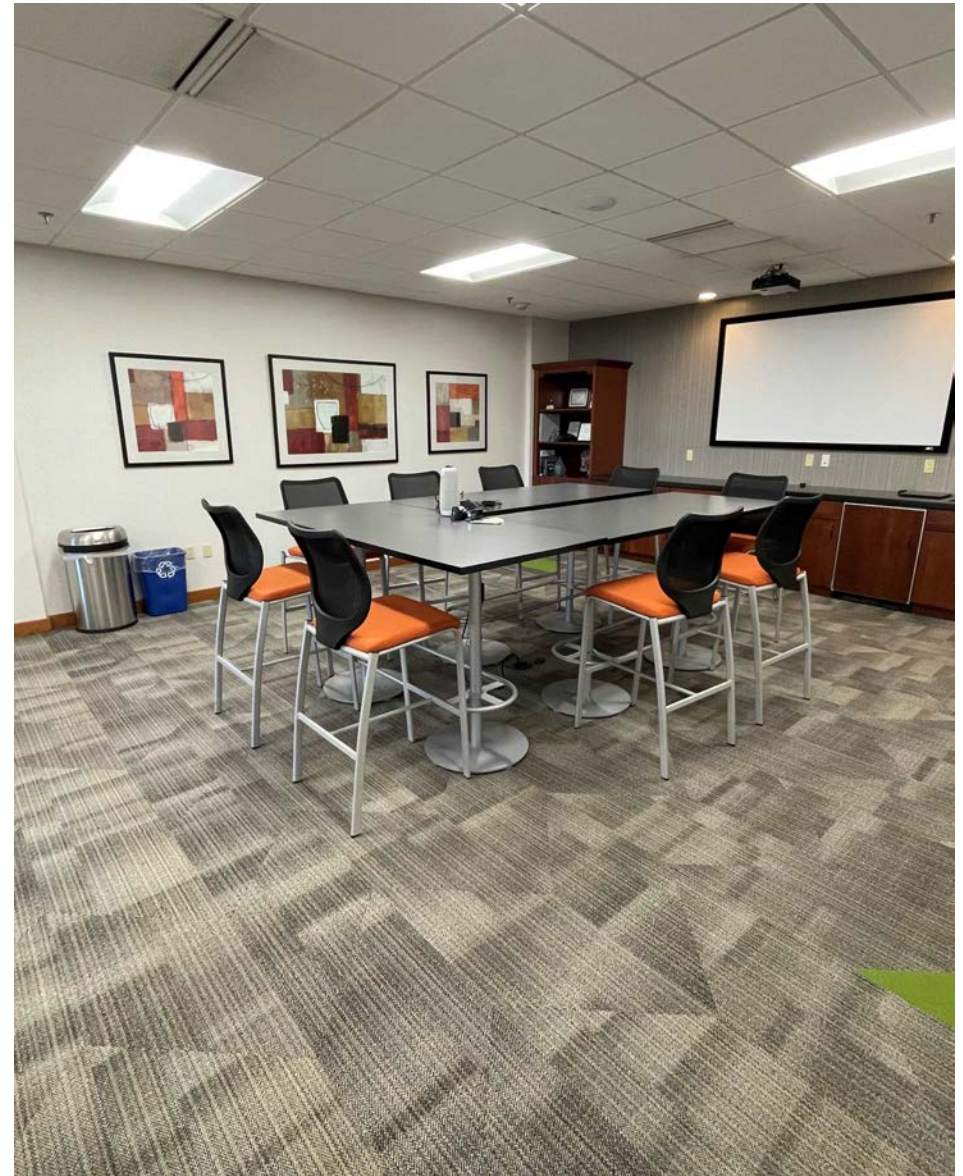
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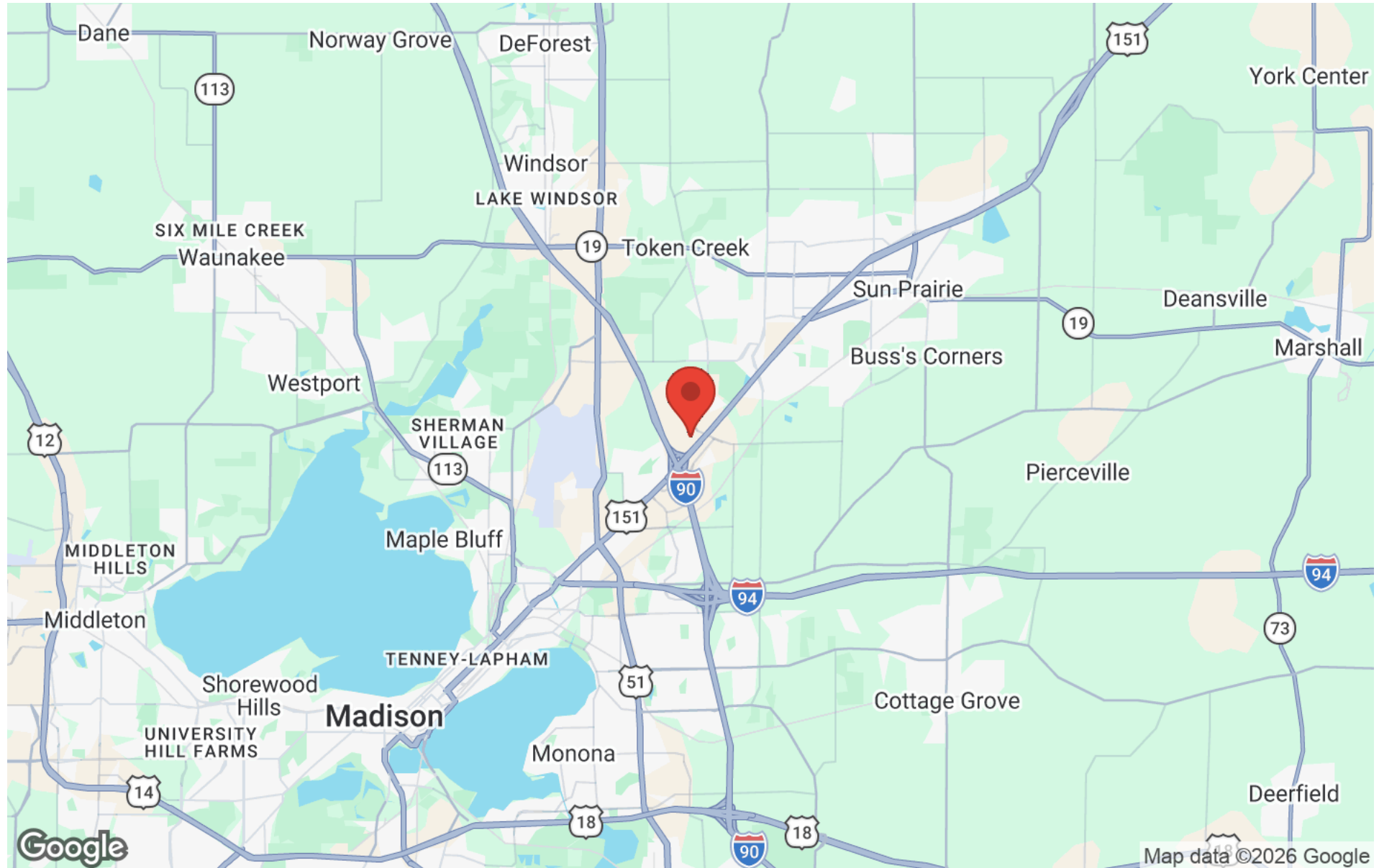
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REGIONAL MAP

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AERIAL MAP

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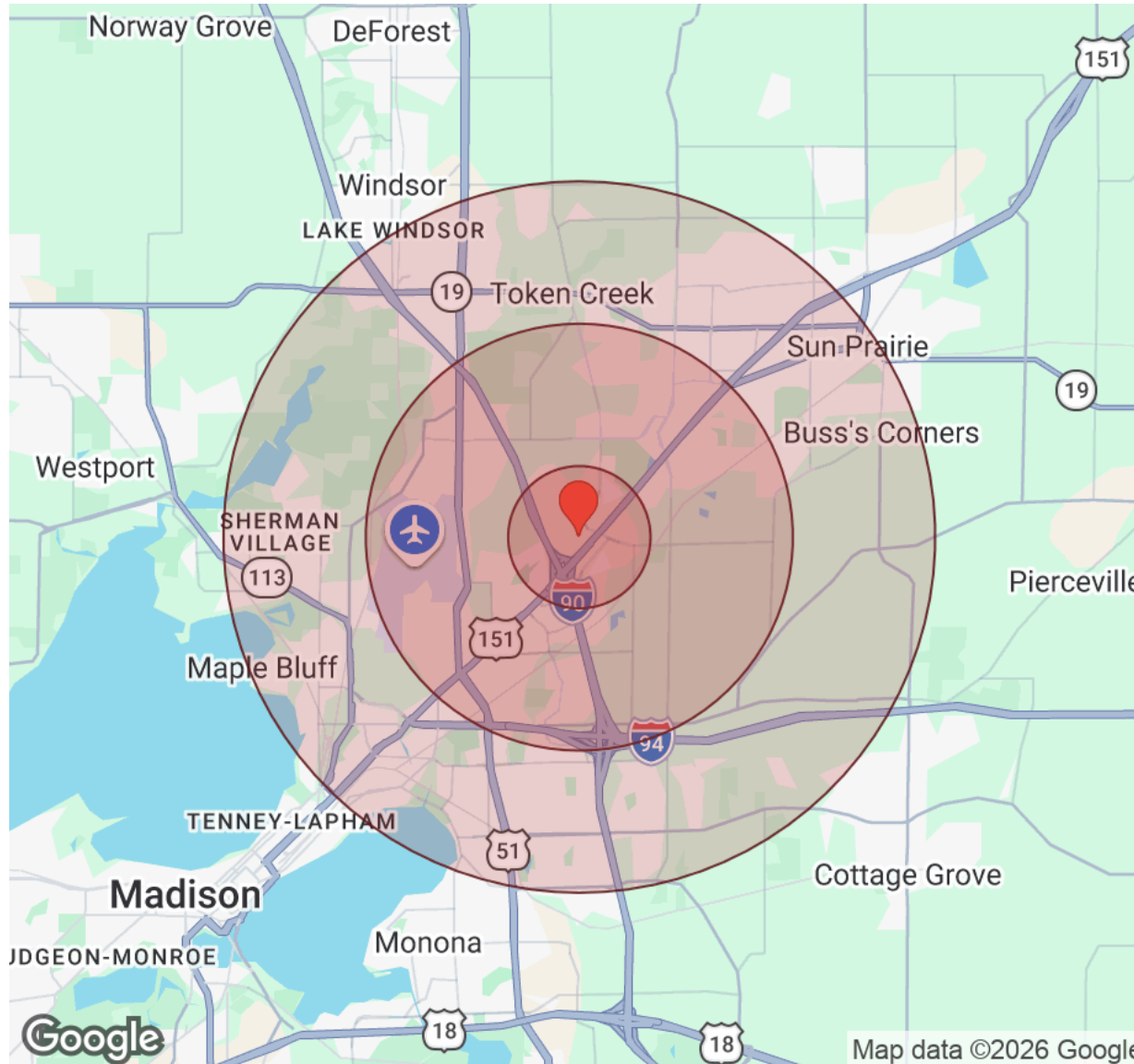
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,034	17,368	61,165
Female	3,051	17,295	62,083
Total Population	6,085	34,663	123,248

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,551	17,090	60,399
Occupied	3,238	15,726	55,503
Owner Occupied	769	6,992	31,129
Renter Occupied	2,469	8,734	24,374
Vacant	313	1,364	4,896

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	900	5,712	19,887
Ages 15 - 24	891	4,990	15,688
Ages 25 - 54	2,903	16,296	54,859
Ages 55 - 64	485	3,158	13,296
Ages 65+	906	4,507	19,516

Income	1 Mile	3 Miles	5 Miles
Median	\$77,235	\$83,667	\$86,820
Under \$15k	109	646	2,811
\$15k - \$25k	89	714	2,805
\$25k - \$35k	531	1,173	3,388
\$35k - \$50k	232	1,973	5,817
\$50k - \$75k	596	2,473	9,130
\$75k - \$100k	697	2,548	8,039
\$100k - \$150k	495	2,731	10,881
\$150k - \$200k	269	1,741	6,621
Over \$200k	220	1,726	6,012

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DISCLOSURE TO CUSTOMERS

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State of Wisconsin - Disclose 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 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:

- (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.