Leasee	Address	Purpose	2019 Annual Amount	Sqare Footage	Rent Per Square Foot	Term Begin	Term End Date
Thrivent Financial for Lutherans	248 W Main, Unit 1	Senior Center Lease	$ 6,300.00	662	$ 9.52	1/1/2005	Annual Automatic Renew
Karla Zentmire (Stoughton Hairstyling)	248 W Main, Unit 2	Senior Center Lease	$ 7,200.00	750	$ 9.60	6/1/2010	Annual Automatic Renew
Community Living Connections, Inc	248 W Main, Unit 3	Senior Center Lease	$ 7,200.00	750	$ 9.60	2/1/2018	Annual Automatic Renew
Lisa Resch	248 W Main	Senior Center Lease	$ 4,500.00	469	$ 9.60	10/1/2016	Annual Automatic Renew
Jennifer Britain	248 W Main	Senior Center Lease	$ 4,500.00	469	$ 9.60	10/1/2016	Annual Automatic Renew

A triple net lease (triple-Net or NNN) is a lease agreement on a property whereby the tenant or lessee promises to pay all the expenses of the property including real estate taxes, building insurance, and maintenance. These payments are in addition to the fees for rent and utilities, and all payments are typically the responsibility of the landlord in the absence of a triple, double, or single net lease

Gross rent, or a gross rent lease, is a lease with a flat rent fee that encompasses rent and all costs associated with ownership, such as taxes, insurance, and utilities. A gross lease can be modified to meet the needs of the tenants. For example, a gross lease may exclude utilities requiring the tenant to absorb those costs.

A modified gross lease is a type of real estate rental agreement where the tenant pays base rent at the lease's inception, but it takes on a proportional share of some of the other costs associated with the property as well, such as property taxes, utilities, insurance, and maintenance.

	- Office within 10 mile radius of Stoughton
	- Retail within 10 mile radius of Stoughton
	- Special purpose within 10 mile radius of Stoughton

NNN Avg.	**$ 13.95**	**Comparable Avg.**	**$ 13.90**
NNN Median	**$ 13.50**	**Comparable Median**	**$ 12.95**
Gross Avg.	**$ 20.00**	*** Ignoring type of lease in place**	
Gross Median	**$ 20.00**		
Modified Gross Avg.	**$ 15.23**	**Current**	**$ 9.60**
Modified Gross Median	**$ 15.23**		

Lease: 9 Marsh Ct Madison WI 53718

Price/SF: $6.50
Lease Type: NNN
Size: 2,200 sf
Term: 3 years
Available: Now

Listed By: Real Estate Professional
Camp Perret: 608-327-4007 or
Tara Furst: 608-327-4021
ID# 34481
Location: Greater Madison East
Prop. Type: Office

2,200 Sq. Ft. Available; Shared Loading Dock; Cable/DSL Internet; Flexible Lease Terms; Plenty of Parking; Good Signage; TI Allowance Available; Lease Rate: $6.50/Sq. Ft. (NNN); Estimated NNN Expenses: $2.85

Lease: McAllen 120 Business Park (Building 3) 3522 McAllens Way Madison WI 53718

Price/SF: $6.50
Lease Type: NNN
Size: 5,000 - 15,276 sf
Term: 3 - 10 years
Available: Now

Listed By: Real Estate Professional
Tom Phillips: 608-243-9070
ID# 65071
Location: Greater Madison East
Prop. Type: Industrial

15,276 rentable square feet warehouse/flex/office building for lease. 60 day availability. Interior layout customizable to tenant. 3 loading docks (8'x9') and 2 drive-in doors (12'x14'). 17' ceiling clear height. 3 phase 480v power. Efficient roof insulation (R38). IL Zoning. Southeast Madison location near GE Healthcare, Milwaukee Insulation, and Mallinckrodt Pharma. Interstate quick access.

Lease: Office/Flex with dock & drive-in 4027 Owl Creek Dr Madison WI 53718

Price/SF: $9.50
Lease Type: NNN
Size: 6,367 sf
Term: 3 - 10 years
Available: Now

Listed By: Real Estate Professional
Chris Caulum, CCIM, SIOR: 608-443-1040 or
Bryant Meyer: 608-443-1004
ID# 75761
Location: Greater Madison East
Prop. Type: Industrial

Endcap suite in flex building on Madison's southeast side. 4,800 SF of air-conditioned open-concept office and lab space and 1,500 SF of warehouse. Office space features 7 offices, 2 conf rooms, kitchenette, and open office area. One 12'x10' drive-in door & one 10'x10 dock with leveler. Furniture in the space available for sale by a previous tenant. Abundant on-site parking.

Lease: Oregon Shopping Center 105 N Main St Oregon WI 53575

Price/SF: $10.00
Lease Type: NNN
Size: 2,566 sf
Term: 3 - 7 years
Available: Now

Listed By: Real Estate Professional
Grant Roeming: 6086697799
ID# 75241
Location: Dane Cty West
Prop. Type: Retail

2566 Sf.Ft. Available At the Oregon Shopping Center on Main Street with Bills Foods.

Lease: 5910 Highway 51 McFarland WI 53558

Price/SF: $12.00
Lease Type: NNN
Size: 1,200 - 2,450 sf
Term: 3 years
Available: Now

Listed By: Real Estate Professional
Camp Perret: 608-327-4007
ID# 62211
Location: Dane Cty East
Prop. Type: Retail

2 Spaces Available: 1,200 Sq. Ft. and 1,250 Sq. Ft.; 8,675 Sq. Ft. Building; 210' of Frontage on Highway 51 (18,500 AADT); 6/1,000 Parking Ratio; Building Signage Available; Great Visibility; Lease Rate: $12.00/Sq. Ft. (NNN)

Lease: 520 Business Park Cir Stoughton WI 53589

Price/SF: $12.00
Lease Type: NNN
Size: 2,470 sf
Term: 3 years
Available: Now

Listed By: Real Estate Professional
Bob Carpenter: 608-829-7153
ID# 76181
Location: Dane Cty East
Prop. Type: Office

Stoughton Business Park! Move in ready single story office building in excellent condition. Many new mechanicals. Security system in place, CAT 5 throughout. 8 private offices plus reception & conference room. Dry basement for plenty of storage. Good access to US 51 & only 15 minutes to the beltline or interstate. Also available for sale.

Lease: Stoughton Wellness and Athletic Center 2300 51 & 138 Hwy Stoughton WI 53589

Price/SF: $12.00
Lease Type: NNN
Size: 2,000 sf
Term: 1 years
Available: Now

Listed By: Real Estate Professional
David Baehr: 608-834-2613
ID# 77101
Location: South Central
Prop. Type: Retail

Turnkey coffee shop in Stoughton Wellness & Athletic Center. Be a part of a Winning Team! SWAC is also home to Sports Enhancement Academy, largest Anytime Fitness facility and Stoughton Hospital! Equipment includes: POS, coffee/espresso makers, industrial coffee grinder, refrigeration units, blenders, containers, toasters and furniture.

Lease: 101 W Fulton St Edgerton WI 53534

Price/SF: $12.95
Lease Type: Modified Gross
Size: 6,000 sf
Term: 3 years
Available: Now

Listed By: Real Estate Professional
Blake George: 608-327-4019
ID# 61691
Location: Dane Cty West
Prop. Type: Retail

The advantages of having a business in a community like Edgerton, WI are recognized with increasing frequency by major businesses across the country. Fulton Square is located in a quiet, safe community of 5,379 people within minutes of several large metropolitan areas including Madison and Janesville. 6,000 sq. ft. of Retail Space Available; Divisible to 906 Sq. Ft.; Outside Parking Available

9 Lease: US Highway 51 & HWY 138 - Lot 3 KPW Highway 51 Stoughton WI 53589

Price/SF: $15.00
Lease Type: NNN
Size: 1,000 - 10,000 sf
Term: 10 years
Available: Now

Listed By: Real Estate Professional
Victor Baeten: (920) 621-1493
ID# 68391
Location: Dane Cty East
Prop. Type: Office

10 Lease: UNDER CONTRACT 4904 Tradewinds Pky Madison WI 53718

Price/SF: $15.00
Lease Type: NNN
Size: 3,357 - 17,947 sf
Term: 5 years
Available: Now

Listed By: Real Estate Professional
Kevin Visel: 608-298-6598
ID# 72541
Location: Greater Madison East
Prop. Type: Office

Build-to-suit: Up to 17,947 square feet of Class A office space in one of the more accessible locations in Madison. 82,400 VPD on Hwy 12/18. Spaces available as low as 3,357 SF.

11 Lease: Lake Edge - McFarland, WI 5613 Lake Edge Rd McFarland WI 53558

Price/SF: $16.00 - $20.00
Lease Type: NNN
Size: 1,000 - 4,718 sf
Term: 5 - 10 years
Available: Now

Listed By: Real Estate Professional
Dean Slaby: 608-333-4130
ID# 67891
Location: Dane Cty East
Prop. Type: Retail

Proposed Development. Retail, Office or other available. Drive thru.

12 Lease: 720 Nygaard St Stoughton WI 53589

Price/SF: $16.00
Lease Type: NNN
Size: 2,616 sf
Term: 3 years
Available: Now

Listed By: Real Estate Professional
Mallory Rekoske: 608-729-1803 or
Beth Iyer: 608-729-1800
ID# 77561
Location: Dane Cty East
Prop. Type: Office

2,616 sf building with Hwy 51 exposure. Current use is a daycare but could easily be converted to office. The facility includes a fenced in outdoor play area, 5 classrooms, office space, kitchen area, office, laundry room and a detached garage for storage. Also available for sale.

13 Lease: 4719 Farwell St McFarland WI 53558

Price/SF: $16.00 - $17.00
Lease Type: NNN
Size: 1,500 - 12,000 sf
Term: 5 years
Available: 6/1/2020

Listed By: Real Estate Professional
Brian Spanos: 608-838-1800
ID# 74841
Location: South Central
Prop. Type: Retail

New Retail Building in McFarland. 1,500 - 12,000 SF available. Completion Summer 2020. Minimal retail available in the Village and community is greatly under served by restaurants and retail.

14 Lease: 4916 E Broadway Madison WI 53716

Price/SF: $16.50 - $18.50
Lease Type: Modified Gross
Size: 2,200 - 23,700 sf
Term: 3 - 10 years
Available: Now

Listed By: Real Estate Professional
Jeff Hoeye: 608-416-5564
ID# 74291
Location: Greater Madison East
Prop. Type: Office

Creative brick office building ideally situated along beltline (86,000 + VPD) in close proximity to I-90/94. Building includes reception area/lobby with stairway to the open second floor. Shared cafe with outdoor courtyard. Signage available. Multiple suites available, can be combined for larger requirements. Build out available on all suites. Carrier-neutral Data Center space available.

15 Lease: Waubesa Shores 5600 Lake Edge Dr McFarland WI 53558

Price/SF: $18.00 - $23.00
Lease Type: NNN
Size: 1,562 sf
Term: 3 - 5 years
Available: Now

Listed By: Real Estate Professional
Dean Slaby: 608-333-4130
ID# 74391
Location: Dane Cty East
Prop. Type: Office

New Construction Condos above, office/ Retaill space below Space Available: 1,562 sqft (can be divided) 599 sqft outdoor seating for café/restaurant Lease Rate: $16-$20 per sqft, NNN Lease Term: 3-5 years *Slaby and Associates is not affiliated with the condo/residential portion of the building*

16 Lease: Waubesa Shores 5600 Lake Edge Dr McFarland WI 53558

Price/SF: $18.00 - $23.00
Lease Type: NNN
Size: 1,562 sf
Term: 3 years
Available: Now

Listed By: Real Estate Professional
Dean Slaby: 608-333-4130
ID# 75781
Location: Dane Cty East
Prop. Type: Retail

- New Construction - Condos above, commercial space below - Space Available: 1,562 sqft (can be divided) - 599 sqft outdoor seating for café/restaurant - Lease Rate: $18-$23 per sqft, NNN - Lease Term: 3-5 years *Slaby and Associates is not affiliated with the condo/residential portion of the building*

17 Lease: 1200 Nygaard St Stoughton WI 53589

Price/SF: $20.00
Lease Type: Gross
Size: 1,200 sf
Term: 3 years
Available: Now

Listed By: Real Estate Professional
Peter Sveum: 608-575-1054
ID# 69591
Location: Dane Cty East
Prop. Type: Office

The finest office space available in Stoughton. Corner location in the building with lots of windows. Maple trim, full glass maple doors. Two private offices, conference room with double doors, reception and display areas. Highway 51 exposure. Plenty of parking. Elevator. Very stable tenant mix with little turnover. Near Kettle Park West development and other new retail and service businesses.

18 Lease: US Highway 51 & HWY 138 - Lot 7 KPW Highway 51 Stoughton WI 53589

Price/SF: $25.00
Lease Type: NNN
Size: 958 - 26,000 sf
Term: 5 - 10 years
Available: Now

Listed By: Real Estate Professional
Victor Baeten: (920) 621-1493
ID# 68371
Location: Dane Cty East
Prop. Type: Retail

The Kettle Park West Commercial Center is envisioned to be the cornerstone of the planned mixed-use neighborhood located on the west side of the City of Stoughton, WI at the intersection of US Highway 51 and State Highway 138. US Highway 51 (14,300 vehicles per day) connects Kettle Park West to US Highway 12/18 (112,000 vehicles per day) and captures the regional draw of the greater Madison area.

19 Lease: Kegonsa Plaza 135 W Main St Stoughton WI 53589

Price/SF: $12,000.00
Lease Type: NNN
Size: 1,100 sf
Term: 0 years
Available: Now

Listed By: Real Estate Professional
Paul Lawrence: 608-516-2392
ID# 76151
Location: Dane Cty East
Prop. Type: Retail

Looking for great Main Street exposure in Stoughton's beautiful downtown? Here it is. Large windows open your space to passing foot and vehicle traffic. Set in the very successful landmark Kegonsa Plaza, this space is ideal for retail or service uses. Flooring allowance. Your clients will have easy access to a large municipal parking lot. Security locked building. Private entrance.

20 Lease: Maria's Pizza 134 S Main St Oregon WI 53575

Price/SF: $19,800.00
Lease Type: NNN
Size: 2,648 sf
Term: 5 years
Available: Now

Listed By: Real Estate Professional
Kari Bertler: 608-345-3794 or
Jason McGill: 608-438-7587
ID# 76391
Location: Dane Cty West
Prop. Type: Retail

Lease out this legendary 2,648 SF historic building right in downtown Oregon, Wisconsin. Comes fully furnished and may also rent equipment.