

Office Space for Lease

Now with White Box Delivery

Liberty Business Park
957 Liberty Drive
VERONA, WI 53593

Price: \$23.00 - \$25.00
psf/modified gross

White box condition,
ready for tenant
improvements



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SUMMARY

957 LIBERTY DRIVE | VERONA, WI 53593

Property Overview

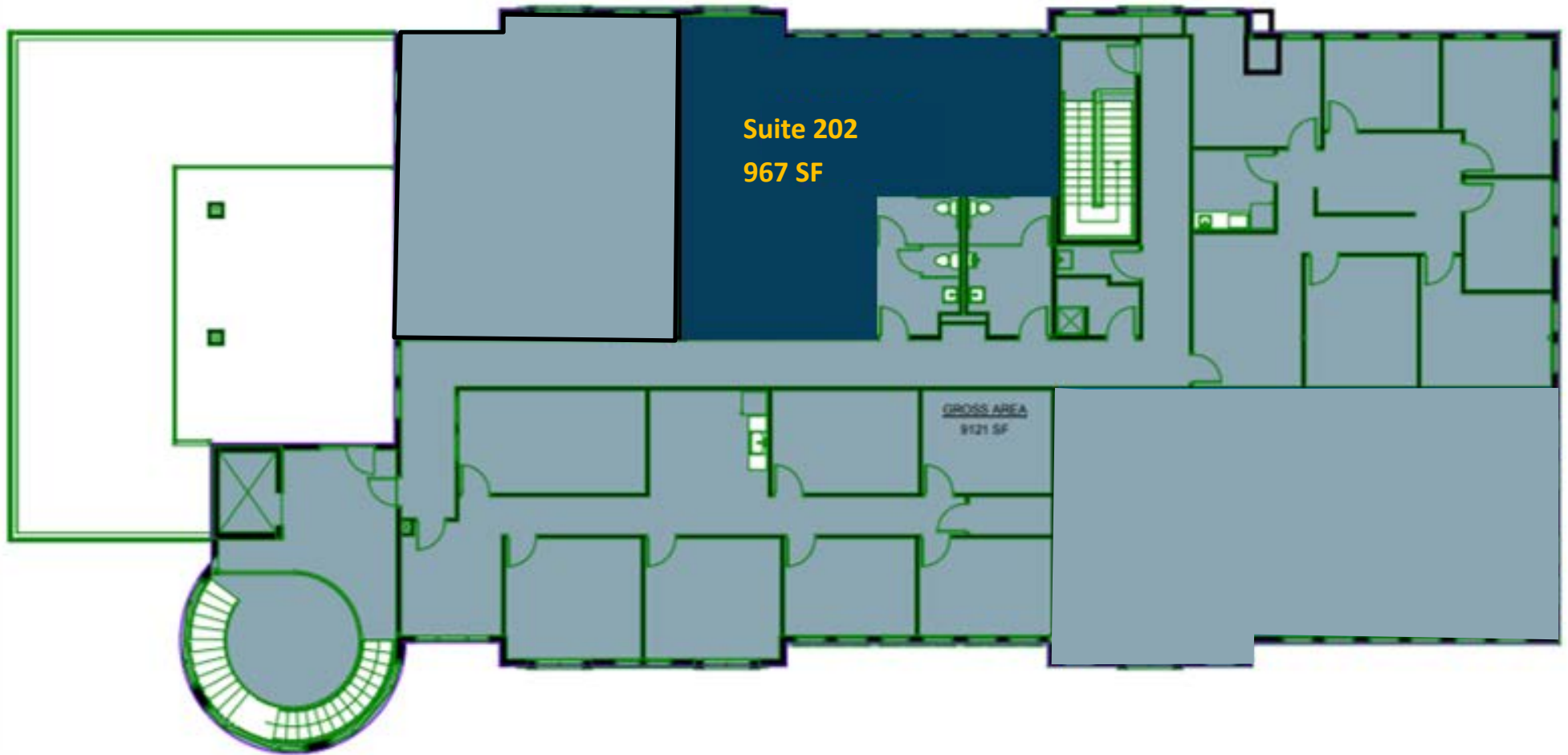
- Now with new, white box delivery, ready for tenant improvements
- Tenant pays separately metered utilities and in-suite janitorial services
- Tons of windows and high ceilings
- Exterior building signage opportunities
- Ample parking
- Extra storage available
- Suite 202 (967 SF), last remaining suite in building

Nearby businesses include the Hyatt Place Hotel, Sugar River Pizza Co, Wisconsin Brewing Company, Kwik Trip, Cross Fit, and Charlotte's Bridal. Rapidly Growing Area — New Verona Costco, plus new multifamily/residential/senior housing developments planned in the surrounding areas. Hyatt Hotel offers luxury meeting spaces for park tenants.



FLOOR PLAN - 2ND FLOOR

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OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

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PROPERTY PHOTOS

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AVAILABLE SPACES

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Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
202	967	5+ years	\$25.00 /sf/yr	Office	White Box Delivery	Now

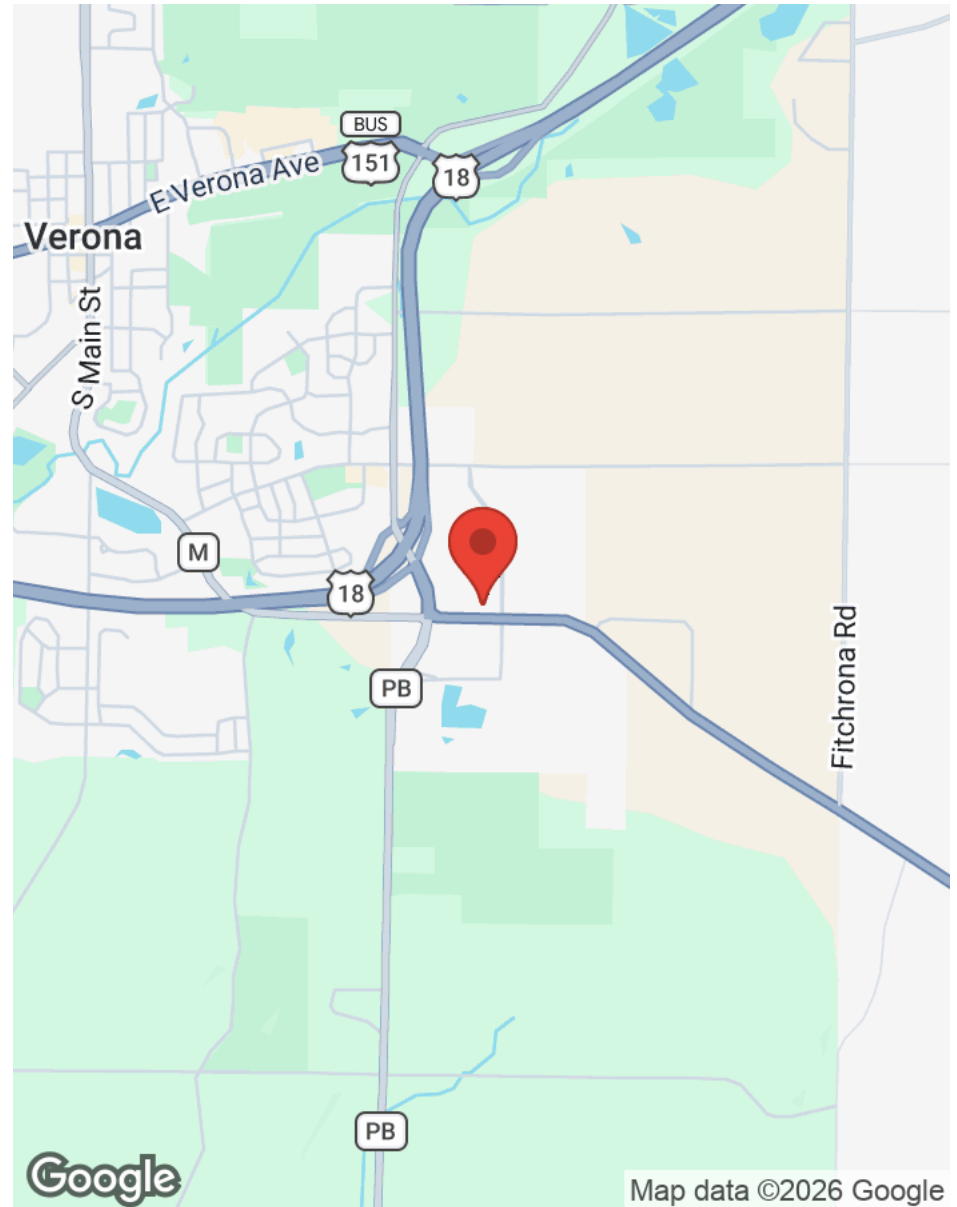
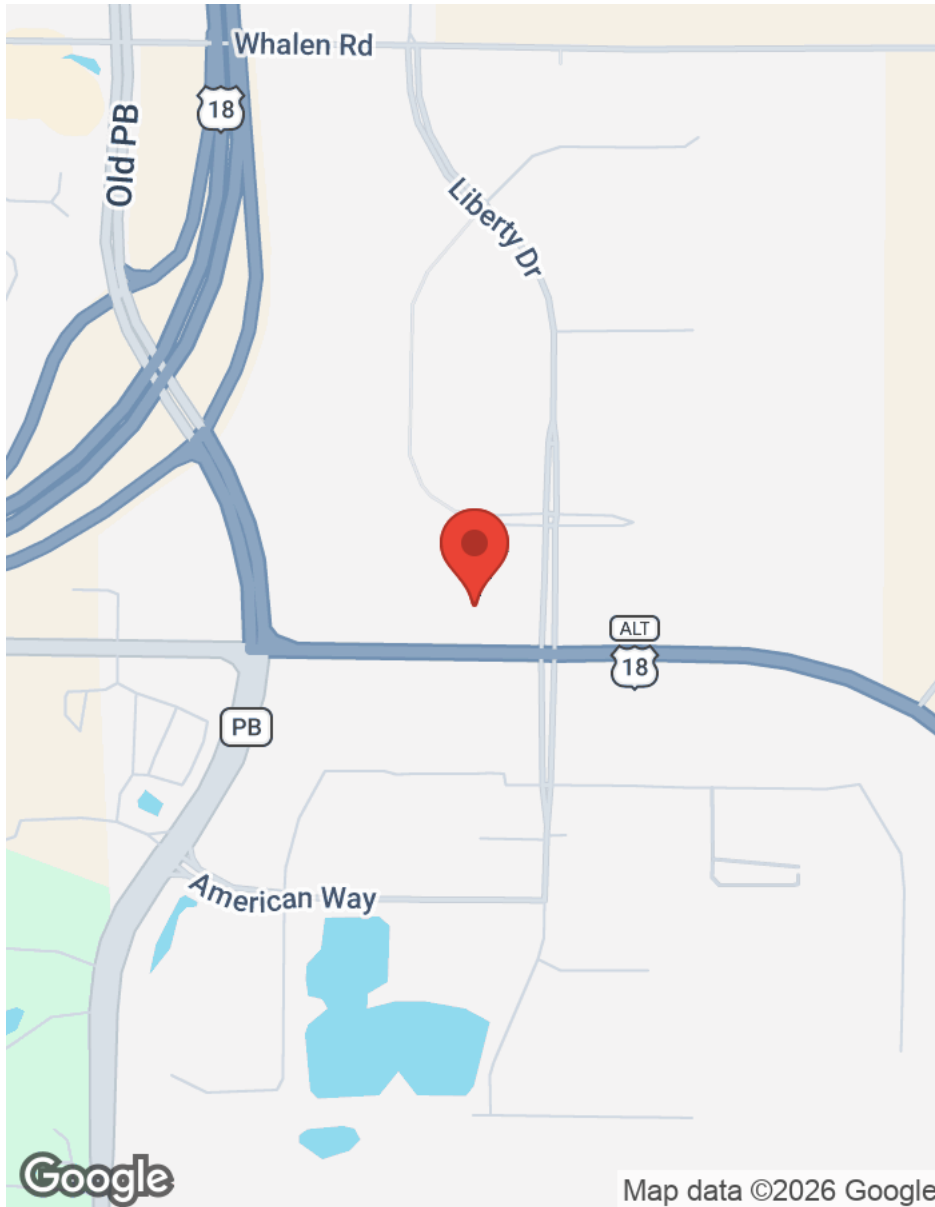
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LOCATION MAPS

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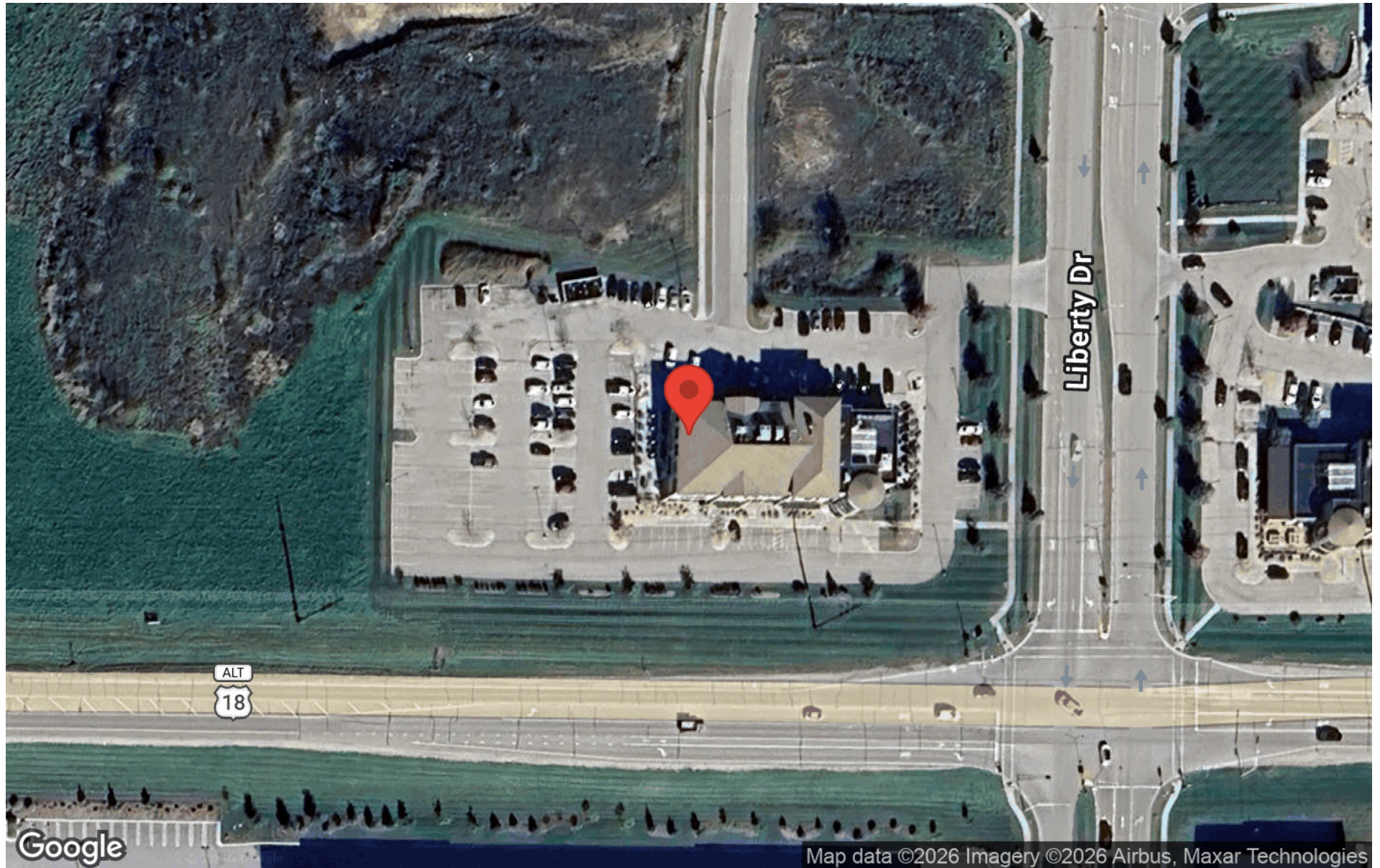
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AERIAL MAP

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BUSINESS MAP

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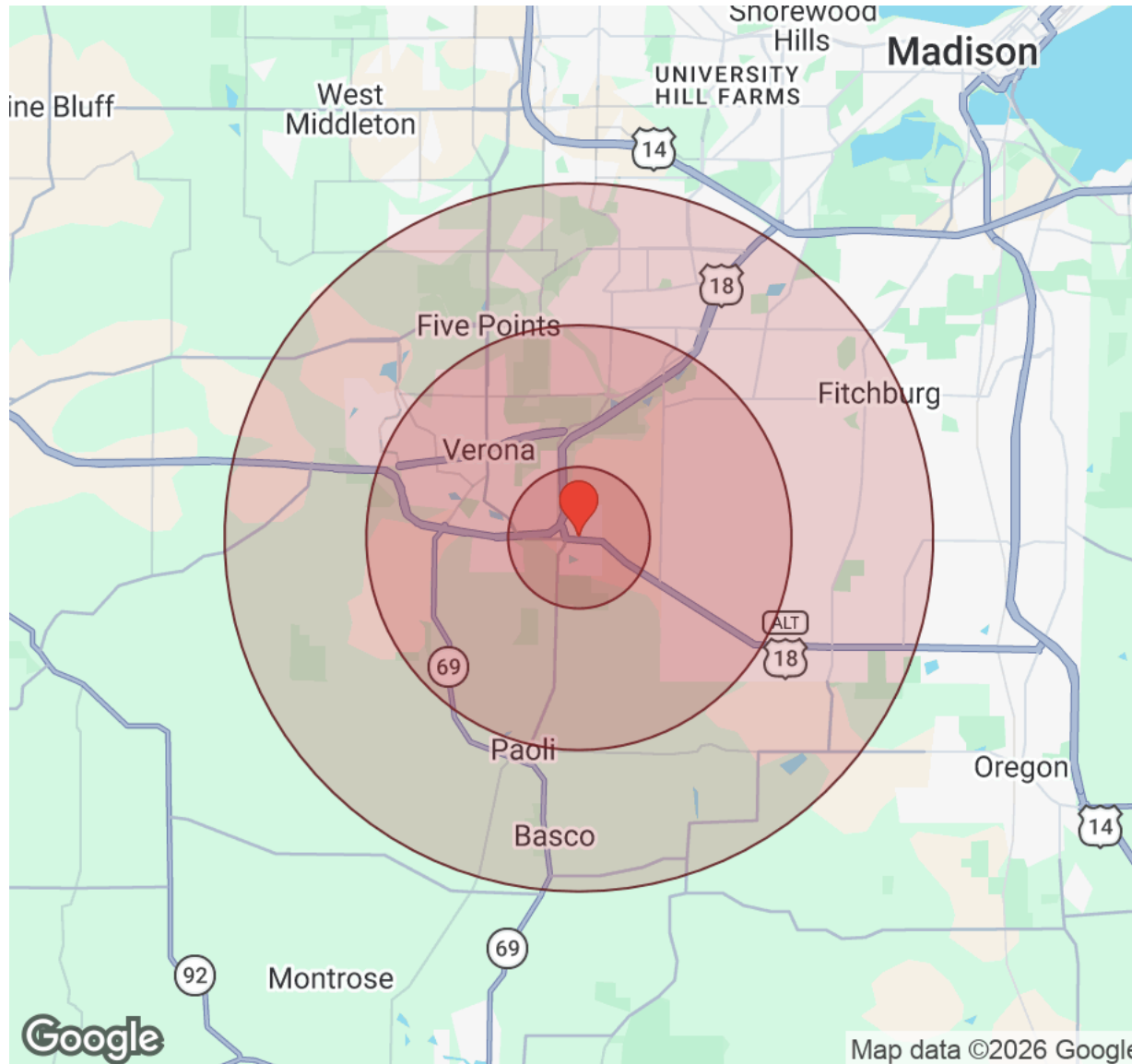
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,290	12,895	36,360
Female	1,273	12,724	36,376
Total Population	2,563	25,619	72,737

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,060	11,538	32,747
Occupied	985	10,668	30,272
Owner Occupied	741	6,938	18,099
Renter Occupied	244	3,730	12,173
Vacant	76	870	2,476

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	529	4,509	12,950
Ages 15 - 24	296	3,305	9,596
Ages 25 - 54	1,124	11,384	32,469
Ages 55 - 64	263	2,735	7,366
Ages 65+	348	3,686	10,356

Income	1 Mile	3 Miles	5 Miles
Median	\$121,931	\$125,332	\$108,222
Under \$15k	14	401	1,016
\$15k - \$25k	25	391	1,184
\$25k - \$35k	88	421	1,239
\$35k - \$50k	89	805	2,316
\$50k - \$75k	62	950	4,159
\$75k - \$100k	106	1,170	4,067
\$100k - \$150k	229	2,409	6,391
\$150k - \$200k	168	1,780	4,101
Over \$200k	204	2,341	5,800

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PRESENTED BY:

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