

Office Land For Sale or Build-to-Suit



25 Acres of Class A Office Land Available



Silicon Prairie™, one of Madison's newest mixed use business parks, is located on the west side of Madison at the intersection of Mineral Point Road and South Point Road and has over 35 acres of land available for office and light industrial. With protective covenants in place you can be ensured that each property will be developed with an eye towards long term value and constructed to environmentally sustainable standards.

Contact Welton Enterprises, Inc. for more information on the opportunity to locate your new headquarters or facility in the path of growth!

Contact Info: Paul Molinaro
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Silicon Prairie™ Offering Summary



Silicon Prairie™ is a master planned development on the west side of Madison along Mineral Point Rd. Designed and planned with a comprehensive and sustainable vision, Silicon Prairie™ upon completion will have over 1,000,000 sf of Class A office space, over 1,000,000 sf of high quality light manufacturing space and nearly 600 market rate apartment units with neighborhood retail space.

Offering.....Build-to-Suit or For Sale

Build-to-Suit Space.....10,000 sf - 500,000+ sf

Lease Rate.....Build-Out Dependent

Lots For Sale.....1.74 ~ 14.57 acres

Lot Pricing.....See Lot Price Page

Great pricing incentives on land value for long-term build-to-suit projects and projects involving a joint venture with the user

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Silicon Prairie™ Description & Amenities



The Silicon Prairie™ Business Park and Community Plat offer a great opportunity for new Class A office space and light manufacturing space with the following amenities:

- 1.) Great pastoral setting, ideal for a corporate headquarters.
- 2.) Protective covenants in place to ensure long-term value.
- 3.) Designed with comprehensive and sustainable vision.
- 4.) Multiple options for hi-speed data.
- 5.) Great Westside of Madison location along Mineral Point Rd.
- 6.) Located in the path of growth and surrounded by existing and future high end residential and commercial development.
- 7.) Transportation Demand Management plan in place.
- 8.) The first master planned commercial property in Wisconsin to be awarded The Audobon Signature Program.
- 9.) Flexible options to meet your needs.

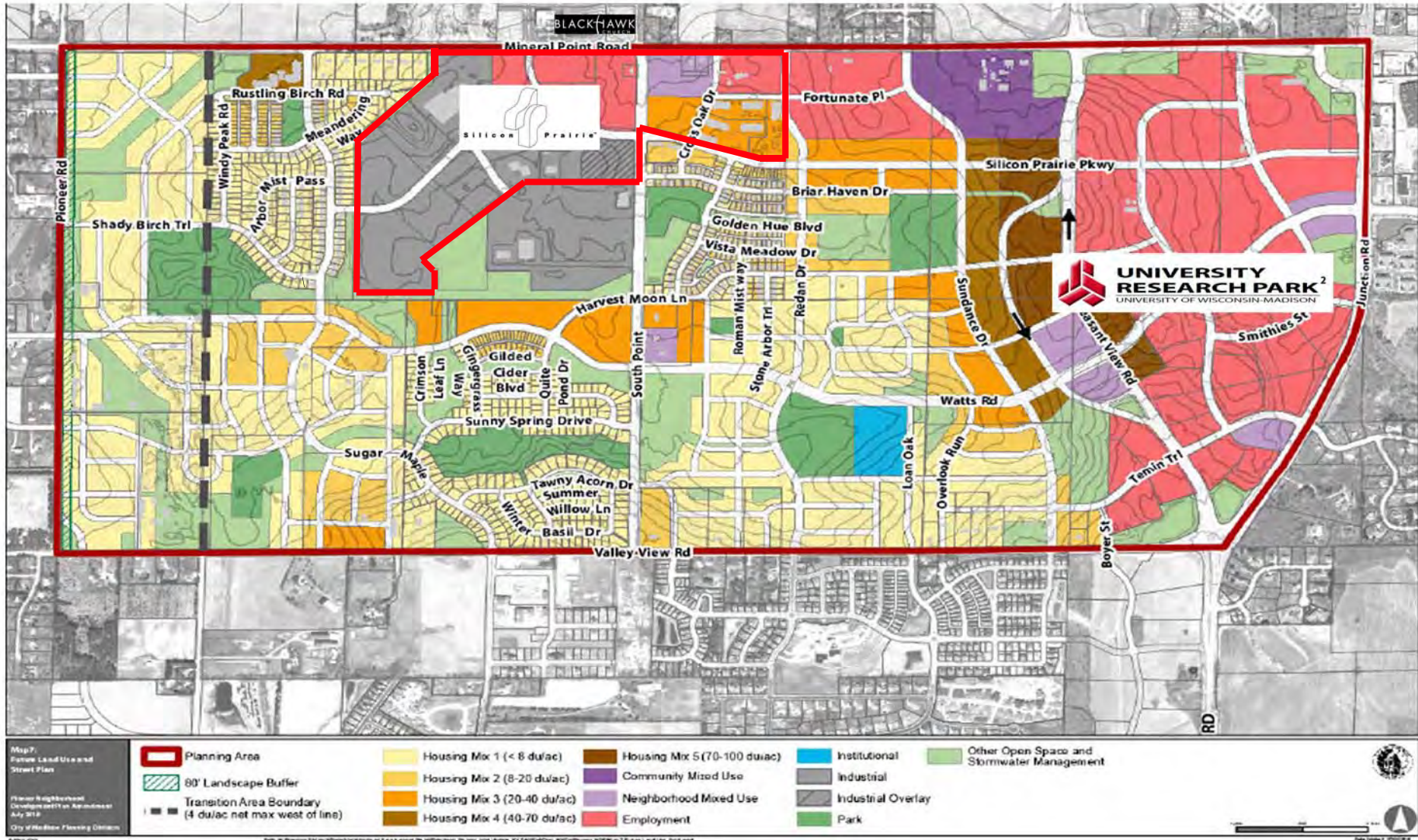
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Pioneer Neighborhood Master Plan



Located in the Pioneer Neighborhood, Silicon Prairie™ is in the path of growth, surrounded by some of Madison's best residential developments and located just down the street from the University Research Park II development.



Map 7:
Future Land Use and
Street Plan

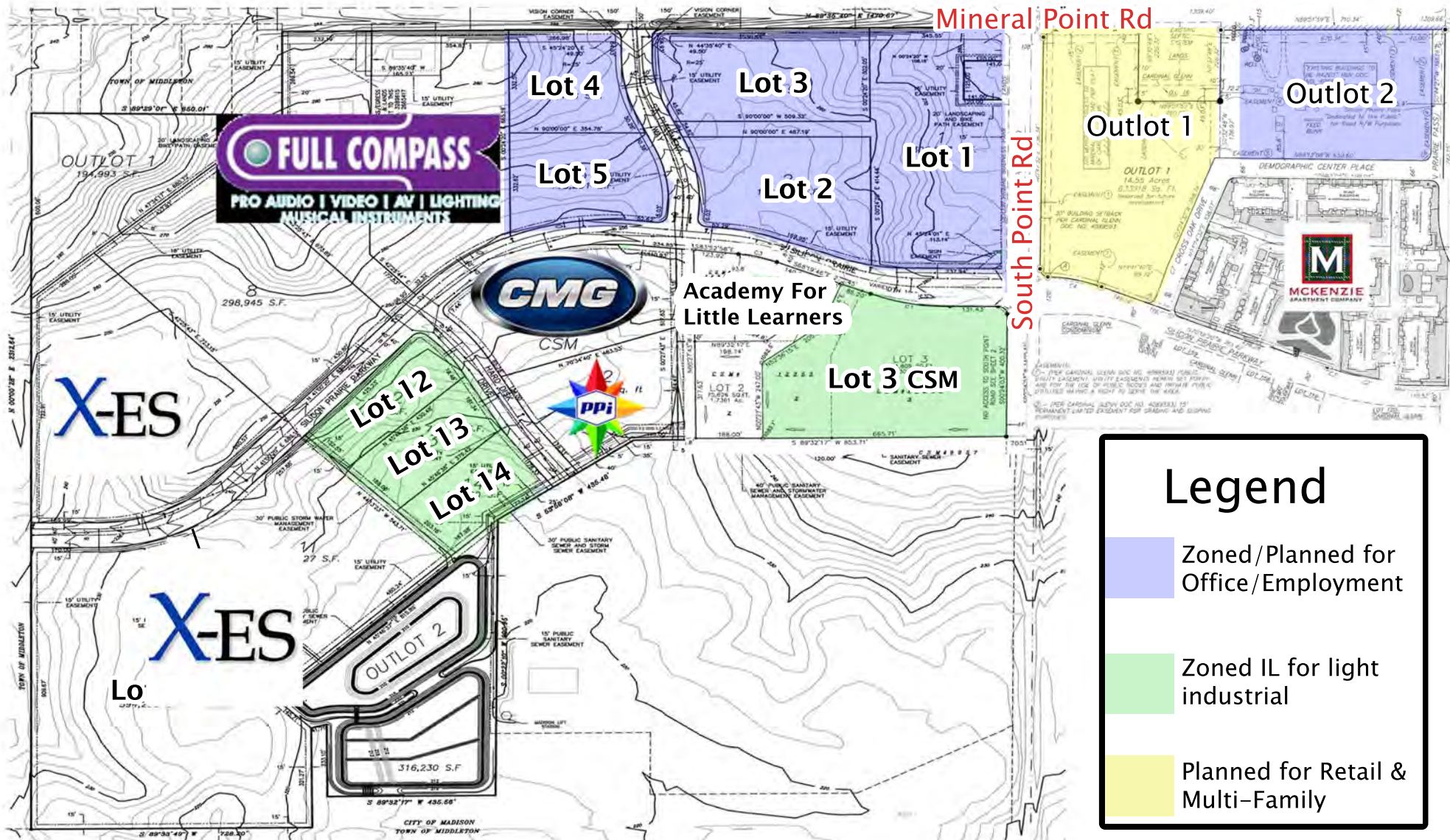
Pioneer Neighborhood
Comprehensive Plan
July 2014
City of Madison Planning Division

Planning Area	Housing Mix 1 (< 8 du/ac)	Housing Mix 5 (70-100 du/ac)	Institutional	Other Open Space and Stormwater Management
80' Landscape Buffer	Housing Mix 2 (8-20 du/ac)	Community Mixed Use	Industrial	
Transition Area Boundary (4 du/ac net max west of line)	Housing Mix 3 (20-40 du/ac)	Neighborhood Mixed Use	Industrial Overlay	
	Housing Mix 4 (40-70 du/ac)	Employment	Park	

Silicon Prairie™ Site Plan



Located at the intersection of Mineral Point Road and South Point Road on the west side of Madison, Silicon Prairie™ offers many options for new high quality industrial space, Class A office development and neighborhood retail. Silicon Prairie™ already features Full Compass Systems, Extreme Engineering Solutions, Productive Programming, Coated Metals Group, the Academy for Little Learners and The Legacy Apartments.



Silicon Prairie™ Business Park Lot and Price List



Office/Mixed-Use Land

Lot	Sq. Ft.	Acres	Zoning	Price/sf	Status
SW Corner					
1	~315,000	~7.23	SE	\$10.00	Available
2	154,526	3.55	SE	\$8.00	Available
3	165,175	3.79	SE	\$9.00	Available
4	102,448	2.35	SE	\$9.00	Available
5	115,201	2.64	SE	\$8.00	Available
SE Corner					
1	186,908	4.29	MF	N/A	Sold
2	102,999	2.36	MF	N/A	Sold
3	143,385	3.29	MF	N/A	Sold
Outlot 1	~412,000	~9.45	Mixed	N/A	Not Available
Outlot 2	~252,000	~5.78	Emp.	\$10.00	Available

Industrial/Flex Land

Lot	Sq. Ft.	Acres	Zoning	Price/sf	Status
6	273,132	6.27	IL	N/A	Sold
7	211,750	4.86	IL	N/A	Sold
8	298,945	6.86	IL	N/A	Sold
9	370,163	8.50	IL	N/A	Sold
10	594,298	13.64	IL	N/A	Sold
11	249,952	5.74	IL	N/A	Sold
12	76,223	1.75	IL	\$6.50	Available
13	76,115	1.75	IL	\$6.00	Available
14	75,900	1.74	IL	\$6.00	Available
<u>CSM</u>					
1	177,328	4.07	IL	N/A	Sold
2	129,986	2.98	IL	N/A	Sold
<u>CSM</u>					
1	83,807	1.92	IL	N/A	Sold
2	75,626	1.74	IL	N/A	Sold
3	274,809	6.31	IL	\$6.50	Available

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Silicon Prairie™ Concept



Silicon Prairie™ Conceptual Renderings



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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
 - 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
 - 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
 - 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
 - 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
 - 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
 - 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.
- 19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

- 28 The following information is required to be disclosed by law:
- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
 - 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____
41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**
43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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