



FOR LEASE
COMMERCIAL

TURN-KEY CHILDCARE FACILITY
1001 Arboretum Drive, Waunakee, WI 53597

- Turn-Key Childcare Facility – Fully built-out and permitted for immediate use
- Private Outdoor Playground – Secure, on-site play area
- 2,436 SF Functional Layout – Designed for efficient operations and supervision
- Ample Parking + Easy Drop-Off – Direct



JOSEPH VOELL, ACP
Associate
(608) 588-6692
joevoell@remax.net

JUSTIN WITKINS
Associate
(608) -843-5663
justin@commercialwisconsin.com

RE/MAX PREFERRED
5320 Monona Dr
Monona, WI 53716-3127
<http://www.madisonpreferred.com>
+16082768110 Each Office Independently Owned and Operated.





Suite 100

Secure a turn-key space for your childcare or educational program in the high-demand Wauwaukee market. Located at 1001 Arboretum Dr (Suite 100), this 2,436 SF suite is permitted and built-out for daycare or school use, offering a seamless transition for your operations.

Key Features & Amenities:

- Ready-to-Use: Fully equipped with code-compliant bathrooms, handwashing sinks, and a dedicated kitchen area.
- Outdoor Space: Includes a private, well-maintained outdoor playground area with room for expansion.
- Functional Design: Direct entry for easy access, expansive windows for abundant natural light, and a flexible layout.
- Prime Exposure: Ample parking for convenient drop-offs/pick-ups, plus prominent building and exterior monument signage available.

Lease Details:

Rate: \$14.00/SF Plus NN.

Landlord Covers: CAMs and Utilities.

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

Positioned in a secure, professional multi-tenant industrial flex building, this suite sits in an area with a significant and growing need for childcare services. Don't miss the chance to start or relocate your business in this thriving community.



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.

SUITE 100 PHOTO

TURN-KEY CHILDCARE FACILITY

1001 Arboretum Drive
Wauunakee, WI 53597



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.

SUITE 100 PHOTO

TURN-KEY CHILDCARE FACILITY

1001 Arboretum Drive
Wauunakee, WI 53597



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.

SUITE 100 PHOTO

TURN-KEY CHILDCARE FACILITY

1001 Arboretum Drive
Wauwaukee, WI 53597



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.



Premier Childcare or Educational Opportunity in Wauunakee

Secure a turn-key space for your childcare or educational program in the high-demand Wauunakee market. Located at 1001 Arboretum Dr (Suite 100), this 2,436 SF suite is permitted and built-out for daycare or school use, offering a seamless transition for your operations.

Key Features & Amenities:

Ready-to-Use: Fully equipped with code-compliant bathrooms, handwashing sinks, and a dedicated kitchen area.

Outdoor Space: Includes a private, well-maintained outdoor playground area with room for expansion.

Functional Design: Direct entry for easy access, expansive windows for abundant natural light, and a flexible layout.

Prime Exposure: Ample parking for convenient drop-offs/pick-ups, plus prominent building and exterior monument signage available.

Lease Details:

Rate: \$14.00/SF Plus NN.

Landlord Covers: CAMs and Utilities.

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

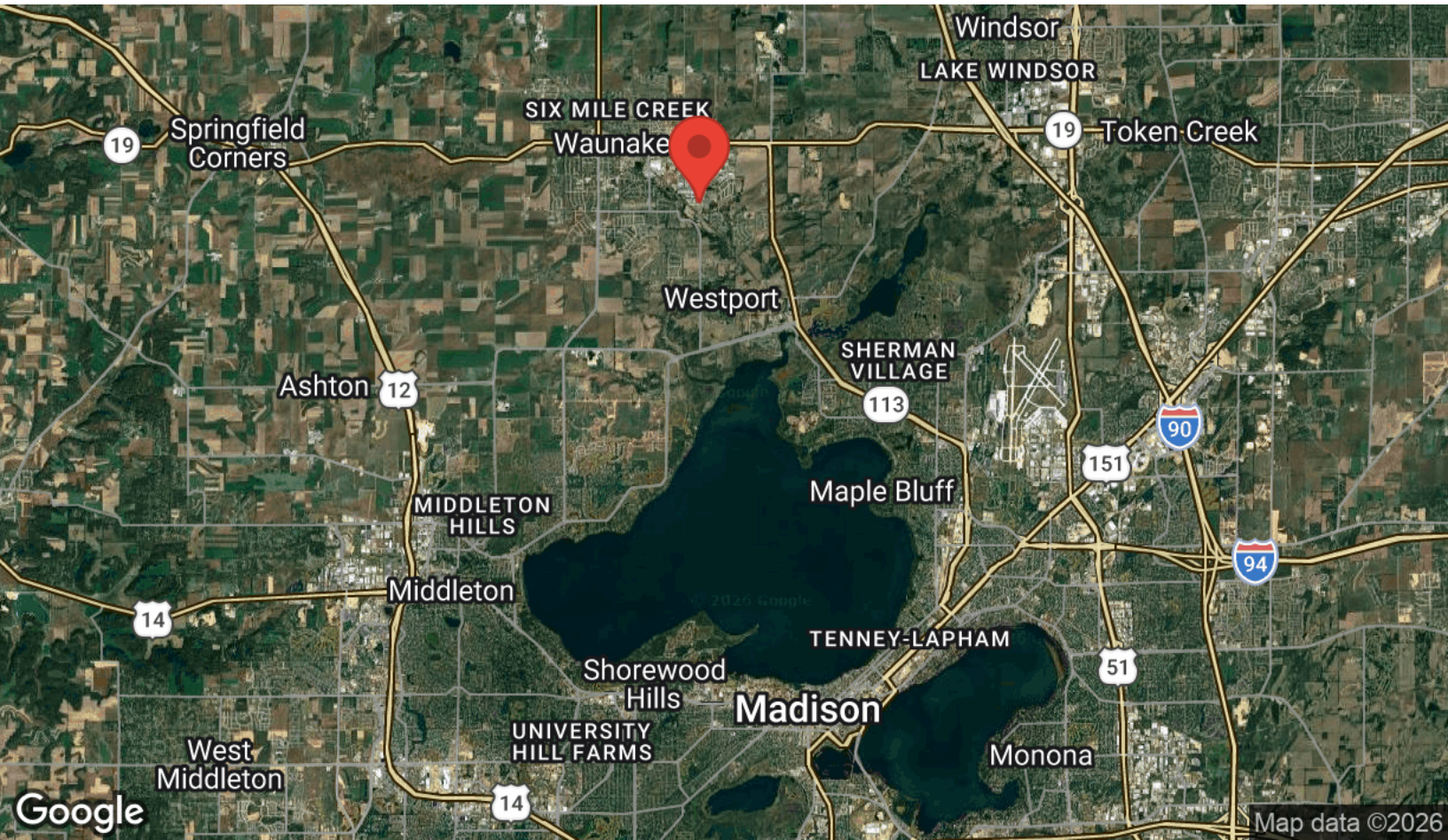
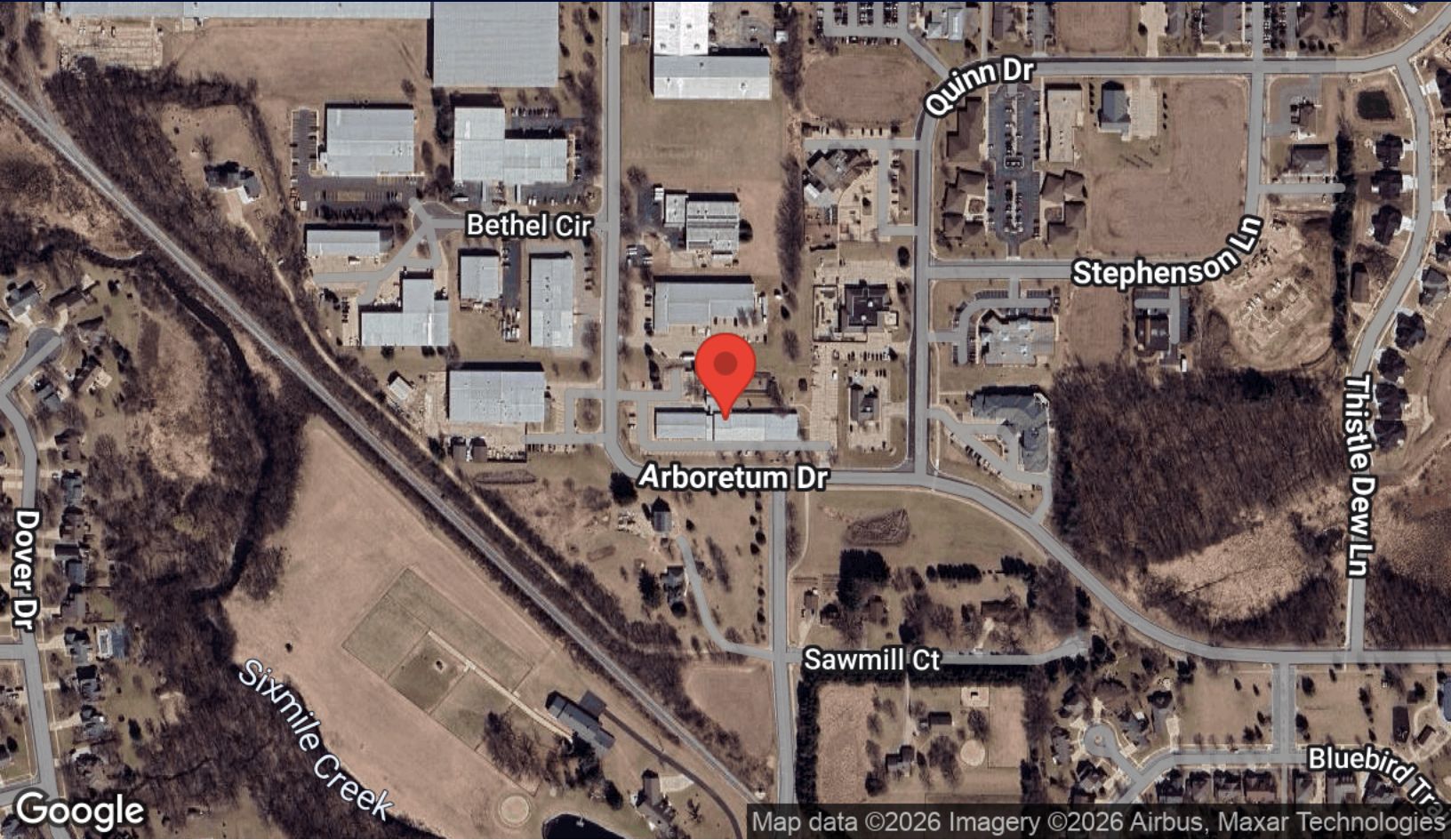
Positioned in a secure, professional multi-tenant industrial flex building, this suite sits in an area with a significant and growing need for childcare services. Don't miss the chance to start or relocate your business in this thriving community.



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.

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

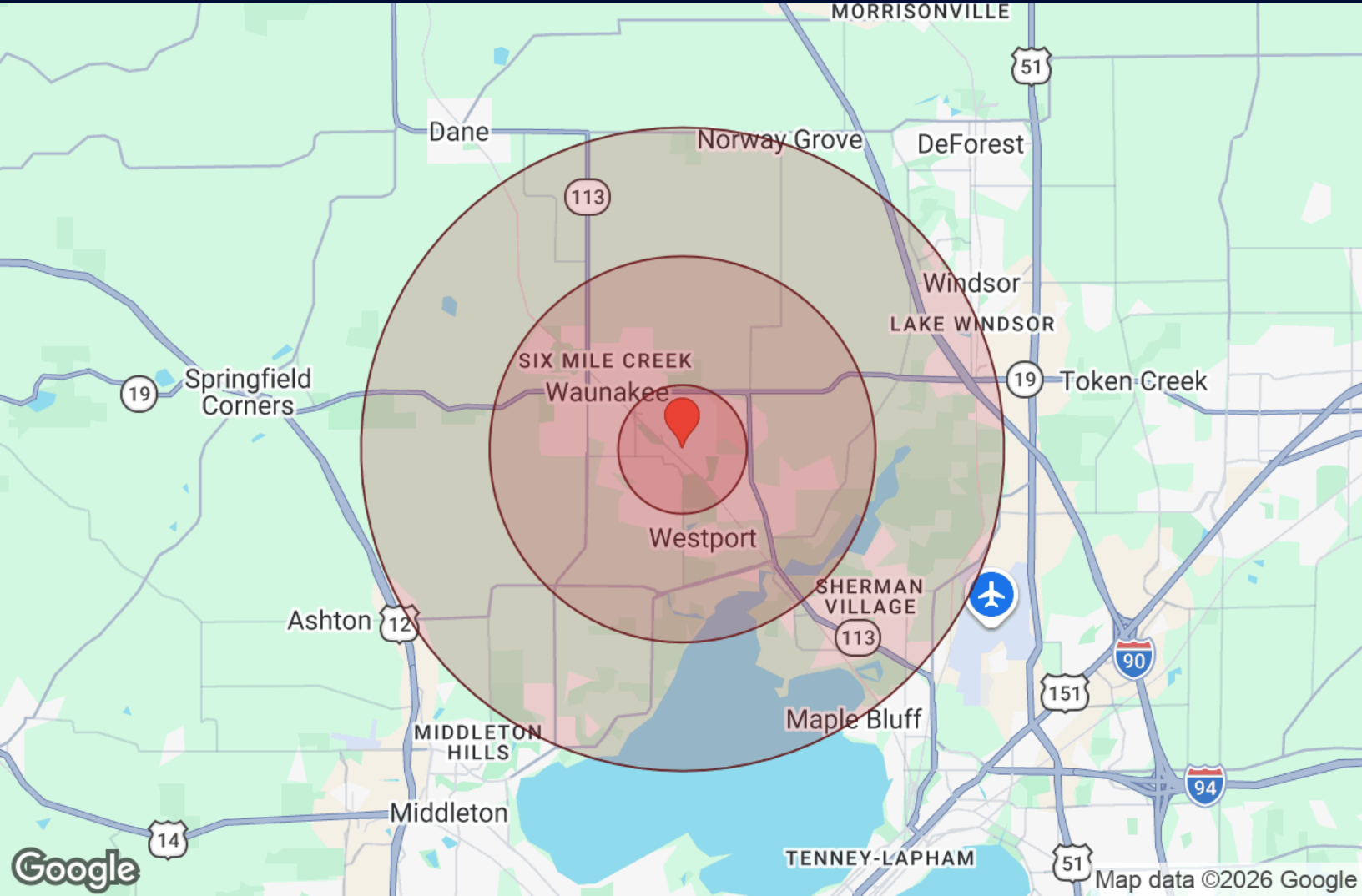
 Badger Gymnastics Academy

 Exxon Mobil

 El Charro Mexican Grill
Wauunakee

 GrandStay Hotel & Suites Wauunakee - Madison

 W Wauunakee Veterinary Clinic



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				



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.

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.



All materials and information received or derived from RE/MAX Preferred its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither RE/MAX Preferred its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active own due diligence to determine these and other matters of significance to such party. RE/MAX Preferred will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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.

RE/MAX PREFERRED

5320 Monona Dr
Monona, WI 53716-3127



Each Office Independently Owned and Operated

PRESENTED BY:

JOSEPH VOELL, ACP

Associate
(608) 588-6692
joevoell@remax.net

JUSTIN WITKINS

Associate
(608) 843-5663
justin@commercialwisconsin.com



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.