



Sugar Creek Commons

FOR LEASE
COMMERCIAL/RETAIL SPACE

WEST VERONA AVENUE
VERONA, WI 53593



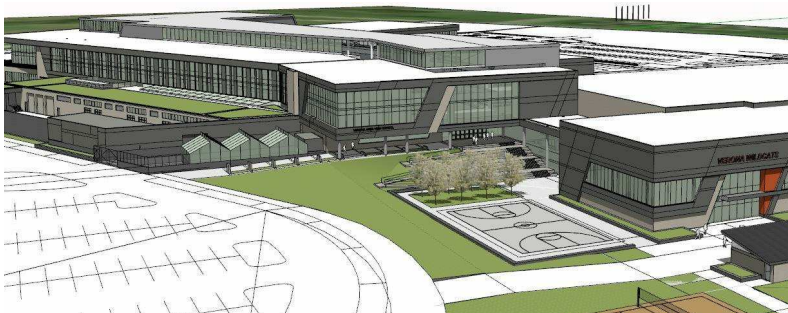
FORWARDDEVGROUP.COM
SUGARCREEKCOMMONS.COM

VERONA, WISCONSIN

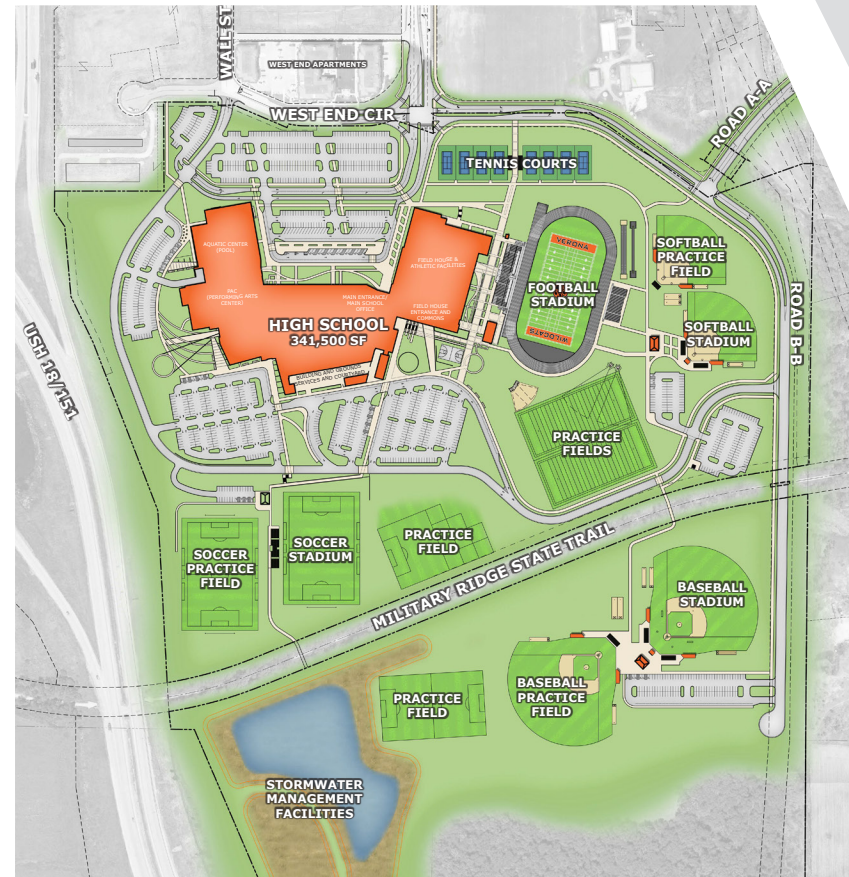
Verona offers its residents hometown charm with the benefits of a growing community located close to Madison, Wisconsin. Its growth and proximity to the greater Madison area offers residents convenient access to numerous urban amenities. Residents of Verona enjoy excellent schools and recreational amenities including both the Military Ridge State Bike Trail and the National Ice Age Trail. Verona is home to a wide variety of commercial/retail facilities including; restaurants, hotels, offices, shopping centers, and service providers. Highway 151 is located just minutes away and connects Verona with the Madison Beltline system, which facilitates travel throughout the region and connects residents to greater Dane County.

NEW VERONA AREA HIGH SCHOOL

The City of Verona recently approved a 183-million dollar referendum to build a new high school on the city's west side and make improvements to other district buildings to accommodate for growing student enrollment. It is one of the largest school referendums in state history. Enrollment is projected to increase by more than 1,500 additional students by 2030. Ground-breaking took place on April 24, 2018. The school is scheduled to open in the fall of 2020 and will be located on the west side of Verona, just down the road from the Sugar Creek Commons site.



Verona Area High School 3D Concept Rendering



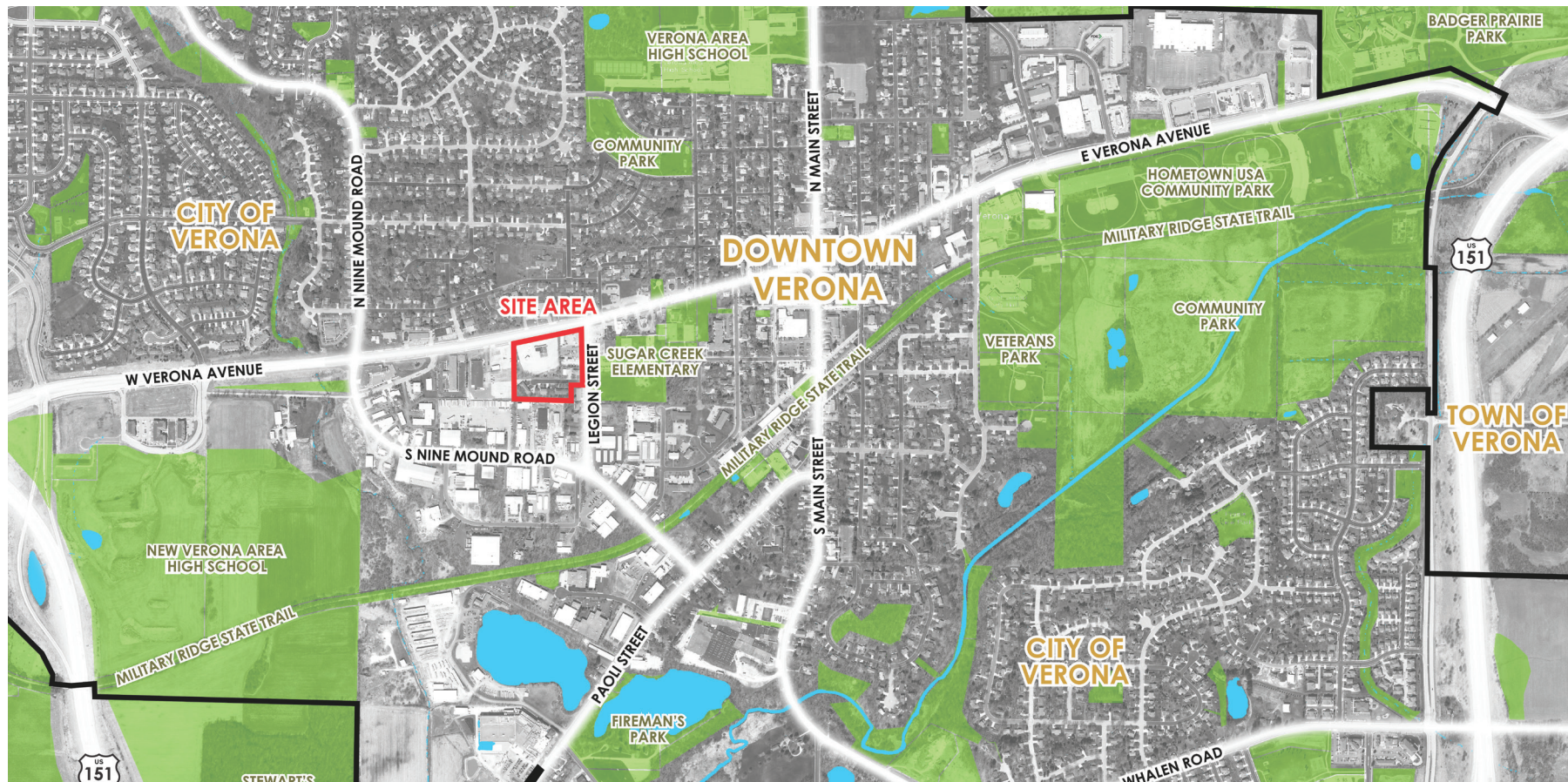
Verona Area High School Master Plan

EPIC SYSTEMS

Verona is home to Dane County's largest private sector employer, Epic Systems Corporation, a medical software developer. Epic currently has over 9,000 employees, has doubled its workforce in just four years, and has plans to add another 2,000+ jobs over the next five years. The company recently finished its fourth campus expansion and has begun on its fifth, which will include five additional buildings that will add a half-million square feet of office space, with continued plans to grow.



Aerial of Verona, WI



Municipality: City of Verona, WI

Traffic Count:

West Verona Avenue - 11,800 vehicles/day

US Highway 18/151 - 25,200 vehicles/day

Space Availability: Summer 2019

MARKET HIGHLIGHTS

- » Verona is an established and growing market located just minutes from Madison.
- » The City of Verona is home to Dane county's largest private sector employer, Epic Systems Corporation.
- » Verona has steady household growth and a notably higher than state average household income.

SITE HIGHLIGHTS

- » Located within the "New Downtown Overlay District"
- » High visibility with a prominent location on West Verona Avenue - one of Verona's primary east-west thoroughfares
- » Easily accessible, with entrances on West Verona Avenue and Legion Street

MARKET DEMOGRAPHICS



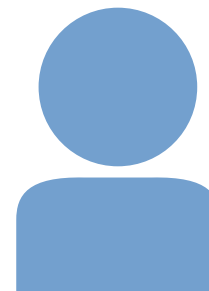
POPULATION (2018)

Verona - 13,418
Primary Market Area - 37,807



AVERAGE HOUSEHOLD INCOME (2018)

\$102,106



MEDIAN RESIDENT AGE (2018)

38.5



VEHICLES PER DAY

US Highway 18/151 - 25,200
West Verona Ave - 11,800



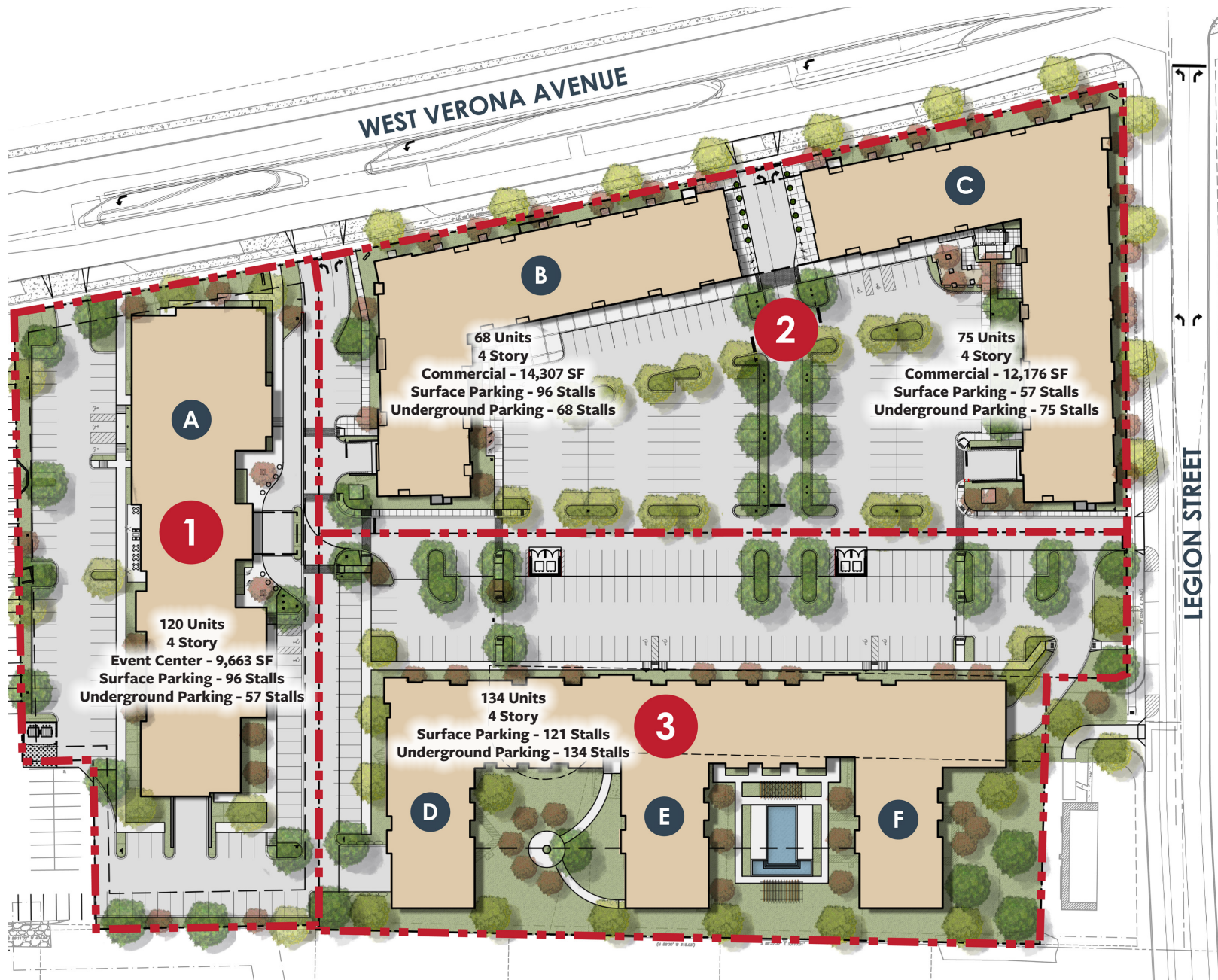
MEDIAN HOUSE/CONDO VALUE (2018)

\$283,794



TOP EMPLOYERS (DANE COUNTY)

University of Wisconsin - Madison
Epic Systems
American Family Insurance
Sub-Zero
WPS Health Insurance



Sugar Creek Commons is a nine acre redevelopment located along West Verona Avenue and Legion Street, within the "New Downtown Overlay District" in Verona, WI. The development's six buildings will have commercial/retail, residential, office, and hospitality uses, as well as structured parking and open space amenities. The development has a prominent location along West Verona Avenue and provides opportunities to expand the local economy and residential options for city residents.

The project is comprised of approximately 277 multi-family residential units, 26,483 SF of commercial space, and a 120-room hotel/conference center. Buildings B and C are mixed-use buildings comprised of commercial space on the ground floor, with three stories of residential living space above. Buildings D, E, and F are multi-family residential buildings. Parking for the development consists of 704 spaces split between surface lots and underground parking areas.





Building C - Sugar Creek Commons - View looking east along W. Verona Avenue



Building B - Sugar Creek Commons - Backside view from the parking lot

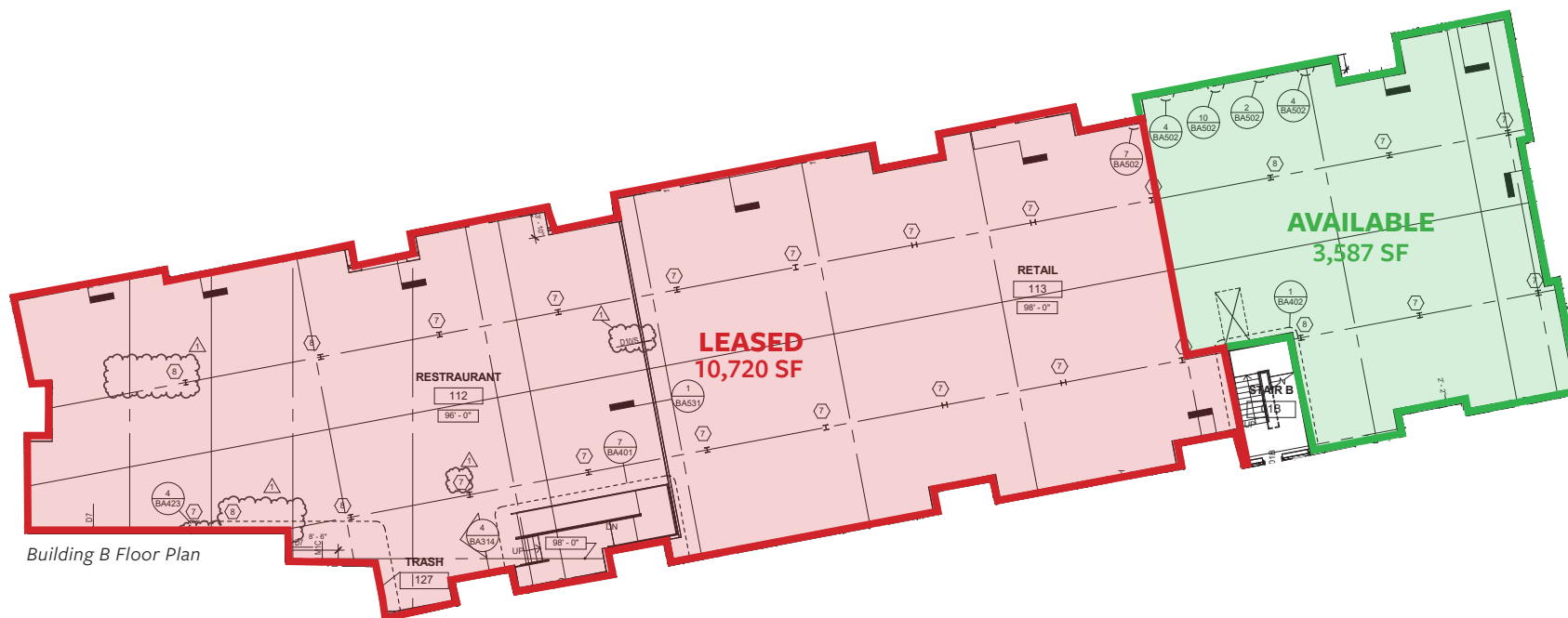


Building B Elevation - Commercial Space Along West Verona Avenue

SITE HIGHLIGHTS

- » Development includes 277 apartment units and a hotel/conference center, creating a steady flow of customers
- » Street level leasing space available (14,307 total square feet) located in 4-story mixed use building
- » Located along West Verona Avenue with ideal building signage opportunities
- » 126 total surface stalls allocated for commercial use





Building B Floor Plan

DELIVERY DESCRIPTION

- » Warm gray shell
- » HVAC: 1 ton per 400 square feet
- » Electrical: 200 amp panel
- » Plumbing: sanitary stubs provided
- » Tenant improvement allowance provided

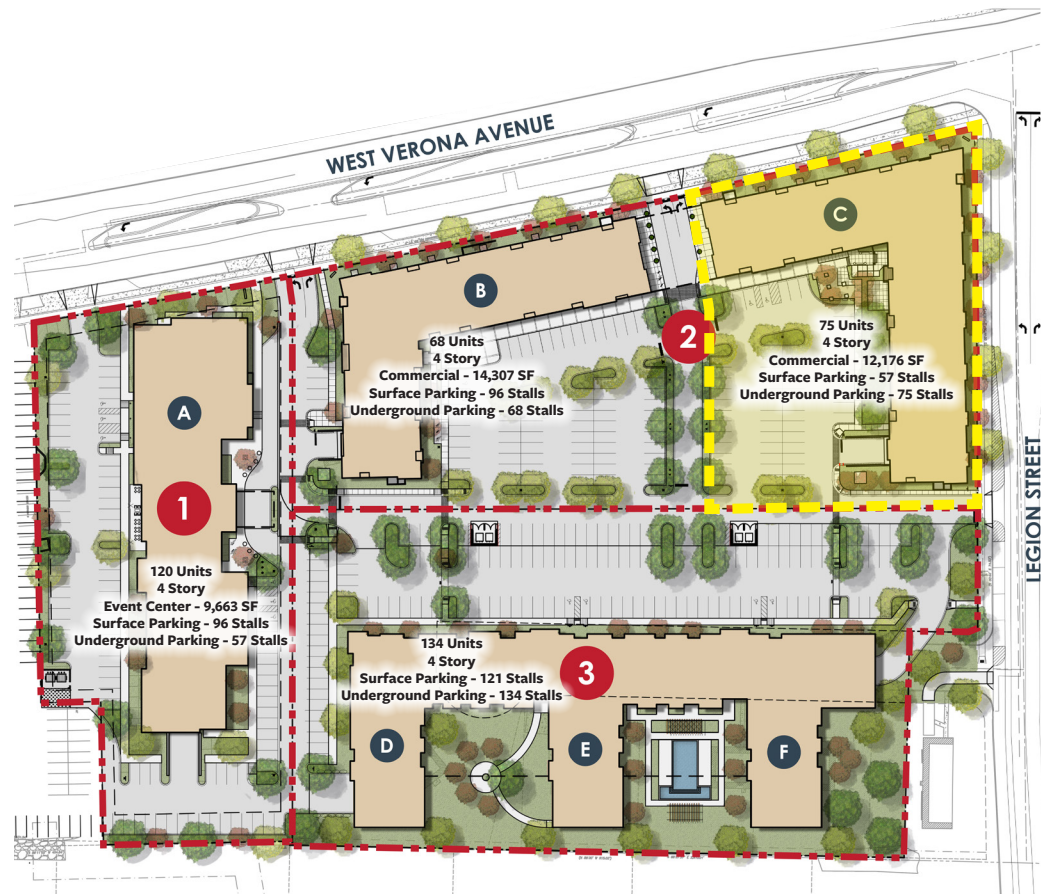
SPACE AVAILABLE**Total Building Size:** 92,212 SF**Lease Rate:** Contact FDG**Available Space:** 3,587 SF**Lease Type:** NNN**Signage:** Building**NNN Rate:** TBD

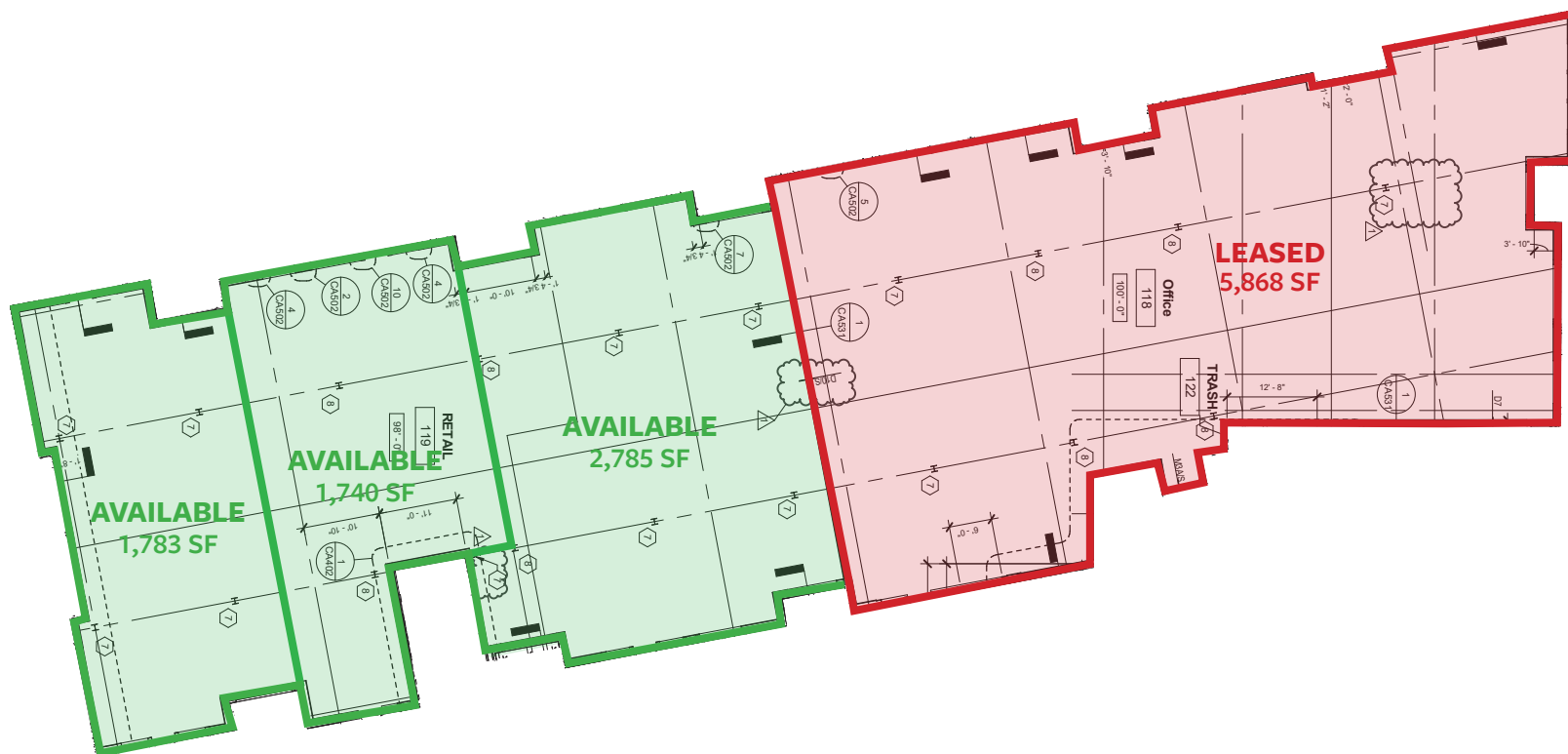


Building C Elevation - Commercial Space Along West Verona Avenue

SITE HIGHLIGHTS

- » Development includes 277 apartment units and a hotel/conference center, creating a steady flow of customers
- » Street level leasing space available (12,176 total square feet) located in 4-story mixed use building
- » Located along West Verona Avenue with ideal building signage opportunities
- » 126 total surface stalls allocated for commercial use





Building C Floor Plan

DELIVERY DESCRIPTION

- » Warm gray shell
- » HVAC: 1 ton per 400 square feet
- » Electrical: 200 amp panel
- » Plumbing: sanitary stubs provided
- » Tenant improvement allowance provided

SPACE AVAILABLE

Total Building Size: 107,468 SF

Lease Rate: Contact FDG

Available Space: 6,308 SF

Lease Type: NNN

Signage: Building

NNN Rate: TBD

VERONA WISCONSIN

Verona, Wisconsin is located just minutes away from Madison. With a population of 13,418, Verona is a growing, vibrant community with numerous recreational, cultural, and business amenities. Residents enjoy a high quality of life, excellent schools, and a small-town feel. The city has access to both the Military Ridge Bike Trail and National Ice Age Trail, which run through the center of the City. Residents have access to numerous public facilities including: the public library, senior center, park shelters, and swimming beach. Athletic facilities include: the Eagle's Nest Ice Arena, Reddan Soccer Park, and the Verona Little League Baseball/Softball Complex. The community is within reasonable commute to places of employment both in Verona itself, Fitchburg to the east, Middleton to the north, and Madison to the northeast. Madison's central business district can be reached in just a 20-minute drive time via Highway 151. Highway 151 is located just one mile east of the city, and connects Verona to Madison's beltline system.



FORWARDDEVGROUP.COM
SUGARCREEKCOMMONS.COM



SLABYANDASSOCIATES.COM

Konner Kearney

Commercial Sales & Leasing

262.933.4232 (ph)

262.424.7936 (cell)

ktk@forwarddevgroup.com

Victor Baeten

Vice President

608.333.4130 (ph)

920.621.1493 (cell)

victorb@slabyandassociates.com

Dean Slaby

President

608.333.4130 (ph)

608.219.8506 (cell)

deans@slabyandassociates.com

CONTACT



STATE OF WISCONSIN BROKER DISCLOSURE TO NON-RESIDENTIAL 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 that is the agent of another party in the transaction. The broker or a salesperson acting on 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 provide 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 or the confidential information of other parties (see "Confidentiality Notice To Customers" below).
- 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 (1) 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, unless the information must be disclosed by law or you authorize the Firm

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 you consider confidential, you may list that information below or provide that information to the broker by other means. 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 the broker): _____

(INSERT INFORMATION YOU AUTHORIZE TO BE DISCLOSED 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://www.doc.wi.gov/> 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 and 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.