

# CLASS A OFFICE SPACE | BELTLINE VISIBILITY

34 SCHROEDER CT, MADISON, WI

// PROPERTY SUMMARY



## VIDEO

### PROPERTY DESCRIPTION

Space available in this Class A office building. 3rd floor has 10,277 SF Class A office space with conference rooms, break room, exercise space with shower; reception and waiting area. Shared conference room on 2nd floor. Ample on-site parking with underground parking available. Lighted building signage opportunities on Beltline Highway for larger tenants. 103,000 avg daily traffic! Quality steel & concrete building, brick & glass exterior. Great location near Whitney Way exit.

### PROPERTY HIGHLIGHTS

- Beltline frontage, 103,000 cars per day!
- Prime Office space in a newer building
- Lighted Beltline signage available for larger tenants
- 10,277 SF Office Space available
- Underground Parking

### OFFERING SUMMARY

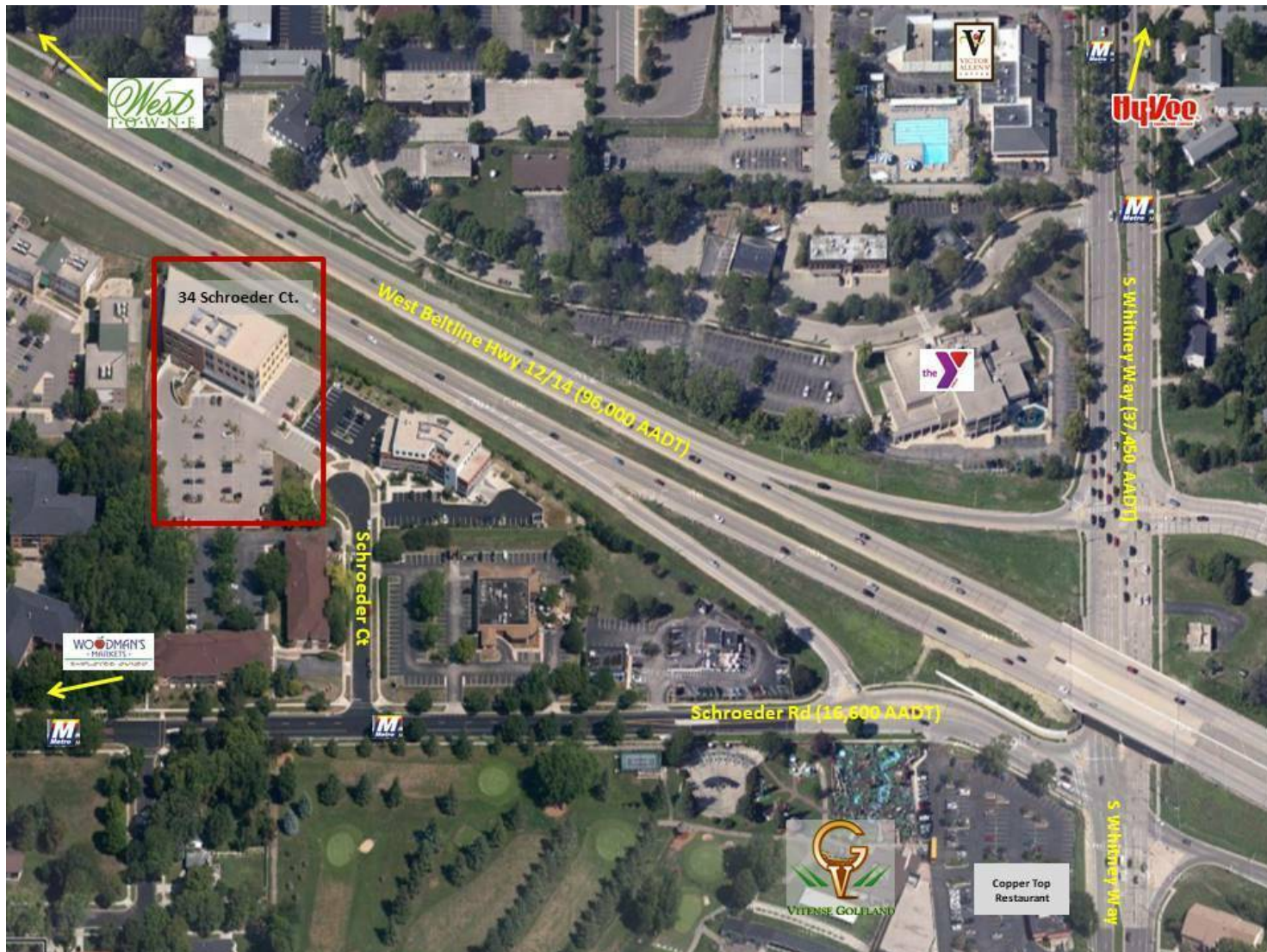
Lease Rate:	\$21.00 SF/yr (Gross)
Available SF:	10,277 SF
Lot Size:	55,584 SF
Building Size:	53,000 SF
NOI:	\$562,665.00
Cap Rate:	8.66%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,817	41,114	75,376
Total Population	8,671	93,387	177,476
Average HH Income	\$67,692	\$80,662	\$83,344

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// SITE PLAN





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// LOCATION MAPS





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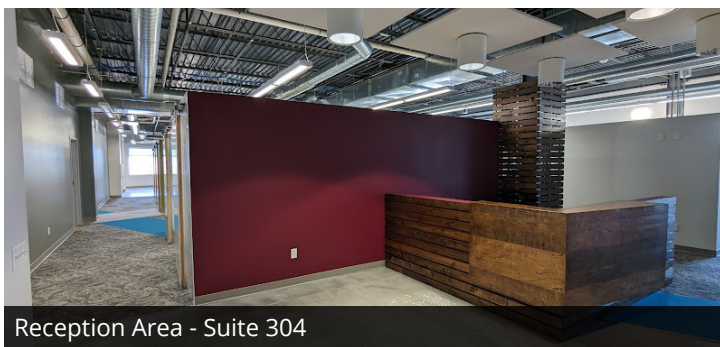
// ADDITIONAL PHOTOS



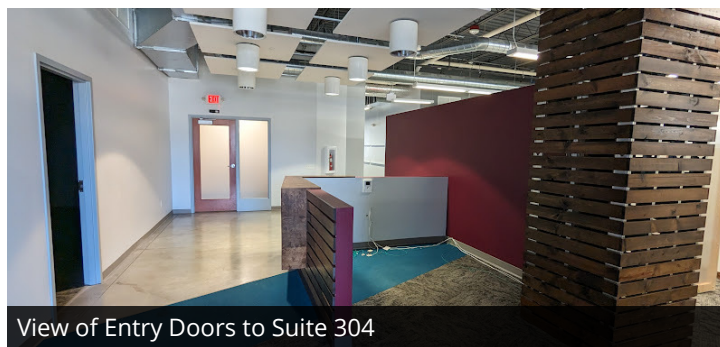
Elevators in Main Lobby



Main Lobby



Reception Area - Suite 304



View of Entry Doors to Suite 304



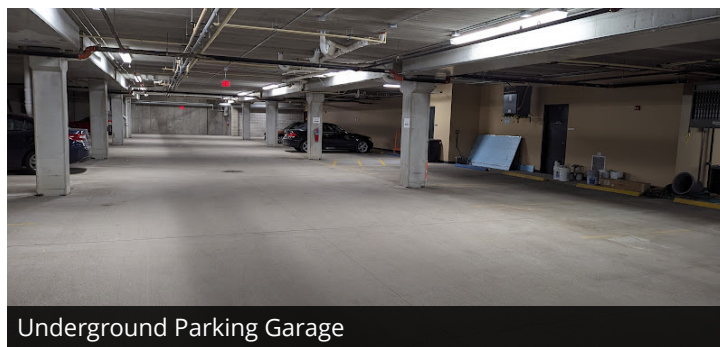
Break Area - Suite 304



Open Room off Break Area - Suite 304



Schroeder Ct. side - Suite 304



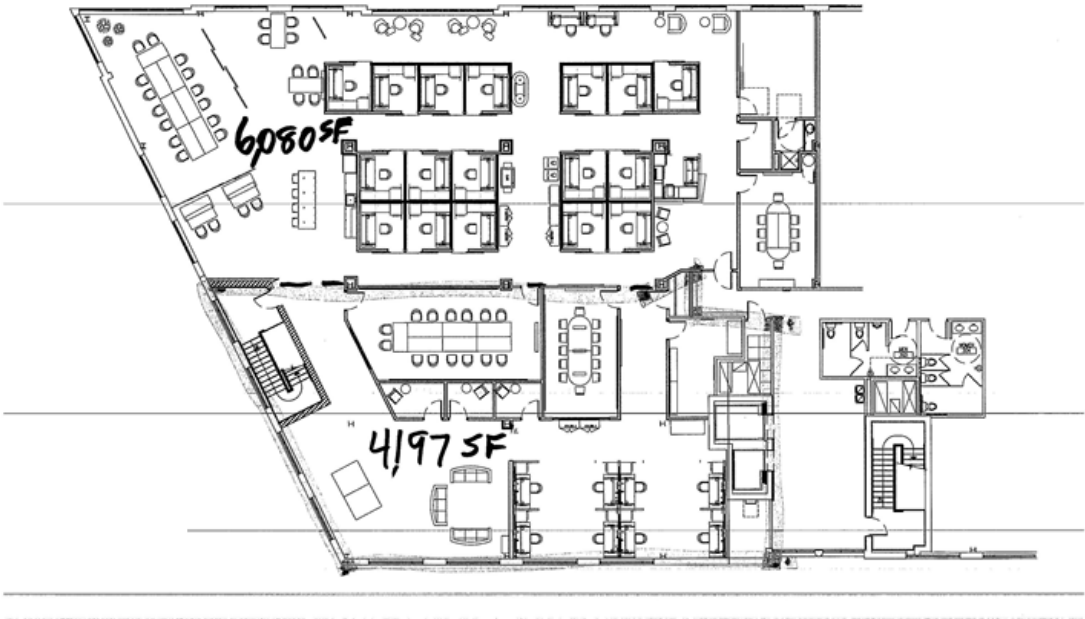
Underground Parking Garage

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// AVAILABLE SPACES

34 Schroeder Ct. 3<sup>rd</sup> Floor  
10,277 SF Available



LEASE TYPE GROSS | TOTAL SPACE 10,277 SF | LEASE TERM NEGOTIABLE | LEASE RATE \$21.00 SF/YR

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 304	Available	10,277 SF	Gross	\$21.00 SF/yr	Previous CUNA Insurance office with open area, work stations, kitchenet, Lots of windows. May be able to divide.



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// NON-RESIDENTIAL BROKER DISCLOSURE

WISCONSIN REALTORS® ASSOCIATION

4801 Forest Run Road  
Madison, Wisconsin 53704

Altus Comm R/E Inc dba Sperry Van N

## BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

- 1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:
- 2 **BROKER DISCLOSURE TO CUSTOMERS**
- 3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
- 4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
- 5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
- 6 following duties:
- 7 ■ The duty to provide brokerage services to you fairly and honestly.
  - 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
  - 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
  - 10 disclosure of the information is prohibited by law.
  - 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
  - 12 prohibited by law (See Lines 47-55).
  - 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
  - 14 confidential information of other parties (See Lines 22-39).
  - 15 ■ The duty to safeguard trust funds and other property the broker holds.
  - 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
  - 17 disadvantages of the proposals.
- 18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
- 19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.
- 20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
- 21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.
- 22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**
- 23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
- 24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
- 25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
- 26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
- 27 PROVIDING BROKERAGE SERVICES TO YOU.
- 28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:
- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01(5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
  - 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
  - 31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- 32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
- 33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
- 34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.
- 35 CONFIDENTIAL INFORMATION: \_\_\_\_\_
- 36
- 37 NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): \_\_\_\_\_
- 38
- 39 ~~(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)~~
- 40 **CONSENT TO TELEPHONE SOLICITATION**
- 41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
- 42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
- 43 withdraw this consent in writing. List Home/Cell Numbers: \_\_\_\_\_
- 44 **SEX OFFENDER REGISTRY**
- 45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
- 46 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.
- 47 **DEFINITION OF MATERIAL ADVERSE FACTS**
- 48 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
- 49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
- 50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
- 51 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
- 52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
- 53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
- 54 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
- 55 agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.  
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Altus Comm R/E Inc dba Sperry Van N 6027 Monmouth Ln, Ste 201 Madison, WI 53719  
3rd Floor

Phone: 608-338-0055 Fax: 608-221-1402  
Produced with the assistance of the Wisconsin REALTOR® Association

Drafted by Attorney Debra Peterson Conrad  
Broker Darin

FOR MORE INFORMATION CONTACT:

**JEFF JANSEN, CCIM** Senior Advisor | Partner  
jeff.jansen@altuscre.com (P) 608.338.0055 (C) 608.444.4111