

AUCTION SALE

WATERLOO TECH CENTER



FEBRUARY 22 TO FEBRUARY 24, 2021

AUCTION SALE

575 WEST MADISON STREET, WATERLOO, WI 53594

INVESTMENT HIGHLIGHTS:

- ±60,000 SF office/tech center on three floors
- Beautiful campus-like setting offering multiple patios and decks overlooking the river and outdoor space
- Underground 30-car parking garage
- Significant energy efficient improvements in 2017 including HVAC units, LED lighting, water heater, and glass
- Two fiber optic lines installed to building
- Flexible floor plans allow for single user space, multi-tenant layouts, or incubator offices
- Strategically located 20 minutes outside Madison, Wisconsin, home to over 250,000 people
- Close proximity to Dane County Regional Airport (DCRA), serviced by 8 major airlines with passenger volume exceeding 2.2 million
- Asset will be sold at auction through Ten-X.com February 22 to February 24, 2021

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WATERLOO TECH CENTER LOCATION OVERVIEW



TRAFFIC COUNTS

| CROSS STREETS | CARS PER DAY |
|----------------------------------|--------------|
| W Madison St & Minnetonka Way SW | 6,003 |
| E Madison St & Schultz St SE | 8,000 |
| E Madison St & Jefferson St E | 6,736 |
| N Monroe St & E Porter St S | 5,624 |

DEMOGRAPHICS

| | WISC | MADISON | WATERLOO |
|-------------------|-----------|----------|----------|
| Total Population | 5,831,337 | 264,710 | 3,332 |
| Total Households | 2,446,950 | 120,658 | 1,384 |
| Avg HH Incomes | \$84,793 | \$86,197 | \$91,731 |
| Daytime Employees | 310,357 | 245,209 | \$2,076 |

WATERLOO TECH CENTER
ADDITIONAL PHOTOS

