



## CBG Membership Meeting & Breakfast and Deal of the Year Awards

Wednesday, February 8  
Starting at 7:15 am

Target Business Interiors  
1020 John Nolen Drive  
Madison, WI

Join us for the winter breakfast meeting and the 2011 Deal of the Year Awards. Thanks to our sponsor, Target Business Interiors. Be sure to attend!

The Deal of the Year Awards recognizes the most notable commercial real estate professionals and transactions in Wisconsin. The Awards event was created to highlight accomplished CBG members who have displayed exceptional achievement in sale and/or lease transactions. A winner will be selected in each of the following categories: OFFICE, INDUSTRIAL, RETAIL, INVESTMENT/MULTI-FAMILY, and OTHER.

To RSVP or for more information  
[wendy@advantageosborne.com](mailto:wendy@advantageosborne.com)



#46281

**Olson Building**  
1706 Hwy 51-138, Stoughton

Avail Sq. Ft.: 500-1,500  
Rate Sq. Ft.: \$12.00  
Term: 1  
CAM: inc.  
Hwy Exp: Yes

**NEW!**

RE Tax/Ins: inc.  
Avail: Now  
OH Doors: Yes

Individual office suite located in custom built professional building. Great visibility on the Madison side of Stoughton. Flexible leases available with NO CAM fees! Will remodel to meet needs.

Bunbury & Associates - Stoughton  
Eric Olson  
608-575-9272



#46291

**Bell Professional Center**  
221 Kings Lynn Rd, Stoughton

Avail Sq. Ft.: 100-4,500  
Rate Sq. Ft.: \$12.00  
Term: 1  
Avail: Now

**NEW!**

RE Tax/Ins/CAM: inc.  
Parking: Yes

Great space for start-up companies! From a single office with "big office perks" to full size suites. Shared amenities includes conference room, break room, and outside decks. Flexible, gross leases available with NO CAM fees!

Bunbury & Associates - Stoughton  
Eric Olson  
608-575-9272



#46311

**Lakewood Building**  
255 N Sherman Ave

Avail Sq. Ft.: 5,000  
Rate Sq. Ft.: \$6.00  
Term: 3  
RE Tax: inc.  
CAM/Jani: n.i.  
Zone: C1

**NEW!**

Gas/Elec: n.i.  
Ins: n.i.  
Avail: Now  
Parking: Yes

Great location just minutes from downtown with free parking.

Stark Commercial  
Kelly Sweeney  
608-221-4000



#46301

900 Veterans Rd, Stoughton

Avail Sq. Ft.: 1,000-2,200  
Rate Sq. Ft.: \$6.00  
Term: 1  
Avail: Now  
OH Doors: Yes

**NEW!**

RE Tax/Ins/CAM: inc.  
Docks: Yes  
Parking: Yes

2200 sq. ft. office space available with easy interstate access on. Has available "drive in" heated shop and storage with overhead doors. Can build out/configure to meet needs.

Bunbury & Associates - Stoughton  
Eric Olson  
608-575-9272



#46361

6702 Stonefield Rd, Middleton

Avail Sq. Ft.: 1,820  
Rate Sq. Ft.: \$17.00  
Term: 3  
RE Tax: inc.  
Avail: 05/12

**NEW!**

Gas/Elec: inc.  
Ins/CAM: inc.  
Parking: Yes

Elegant 1st floor, quiet location and very nice finishes. Well designed with large perimeter private offices, kitchenette, lots of windows, built-in storage and built-in reception desk. Very nicely maintained.

Helm Commercial Real Estate  
Rob Helm 608-827-6867



#46181

Prairie Oaks Professional Center  
1010 N Edge Trl, Verona

Avail Sq. Ft.: 1,330  
Rate Sq. Ft.: \$12.00  
Term: 3-5  
Avail: Now

**NEW!**

Gas/Elec: n.i.  
Parking: Yes

Furnished office on 2nd floor in this elevator served professional building...one of the nicest office buildings in Verona. Just a few minutes from Hawks Landing, and a few more to Madison's west side. Great spot for small sales business.

Coldwell Banker Commercial Success  
Phil Sveum  
608-276-3161

# NEW CIRES LISTINGS



#39651

**Hoff Mall, Mt Horeb**  
101 E Main St, Mt Horeb

Avail Sq. Ft.: 1,157  
Rate Sq. Ft.: \$9.00  
Term: 3      Parking: Yes

**NEW!**

Great retail space available in the Hoff Mall, Mount Horeb. Join Bistro 101 and Elegant Bridal. Building listed on the National Registry of Historic Places. Located on the corner of First and Main Streets, on the Trolleyway in Mount Horeb. 1,157 sf avail on the main level.

**Sperry Van Ness**  
Commercial Real Estate Advisors

Jeff Jansen, CCIM 608-821-1401  
Shane Thomas 608-821-1407



#46341

**2620 E Washington Ave**

Avail Sq. Ft.: 3,800  
Rate Sq. Ft.: \$12.00  
Term: 3      Avail: Now  
Zone: Comm

Located in low vacancy commercial area that contains a solid mix of retail and commercial tenants. Property is exposed to approximately 48,000 vehicles per day and has two points of ingress/egress.

**Inland Companies**



Mike Herl  
608-223-6316



#46201

**Sun Prairie Business Park**  
1615 Commerce Dr, Sun Prairie

Avail Sq. Ft.: 138,000-427,000  
Rate Sq. Ft.: \$2.75  
Term: 5-15      Zone: Ind  
Hwy Exp: Yes      Docks: Yes  
OH Doors: Yes      Ceiling: 28 ft.

427,000 SF available for lease or sale (divisible to 138,000 & 289,000 SF) w/17,100 SF (2 levels) office space. Immediate access to Hwy 151, with a quick connection to I-39/90/94 and Madison.



**CBRE**  
Chase Brieman, CCIM  
608-663-5445



#46401

**1001 Fourier Dr**

Avail Sq. Ft.: 767-10,000  
Rate Sq. Ft.: \$14.00  
Avail: now      Term: 1-5  
Hwy Exp: Yes

**NEW!**

Prime westside office location featuring: window lined offices, flexible floorplans, beltline exposure. Can accommodate large and small tenants.

**Inland Companies**



Ted Krez  
608-221-8022



#36792

**2242 Mustang Way**

Asking: \$500,000  
Bldg Sq. Ft.: 9,600  
Land: 1.07 acres  
Zone: M-1      Avail: Now

**NEW!**

Service building priced to sell. With 4,500 SF of office space and 5,100 SF of warehouse space. Two overhead doors and 17 permanent parking spaces. Located in East Madison Business Park. Property is also available for lease.

**Inland Companies**



Mike Herl  
608-223-6316



#46211

**Wisconsin Medical Society**  
330 E Lakeside St

Avail Sq. Ft.: 1,348-5,928  
Rate Sq. Ft.: \$18.00-\$19.00  
Term: 5      Avail: Now  
Zone: Comm      Parking: Yes

**NEW!**

Up to 10,000 sq ft of office space along Lake Monona. Centrally located just off of John Nolen Drive, on bike path and bus route.

**Central Place Real Estate**

Rob Zache, CCIM 608-662-1661



**Inside Covers available for 2012**  
Reserve your covers call  
**608-241-9300**



#15005

**Suds It Up Car Wash**  
18 Eastpark Ct

Asking: \$1,200,000  
Business: Car Wash  
Bldg Sq. Ft.: 4,850  
Land: 62205      RE Tax: inc.

**NEW!**

American Center - "Great Business Opportunity". Suds It Up Car Wash now available. 5 years old, capable of washing 100 car/hour. Price includes real estate, business & equipment. Located off US Hwy 151 at Interstate 39/90. \$1,200,000.

**First Weber Group Commercial**



Bob Carpenter  
608-829-7153



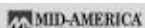
#36802

**Cub Foods Building and Outlot**  
4141 Nakoosa Trl

Asking: \$3,500,000  
Bldg Sq. Ft.: 76,715  
Avail: Now      Land: 14.56 acres

**NEW!**

4 drive-in loading docks. 1 compactor area. Drive thru windows and canopy pickup area. Located near East Town Mall, this Cub Foods store and its outlots are positioned on the corner of Commercial Avenue and Stoughton Road, providing visibility to 85,316 cars per day.



**Mid-America Real Estate - WI**  
Dan Rosenfeld 414-273-4600  
Ryan Holzhauser 414-273-4600



#36822

**15 Brodhead St, Mazomanie**

Asking: \$175,000  
Bldg Sq. Ft.: 4,565  
Zone: Comm      Avail: Now

**NEW!**

Well maintained building listed in the Historical Registry. Wonderful storefront with large windows. Interior features wood floors, metal ceilings and ornate fixtures. 2340 SF of display area on the 1st floor and additional 1440 SF on 2nd floor. 600 SF of storage on the main floor. Price includes real estate only.

**Century 21 Affiliated-Roessler**



Mike Roessler  
608 798-4000



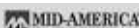
#21884

**Cub Foods Building and Outlots**  
4141 Nakoosa Trl

Asking Sq. Ft.: \$5.52  
Land Sq; Ft.: 634,234  
Acres: 15      Asking Acre: \$240,384

**NEW!**

4 drive-in loading docks. 1 compactor area Drive-thru windows and canopy pickup area. Located near East Town Mall, this Cub Foods Outlot is positioned on the corner of Commercial Avenue and Stoughton Road providing visibility to 85,316 cars per day.



**Mid-America Real Estate - WI**  
Dan Rosenfeld 414-273-4600  
Ryan Holzhauser 414-273-4600



21894

**Walmart Outlots**  
3900 Deerfield Dr, Janesville, Rock Co.

Asking Sq. Ft.: \$6.60  
Land Sq; Ft.: 86,684  
Asking Acre: \$287,500  
Acres: 2      Avail: Now

**NEW!**

Shopping Center allowed. Priced at \$575,000.



**Mid-America Real Estate - WI**  
Andrew Prater 414-273-4600  
Dan Rosenfeld 414-273-4600

## NEW CIREX LISTINGS



#36812

**NEW!**

**Wildcat Lanes**  
415 W Verona Ave., Verona

Asking: \$1,950,000  
Bldg Sq. Ft.: 26,736  
Avail: Now Zone: Urban Comm

16 bowling lanes with automatic scoring system - Full Kitchen and Restaurant - Also can function as a banquet center that can accommodate ~400 guests with private bar & bathrooms - Ample parking (143 spaces total) - Constructed in 1995

Inland Companies

Mike Herl  
608-223-6316



#96722

**NEW!**

**Sun Prairie Business Park**  
1615 Commerce Dr, Sun Prairie

Asking: CALL  
Bldg Sq. Ft.: 138,000-427,000  
Hwy Exp: Yes Land: 24.70 acres  
OH Doors: Yes Docks: Yes  
Ceiling: 28 ft. Avail: Now

Bus. Park offers easy access to Hwy 151, with quick connections to I-39/90/94. 427,000 SF available (div. to 138,000 & 289,000 SF) w/17,100 SF (2 levels) office space. 135 trailer & 225 vehicle parking.

**CBRE**  
Chase Brieman, CCIM  
608 663-5445



#96742

**NEW!**

**The Barons**  
14 W Mifflin St

Asking: \$4,900,000  
Bldg Sq. Ft.: 40,320  
Land: 10,880 s.f. RE Tax: \$67,950  
Ceiling: 16 ft. Zone: C4

Being sold together with 20 W. Mifflin. Opportunity for land assemblage for 10 story building. One of few Square properties available. New Market Tax Credit district. A restored historic art-deco facade on the west side of Capitol Square.

**The Rifken Group, Ltd**  
Martin Rifken 608-258-4640  
Cecile Wopat 608-233-9877



#96762

**NEW!**

**20 W Mifflin St**

Asking: \$1,200,000  
Bldg Sq. Ft.: 7,788  
Units: 2 Land: 2,804 s.f.  
RE Tax: \$16,279 Ceiling: 13 ft.  
Zone: C4 Avail: Now

Near the top of State Street on the Capitol Square, has new facade, roof, ADA accessibility and all downtown Madison has to offer. Two-story building is being sold together with 14 W. Mifflin. Opportunity for land assemblage for 10 story bldg.

**The Rifken Group, Ltd**  
Martin Rifken 608-258-4640  
Cecile Wopat 608-233-9877



#22994

**Stoughton Commercial Site**  
2300 Lincoln Ave, Stoughton

Asking Sq. Ft.: \$4.00  
Land Sq. Ft.: 46,239  
Asking Acre: \$174,240  
Acres: 1 Avail: Now  
Zone: planned banas Hwy Exp: Yes

1+ acre commercial site on County B on Stoughton's Northwest side. County B has been identified by WI DOT as a bypass around Stoughton. Near schools, church, Stoughton Country Club.

**Coldwell Banker Commercial Success - Stoughton**  
Peter Sveum  
608-205-3223



#29014

**Stoughton Multifamily Site**  
2301 Lincoln Ave, Stoughton

Asking Sq. Ft.: \$0.79  
Land Sq. Ft.: 34,558  
Asking Acre: \$34,412  
Acres: 1 Avail: Now  
Zone: MR -10 Hwy Exp: Yes

10 unit multifamily site on Stoughton's northwest side. Great location for easy access to Madison. Near schools, church, Stoughton Country Club, Lake Kegonsa and more. Broker owned.

**Coldwell Banker Commercial Success - Stoughton**  
Peter Sveum  
608-205-3223



#23004

**Stoughton Commercial Site**  
2308 Lincoln Ave, Stoughton

Asking Sq. Ft.: \$4.00  
Land Sq. Ft.: 54,984  
Asking Acre: \$174,240  
Acres: 1 Avail: Now  
Zone: Planned Banas Hwy Exp: Yes

1.26 acre commercial lot on Stoughton's Northwest side. Planned Business zoning. Near schools, church, Stoughton Country Club, Lake Kegonsa and on edge of residential neighborhood.

**Coldwell Banker Commercial Success - Stoughton**  
Peter Sveum  
608-205-3223



#23024

**I-90/94 & Cuba Valley Road**  
Cuba Valley Rd -I-90/94/39, Delorest

Asking Sq. Ft.: \$0.35  
Land Sq. Ft.: 1,829,520  
Asking Acre: \$15,476  
Acres: 42 Avail: Now  
Zone: A-1 Hwy Exp: Yes

42 acres located at the intersection of Cuba Valley Road & Interstate 90/94/39. Outstanding visibility. Zoned A-1 Ex Ag.

**Central Place Real Estate**  
Jesse Schluter 608-662-1663

# Inside Covers available for 2012

Reserve your covers call 608-241-9300



#29244

**Airport Road Business Park**  
3190 Deming Way, Middleton

Asking Sq. Ft.: \$7.25  
Land Sq. Ft.: 138,392  
Asking Acre: \$315,810  
Acres: 3 Avail: Now

3.2 Acre site in Airport Road Business Park. Quick access to Highway 12, Greenway Station, and downtown Middleton. Site is surged and ready for development.

**Ruedebusch Commercial Investments**  
Tom Phillips  
608-243-9070



#23034

**Aberg/Packers Avenue**  
1401 Packers Ave

Asking Sq. Ft.: \$5.97-\$8.03  
Land Sq. Ft.: 43,560-1,132,560  
Asking Acre: \$280,000-\$350,000  
Acres: 1-26 Hwy Exp: Yes

Site with excellent visibility from Highway 30/Aberg Avenue. Minutes from airport with easy access to downtown and Interstate. Located near Kraft-Oscar Mayer headquarters with convenient amenities nearby.

**Ruedebusch Commercial Investments**  
Tom Phillips  
608-243-9070