



FOR LEASE
OFFICE

FLEXIBLE OFFICE SPACE IN THE HEART OF OREGON
550 North Burr Oak Avenue, Oregon, WI 53575

- 625–6,438 SF Available
- Professional Office Space
- Minutes from Madison



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RE/MAX PREFERRED
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+16082768110 Each Office Independently Owned and Operated.





Property Summary

Building SF:	6,438
Lease Rate:	\$12-\$16
Lot Size:	0.76 Acres
Zoning:	Comm

Building Highlights

- Flexible suite sizes from 625 SF to 6,438 SF
- Reception area, conference room, break room, and lounge
- Central air conditioning
- Municipal water and sewer
- ADA compliant
- High-speed broadband available
- Attractive exterior and professional image
- Free-standing signage opportunity
- Ample on-site parking for employees and visitors

Location Overview

Located in Oregon's established business and industrial district, this property offers excellent access to Madison, Verona, Fitchburg, and surrounding Dane County communities. The area benefits from a strong workforce base, nearby amenities, and convenient connections to major transportation routes, making it an attractive location for professional office users seeking a balance of accessibility and affordability.

PROPERTY DESCRIPTION



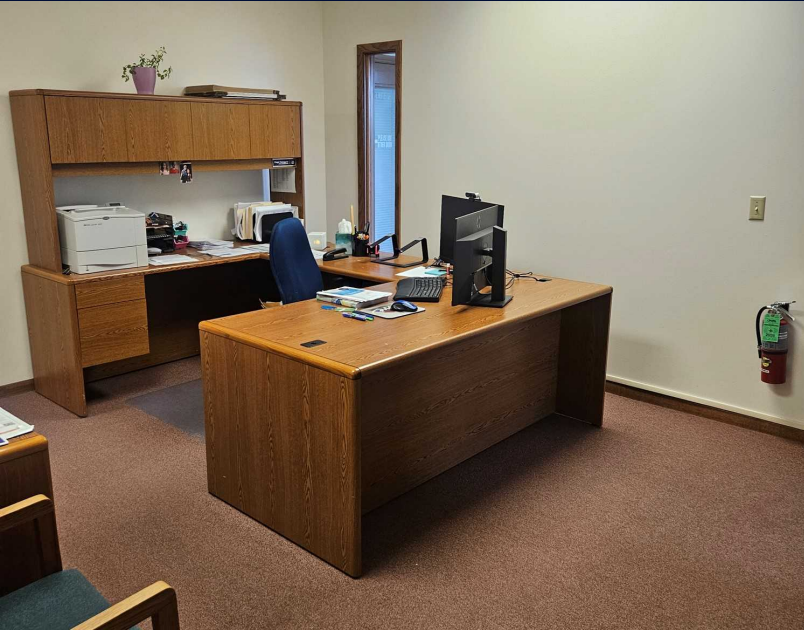
Property Description

Position your business in this well-maintained 6,438-square-foot office building located in Oregon's established business corridor. Offering suites from 625 SF up to the entire building, the property provides flexible leasing opportunities for professional services, engineering firms, technology companies, medical office users, administrative headquarters, and other office-intensive operations. The versatile floor plan accommodates private offices, conference rooms, collaborative workspaces, reception areas, and employee support spaces. Conveniently located just minutes from Madison, Verona, and Fitchburg, the property combines accessibility, professional image, and ample on-site parking in a highly desirable Dane County location.

PROPERTY PHOTOS

FLEXIBLE OFFICE SPACE IN THE HEART OF OREGON

550 North Burr Oak Avenue
Oregon, WI 53575



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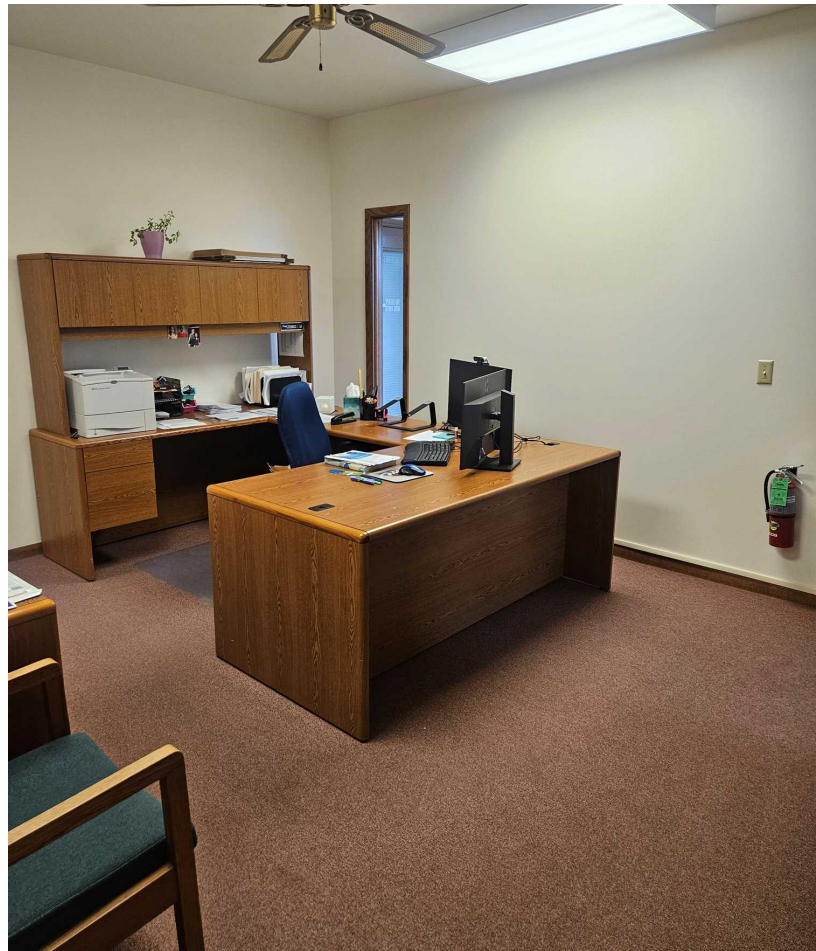
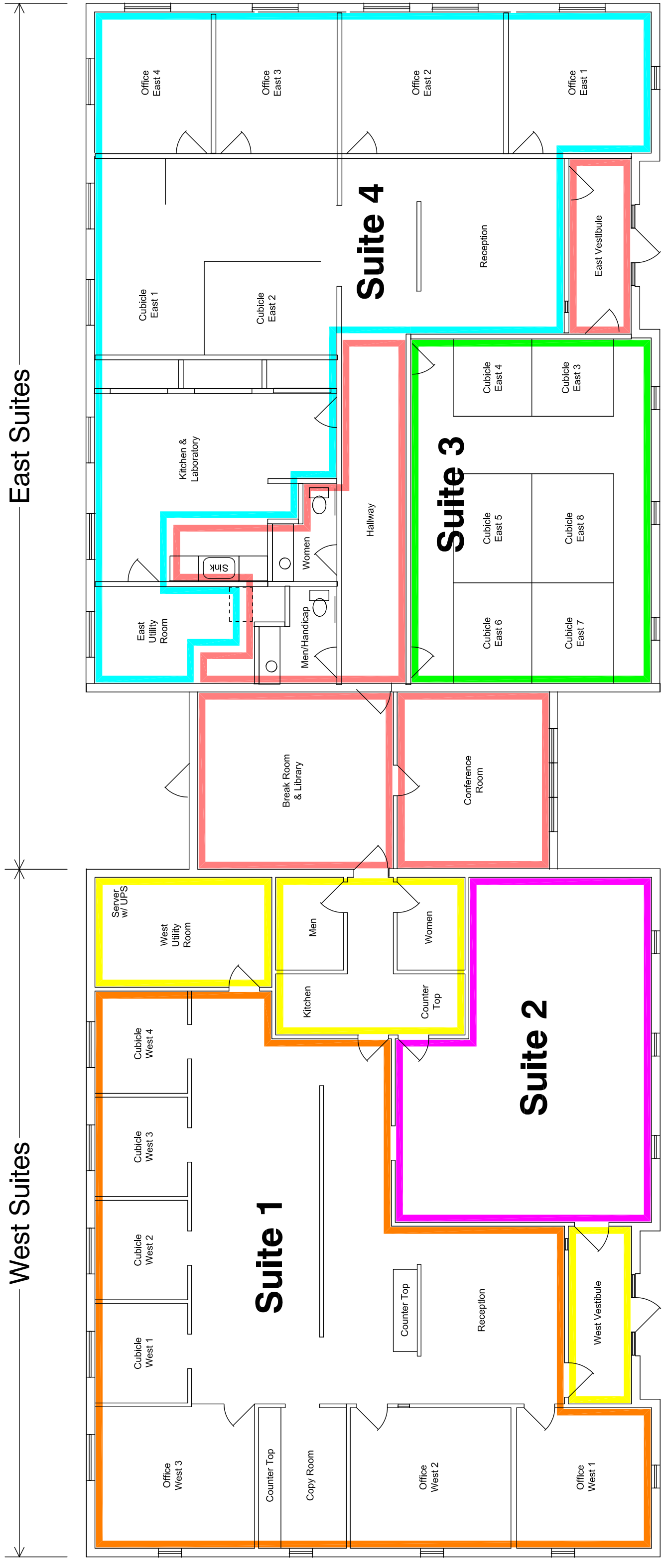


Exhibit A



West Suites

East Suites

1827 sq.ft. Suite 1
 625 sq.ft. Suite 2
 507 sq.ft. Shared facilities for Suites 1 & 2

675 sq.ft. Suite 3
 1821 sq.ft. Suite 4
 983 sq.ft. Shared facilities for Suites 3 & 4

Burr Oak Office Suites
550 N. Burr Oak Avenue
Oregon, WI 53575

LOCATION MAPS

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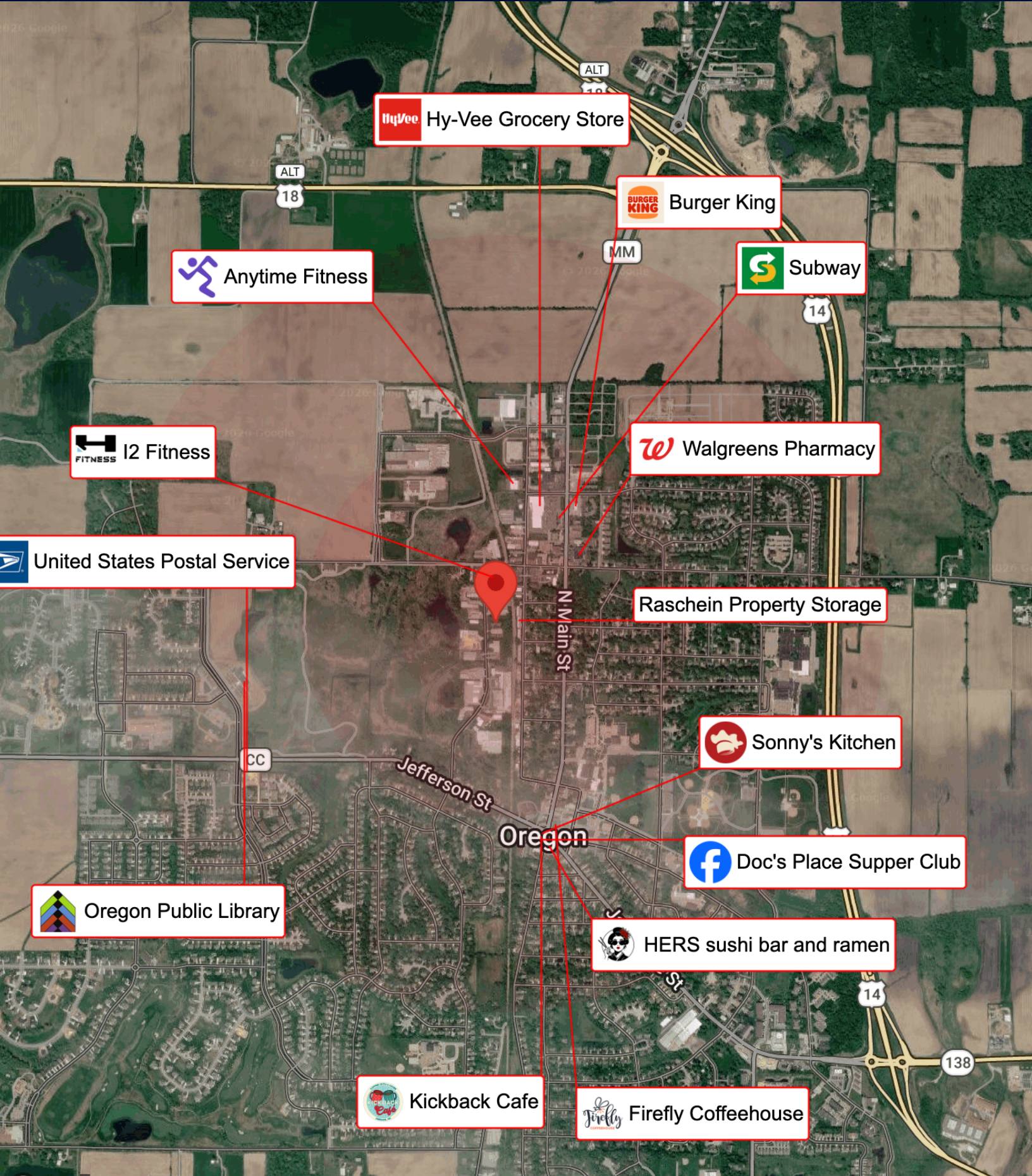


BUSINESS MAP


FLEXIBLE OFFICE SPACE IN THE HEART OF OREGON


550 North Burr Oak Avenue

Oregon, WI 53575





 Hy-Vee Grocery Store

 Burger King

 Anytime Fitness


 Subway


 I2 Fitness

 Walgreens Pharmacy


 United States Postal Service


Raschein Property Storage


 Sonny's Kitchen

 Oregon Public Library

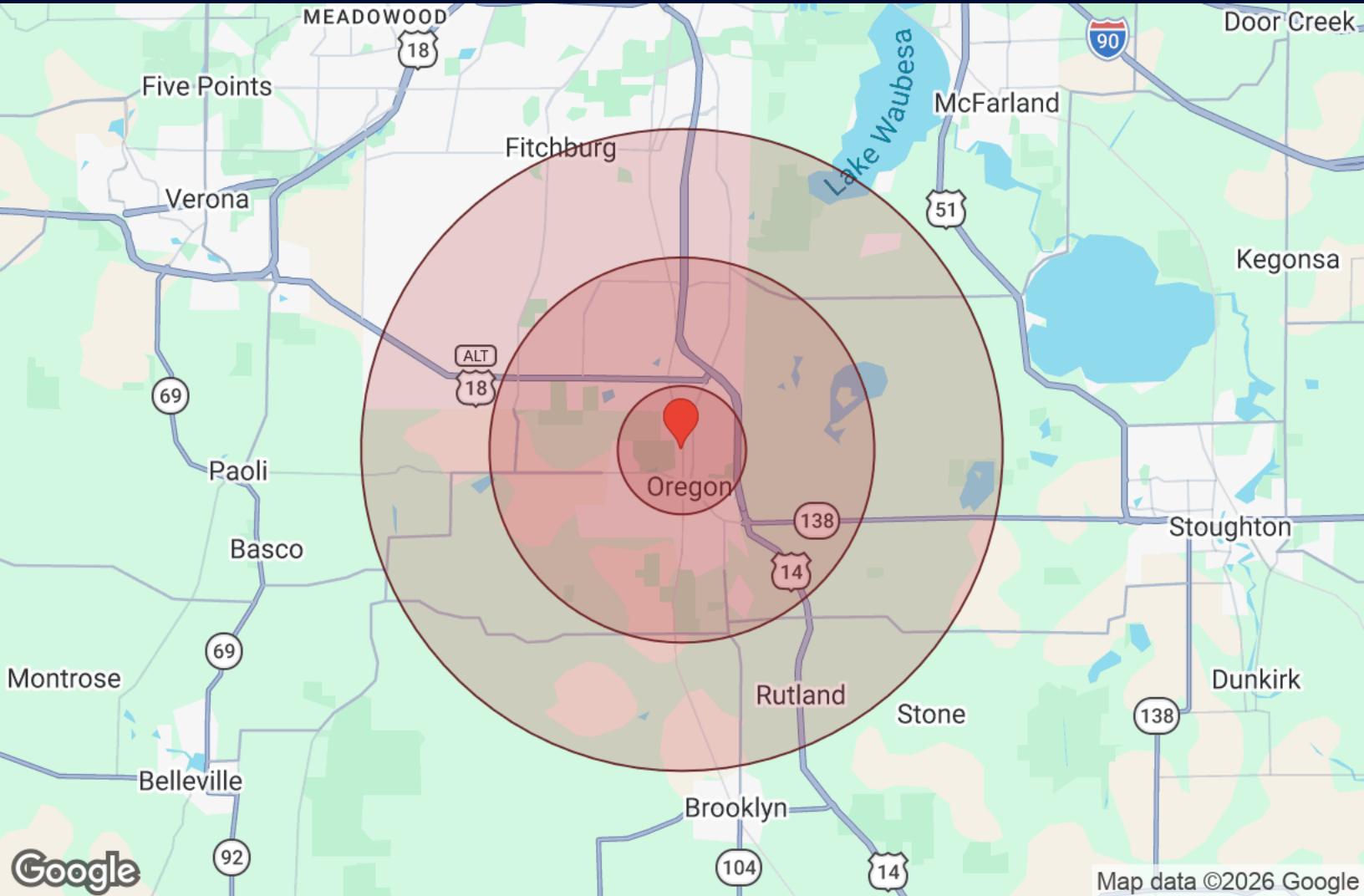
 Doc's Place Supper Club

 HERS sushi bar and ramen

 Kickback Cafe

 Firefly Coffeehouse

DEMOGRAPHICS



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	2,885	8,040	12,726	Median	\$97,626	\$108,918	\$112,179
Female	2,917	7,347	11,992	Under \$15k	68	238	275
Total Population	5,801	15,387	24,718	\$15k - \$25k	68	129	225
				\$25k - \$35k	139	261	350
Housing				\$35k - \$50k	245	521	919
Total Units	2,566	6,318	11,199	\$50k - \$75k	373	846	1,413
Occupied	2,377	5,834	10,320	\$75k - \$100k	327	684	1,424
Owner Occupied	1,664	4,303	7,016	\$100k - \$150k	465	1,049	2,050
Renter Occupied	713	1,531	3,304	\$150k - \$200k	292	972	1,587
Vacant	189	485	879	Over \$200k	401	1,134	2,077
Age							
Ages 0 - 14	1,060	2,701	3,952				
Ages 15 - 24	674	1,755	2,943				
Ages 25 - 54	2,340	6,409	10,438				
Ages 55 - 64	724	1,977	3,155				
Ages 65+	1,003	2,544	4,231				



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

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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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PRESENTED BY:

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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.