

MULTI-SUITE OFFICE & STORAGE OPPORTUNITIES | 1001 ARBORETUM DR
1001 Arboretum Drive, Waunakee, WI 53597

- Multiple suite sizes from 110–2,307 SF
- Mix of office + garage/storage options
- High-demand Waunakee location near Madison
- Flexible lease structures (gross + NN options)



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RE/MAX PREFERRED
5320 Monona Dr
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<http://www.madisonpreferred.com>
+16082768110 Each Office Independently Owned and Operated.

GARAGE SPACE 2A-B

1001 Arboretum Drive
Wauunakee, WI 53597



Garage Space 2A-B

Secure Storage & Garage Space Opportunity in Wauunakee Looking for the perfect overflow space for your business or a secure home for your inventory? Suite 2A-B at 1001 Arboretum Dr offers a practical and secure 480 SF storage/garage solution in one of Wauunakee's premier business districts.

Space Highlights:

- Accessibility: Features a 10 ft roll-up garage door with level access for drive-in vehicles, plus a separate pedestrian door for easy entry.
- Security: Private and secure entrance within a professional building hosting numerous established, thriving businesses.
- Versatility: Ideal for equipment storage, inventory overflow, or a small-scale workshop.

Lease Details:

Rate: \$320.00 Gross Per Month. 36 month term preferred

Terms: Simple gross lease—Tenant is responsible only for in-unit janitorial.

Position your business for success with this convenient, high-demand storage unit-garage space in the thriving market adjacent to Madison.

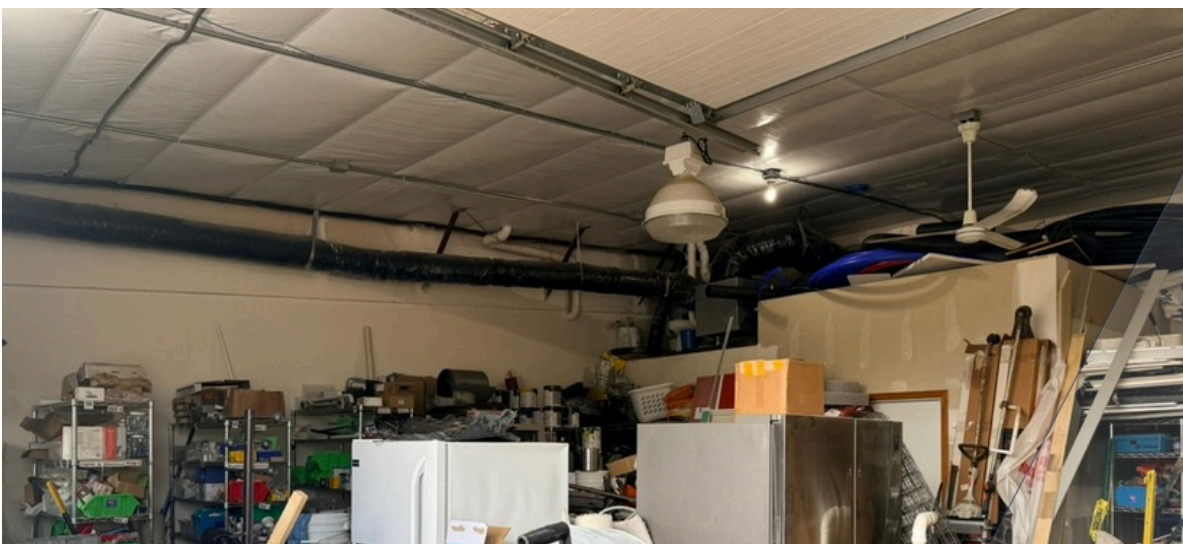


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GARAGE SPACE 2A-B

MULTI-SUITE OFFICE & STORAGE

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Suite 101

Versatile Office Opportunity in Wauunakee's Thriving Business District. Establish your business at 1001 Arboretum Dr, strategically located in a high-demand market just minutes from Madison. This 1,122 SF street-front suite offers a professional and customizable environment designed to support your company's growth.

Property Highlights:

- Customizable Layout: Features a mix of private offices and open workspace with the ability to build to suit or demise the space to meet your specific requirements.
- Optimal Comfort & Access: Enjoy direct entry and total control over your environment with individual heating and cooling equipment.
- Visibility & Light: Large street-front windows provide excellent natural light and a prominent presence for your brand.
- Convenience: Ample surface lot parking ensures easy access for both employees and clients.

Lease Terms:

Rate: \$14.00/SF Plus NN.

Landlord Covers: CAMs and Utilities.

Tenant Responsibility: Pro-rata share of taxes and insurance, plus in-unit janitorial.

Position your office in a shared multi-tenant industrial flex building within one of the region's most sought-after commercial corridors. Center your business in Wauunakee today!



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SUITE 101

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SUITE 101

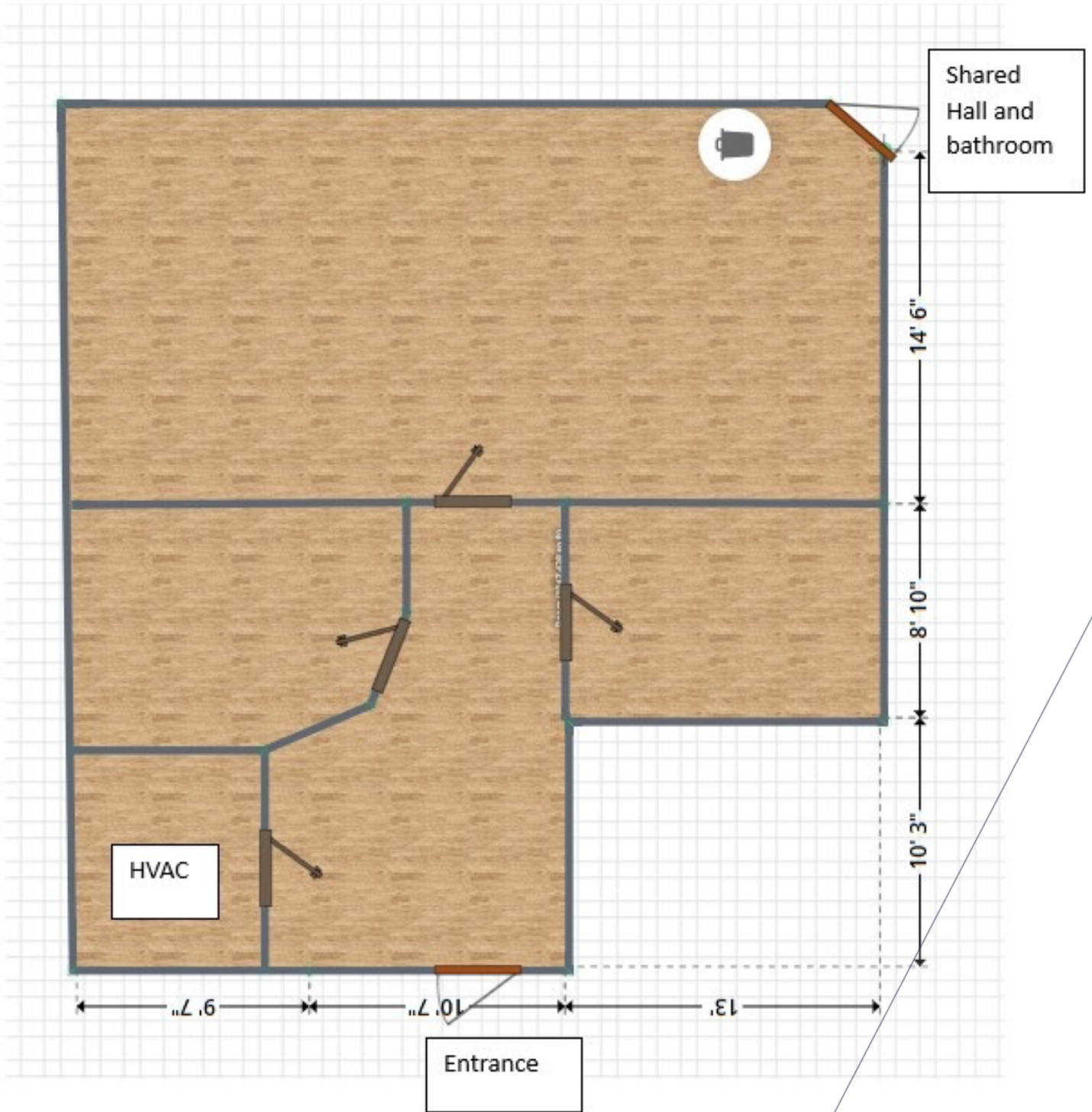
MULTI-SUITE OFFICE & STORAGE

1001 Arboretum Drive
Wauwaukee, WI 53597



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1001 Arboretum Unit 101





Suite 110

Premier Turn-Key Office Suite in Waunakee | High-Visibility Street Presence Elevate your professional presence with this premier 2,307 SF turn-key office suite located at 1001 Arboretum Dr. Situated in a high-demand Waunakee corridor adjacent to the thriving Madison business market, this second-generation space offers an exceptional blend of accessibility, visibility, and professional polish.

Suite Features & Amenities:

- Move-In Ready: A thoughtfully designed layout featuring a welcoming reception area, multiple private offices, a dedicated conference room, and a coffee break area.
- Premium Exposure: Benefit from high-visibility street presence, prominent building signage, and exterior monument signage opportunities.
- Convenience & Comfort: Direct private entry, private in-suite bathrooms, and expansive windows providing abundant natural light.
- Site Advantages: Ample surface lot parking, secure exterior lighting, and a location surrounded by established, thriving businesses.

Lease Terms:

Rate: \$14.00/SF Plus NN.

Landlord Covers: CAMs and Utilities.

Tenant Responsibility: Pro-rata share of taxes and insurance, plus in-unit janitorial. This is a rare opportunity to secure a high-caliber office in one of South Central Wisconsin's most sought-after commercial hubs.

Position your business for success in the heart of Waunakee's professional district.



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SUITE 110

MULTI-SUITE OFFICE & STORAGE

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Wauunakee, WI 53597

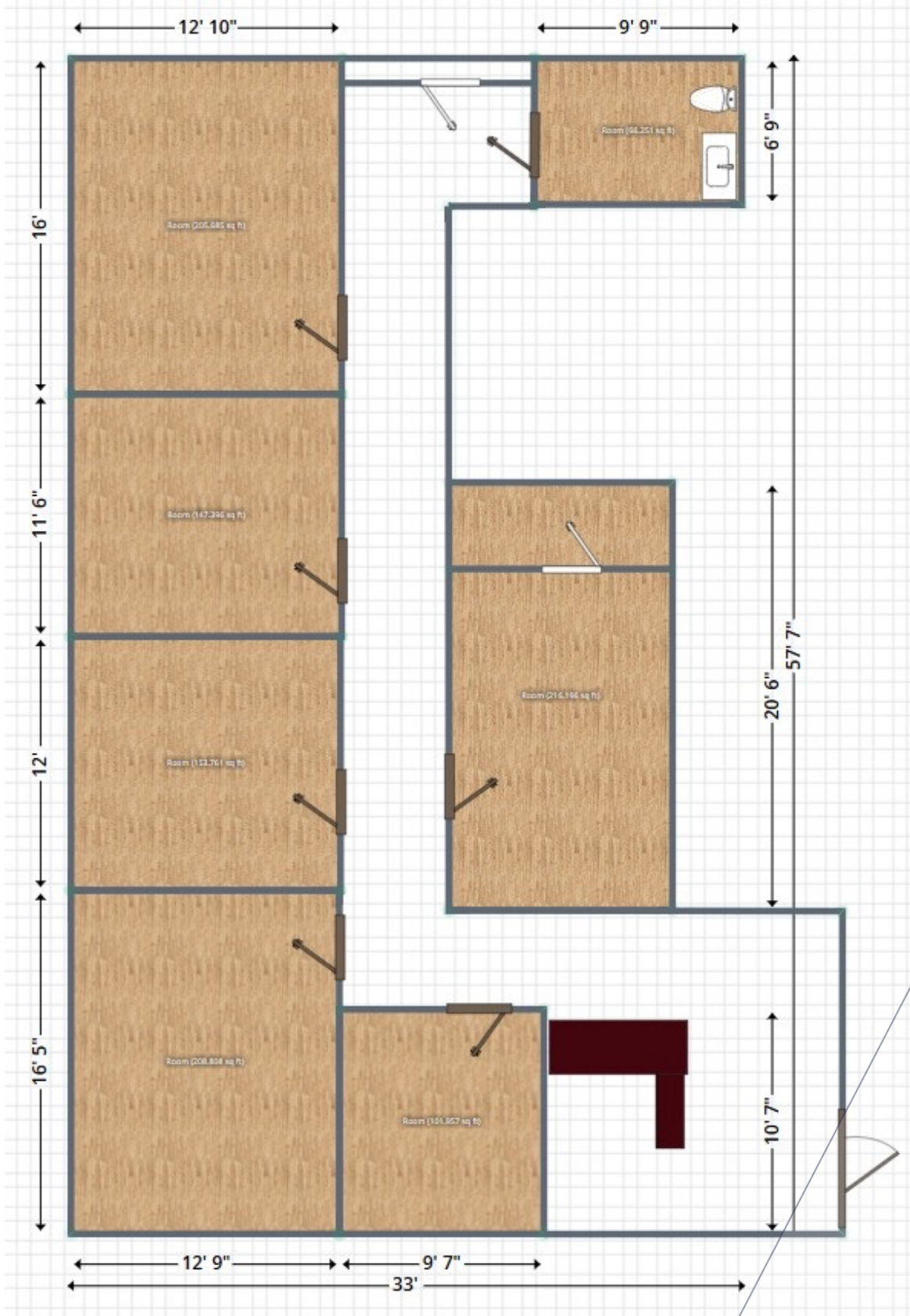


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SUITE 110 FLOOR PLAN

MULTI-SUITE OFFICE & STORAGE

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Wauwaukee, WI 53597



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Suite 208B

Professional Medium Office Suite | High-Demand Wauwaukee Location Secure your own professional workspace at 1001 Arboretum Dr (Suite 208B). This 280 SF second-floor office is an ideal turn-key solution for a business professional or small team looking for a quiet, client-facing environment in one of the most sought-after commercial districts adjacent to Madison.

Suite Highlights:

- Professional Layout: A well-sized, turn-key space ready for immediate use by any professional service provider.
- Expansion Flexibility: Unique opportunity to lease the adjoining Suite 212 (110 SF) for an additional \$200.00/month, providing a total of 390 SF for your growing business.
- Site Amenities: Located in a quiet office complex with well-established thriving businesses. Enjoy access to shared common bathrooms, ample surface lot parking, and secure exterior lighting.
- Visibility: Potential for exterior signage to elevate your brand's presence.

Lease Terms:

Rate: \$400.00 Gross Lease Per Month.

Term: 36-month lease term preferred.

Tenant Responsibility: In-unit janitorial.

This is an amazing opportunity to plant your business roots in a prime Wauwaukee location at a highly affordable rate.



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SUITE 208B SMALL OFFICE

MULTI-SUITE OFFICE & STORAGE

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Suite 212

Small Professional Office Suite in High-Demand Waunakee Establish your professional presence at 1001 Arboretum Dr (Suite 212) with this efficient and affordable second-floor office space. This 110 SF suite is perfectly suited for a solo practitioner or professional seeking a quiet, client-facing environment within one of the area's most sought-after commercial locations. Individual office suites like this can be hard to find!

Suite Highlights:

- Turn-Key Ready: A clean, professional, and private office space ready for immediate occupancy.
- Flexible Options: Need more room? There is potential to lease the adjoining suite (208 sq ft) for an additional \$400/month, providing a seamless path for business growth.
- Professional Environment: Located within a secure, quiet office complex featuring exterior lighting, ample surface lot parking, and access to shared common bathrooms.
- Visibility: Potential for exterior signage to help build your local brand presence.

Lease Terms:

Rate: \$200.00 Gross Per Month.

Term: 36-month lease term preferred.

Tenant Responsibility: In-unit janitorial.

This is an amazing opportunity to secure a dedicated office at an unbeatable rate while being surrounded by well-established, thriving businesses in the high-demand Waunakee/Madison market.



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SUITE 212 SMALL OFFICE

MULTI-SUITE OFFICE & STORAGE

1001 Arboretum Drive
Waunakee, WI 53597

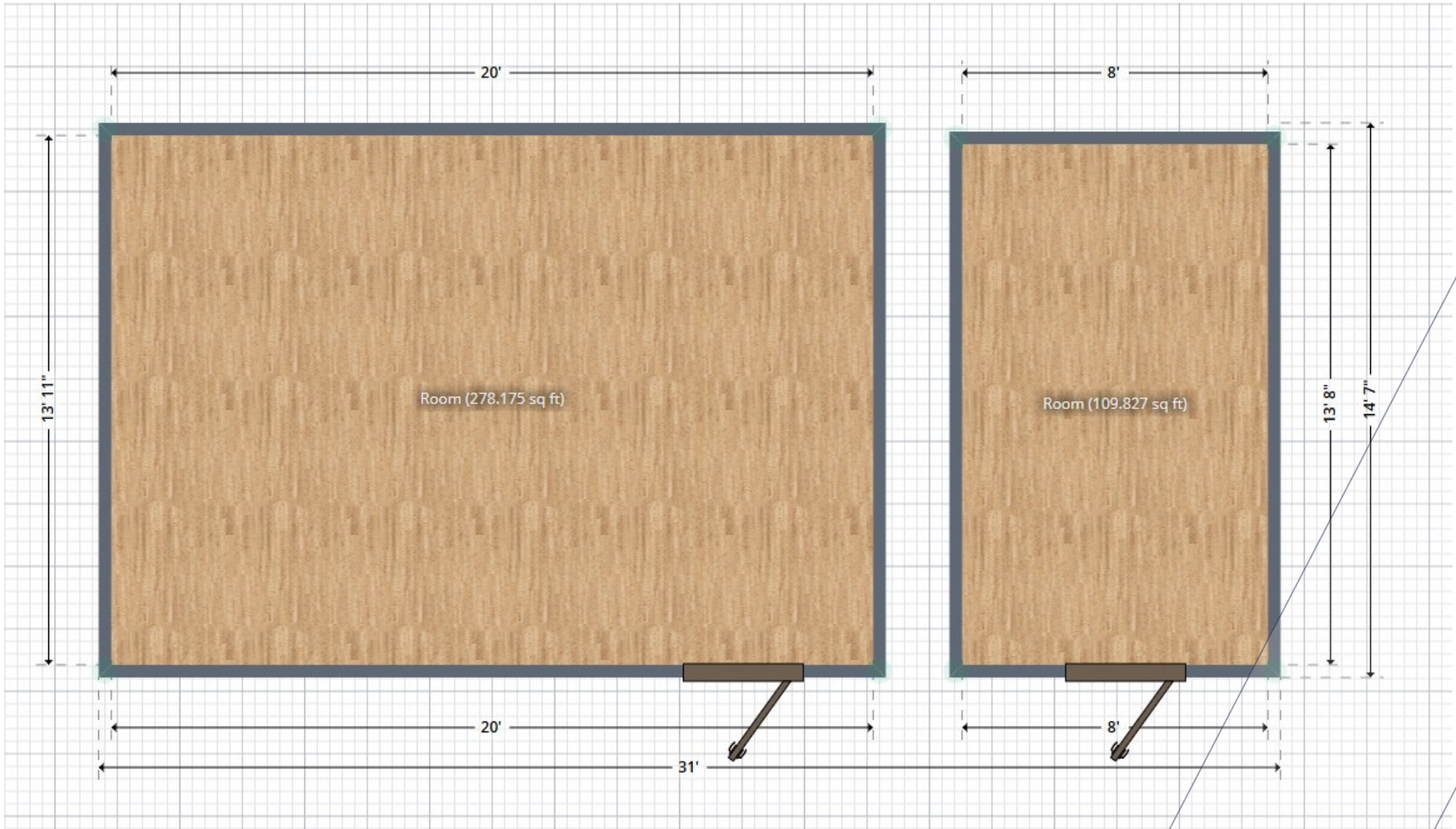


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SUITE 208B & 212 FLOOR PLANS

MULTI-SUITE OFFICE & STORAGE OPPORTUNITIES | 1001

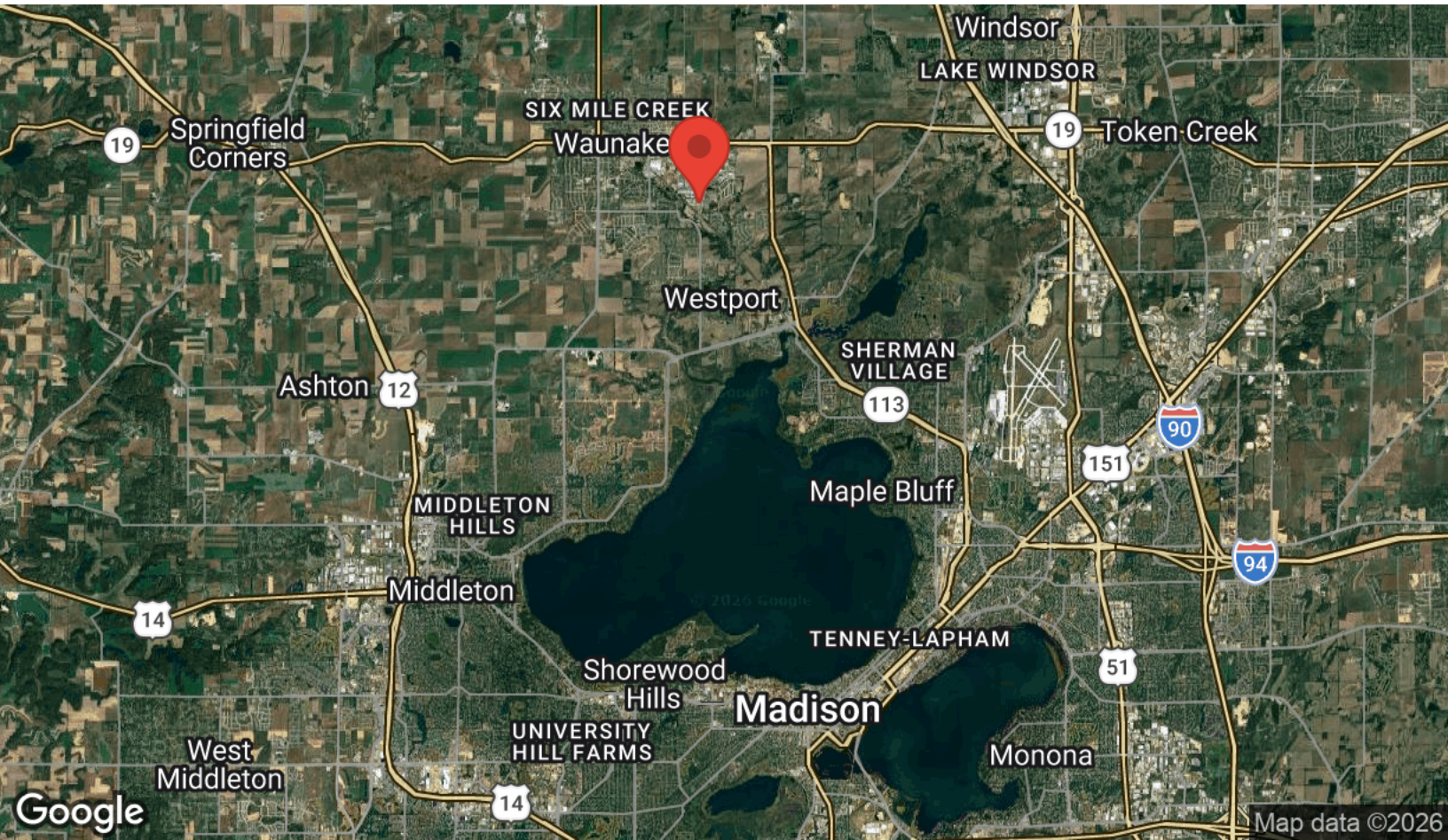
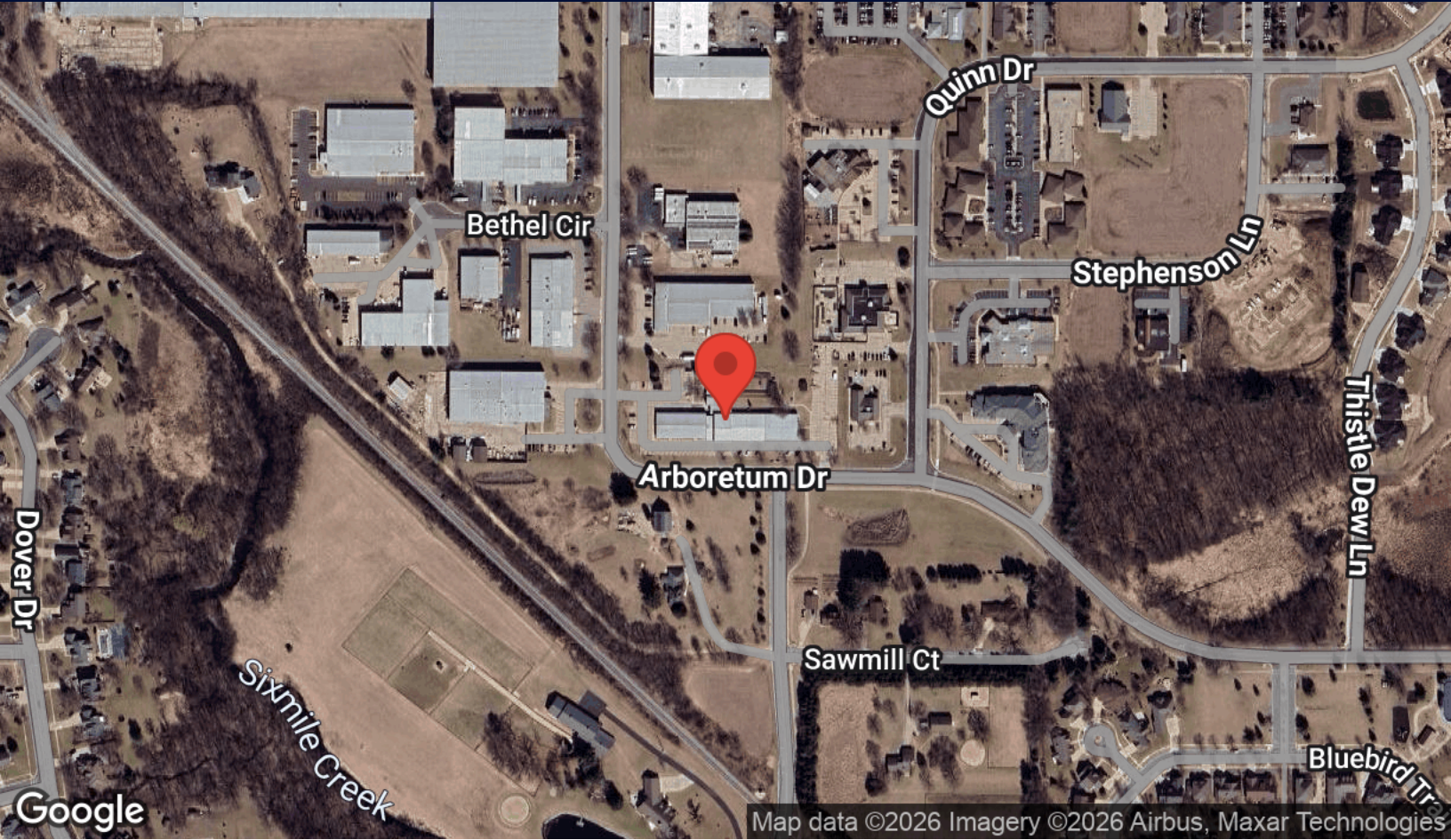
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LOCATION MAPS

1001 Arboretum Drive
Wauunakee, WI 53597




BUSINESS MAP


MULTI-SUITE OFFICE & STORAGE OPPORTUNITIES | 1001 ARBORETUM DR

1001 Arboretum Drive
Wauunakee, WI 53597





 Culver's


 Schumacher Farm Park

 Badger Gymnastics Academy

 Exxon Mobil

 El Charro Mexican Grill
Wauunakee

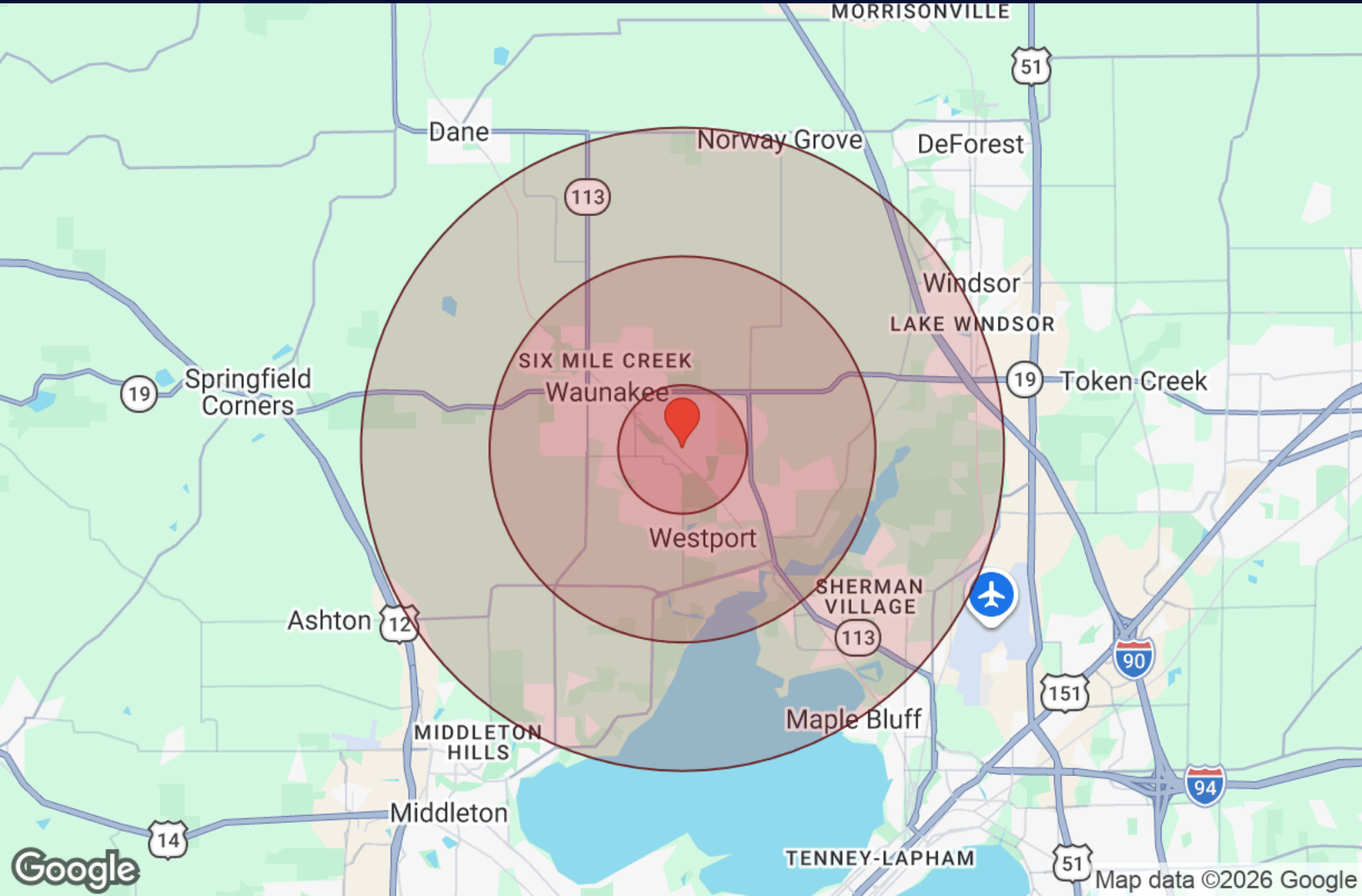
 GrandStay Hotel & Suites Wauunakee - Madison

 W Wauunakee Veterinary Clinic

DEMOGRAPHICS

MULTI-SUITE OFFICE & STORAGE

1001 Arboretum Drive
Waunakee, WI 53597



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	2,330	9,578	19,877	Median	\$147,994	\$121,721	\$103,494
Female	2,308	9,631	19,940	Under \$15k	24	182	750
Total Population	4,638	19,209	39,817	\$15k - \$25k	27	242	485
				\$25k - \$35k	33	194	535
Housing				\$35k - \$50k	65	466	1,346
Total Units	1,801	7,907	17,531	\$50k - \$75k	205	1,110	2,655
Occupied	1,673	7,283	16,049	\$75k - \$100k	192	725	1,976
Owner Occupied	1,425	5,628	11,392	\$100k - \$150k	301	1,386	3,244
Renter Occupied	248	1,655	4,657	\$150k - \$200k	227	876	1,653
Vacant	128	625	1,481	Over \$200k	598	2,103	3,405
Age							
Ages 0 - 14	887	3,488	6,887				
Ages 15 - 24	583	2,345	4,896				
Ages 25 - 54	1,745	7,202	15,285				
Ages 55 - 64	561	2,414	4,945				
Ages 65+	863	3,758	7,804				



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STATE OF WISCONSIN BROKER DISCLOSURE

To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you.

Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- *The duty to prove brokerage services to you fairly and honestly.*
- *The duty to exercise reasonable skill and care in providing brokerage services to you.*
- *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.*
- *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).*
- *The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.*
- *The duty to safeguard trust funds and other property the broker holds.*
- *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. A broker or salesperson 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 a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker 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 broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

(Insert information you authorize to broker to disclose such as financial qualification information)

CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing. List Home/Cell Numbers:

SEX OFFENDER REGISTRY

Notice: 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://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

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 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.



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. RE/MAX Preferred makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RE/MAX Preferred does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

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