

OFFICE / FLEX INDUSTRIAL
FOR SALE OR LEASE

4902

HAMMERSLEY ROAD
MADISON, WISCONSIN

CBRE

EXECUTIVE SUMMARY

4902 Hammersley Rd presents a 41,000 SF office and flex/warehouse building located on Madison's southwest side.

Constructed in phases starting in 1957 through 2010, with a substantial office renovation in 2024, the property offers a practical layout suited for a range of users, including light industrial, office, service, and research & development operations. The building's flexible configuration allows for a combination of administrative and operational space within a single facility, and it could be converted to multi-tenant occupancy.

The offering includes additional land at 4817 Hammersley Rd, where a surface parking lot provides supplemental parking. The property's location offers convenient access to major transportation routes and is positioned within an established area that supports a variety of commercial and employment uses. In addition, the site sits directly along the Southwest Commuter Path, connecting central Madison to Fitchburg, Verona, and beyond.



**BELTLINE
HIGHWAY
FRONTAGE**



**OFFICE AND
FLEX/WAREHOUSE
SPACE**



**41,000 SF
BUILDING**



PROPERTY OVERVIEW

This 41,000 SF building offers a combination of office and flex/warehouse space. The building consists of a recently-renovated two-story office, which sits prominently along the Beltline Highway, a single-story central office area (original building), and a single-story modern warehouse/flex space. The building has a mix of open workspace, collaboration areas, large and small conference rooms, private offices, kitchen facilities, and more.

The site includes approximately 100 surface parking spaces adjacent to the building, along with an additional parking lot located directly across the street, allowing for ample capacity for employees and visitors. The property's configuration and parking availability make it well-suited for users seeking practical space with flexibility for a range of office, light industrial, showroom, or service-oriented functions.

Property Address	4902 Hammersley Rd, Madison, WI 53711
Available Space	10,000 - 41,000 SF 31,000 SF Office 10,000 SF Warehouse/Flex
Stories	Two-story office, single-story center office, and single-story warehouse/flex
Parking	100 stalls + adjacent lot <i>Note: Part of the main parking lot is located on an easement with City of Madison</i>
Base Rent	\$15.75/SF, NNN
Operating Expenses	By Tenant
Utilities + Janitorial	By Tenant
Asking Price	\$6,025,000
Availability	<i>The property is leased through March 31, 2027</i> Available for occupancy starting April 1, 2027



PRIME VISIBILITY

BUILDING SIGNAGE

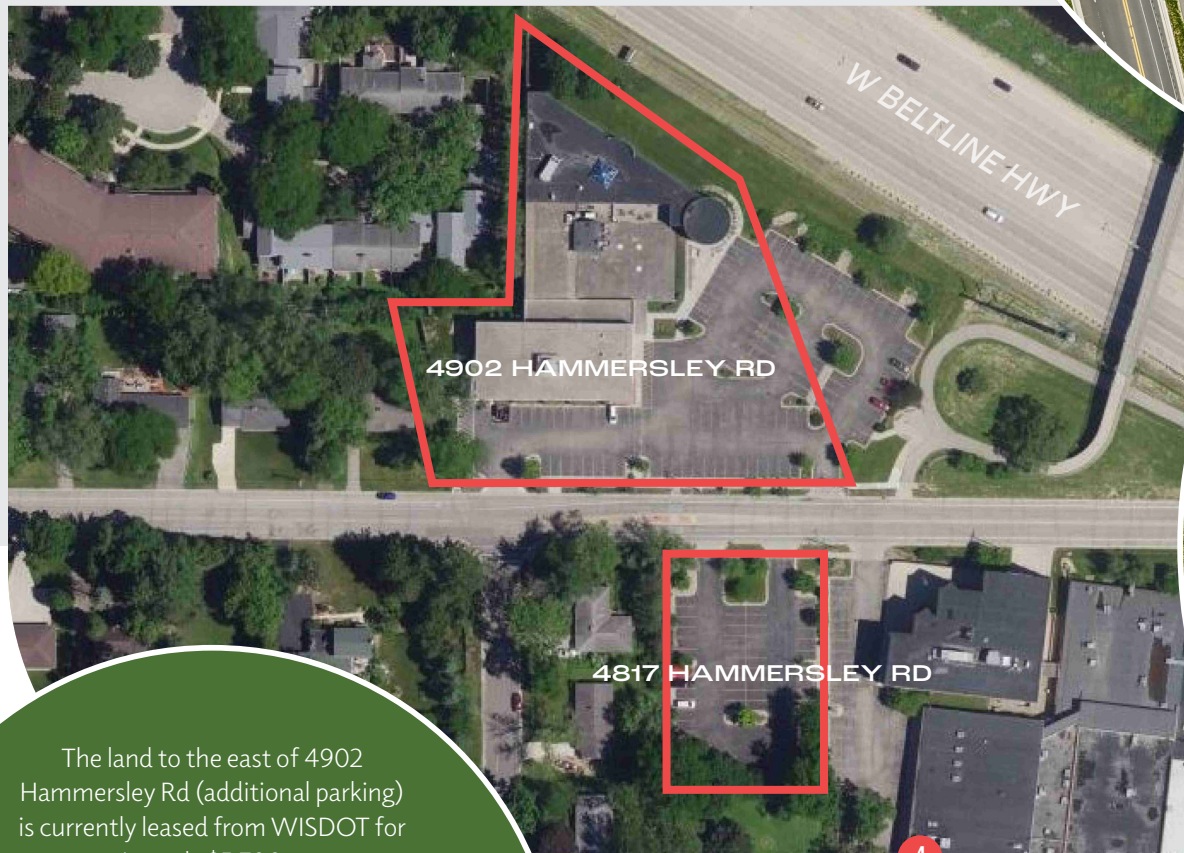
SIGNIFICANT PARKING

CONVENIENT LOCATION

HEADQUARTERS-QUALITY / RENOVATED

PARCEL OVERVIEW

Property Address	4902 Hammersley Rd	4817 Hammersley Rd
Parcel Number	070932206159	070932303012
Land Area	1.8 Acres	0.6 Acres
Current Zoning	SE (Suburban Employment)	SR-C1 (Suburban Residential - Consistent 1)
Taxes (2025)	\$106,426.80	\$3,016.72



The land to the east of 4902 Hammersley Rd (additional parking) is currently leased from WISDOT for approximately \$5,700 per year.

FLOOR P
FIRST FLOOR

OFFICE 11,000 SF

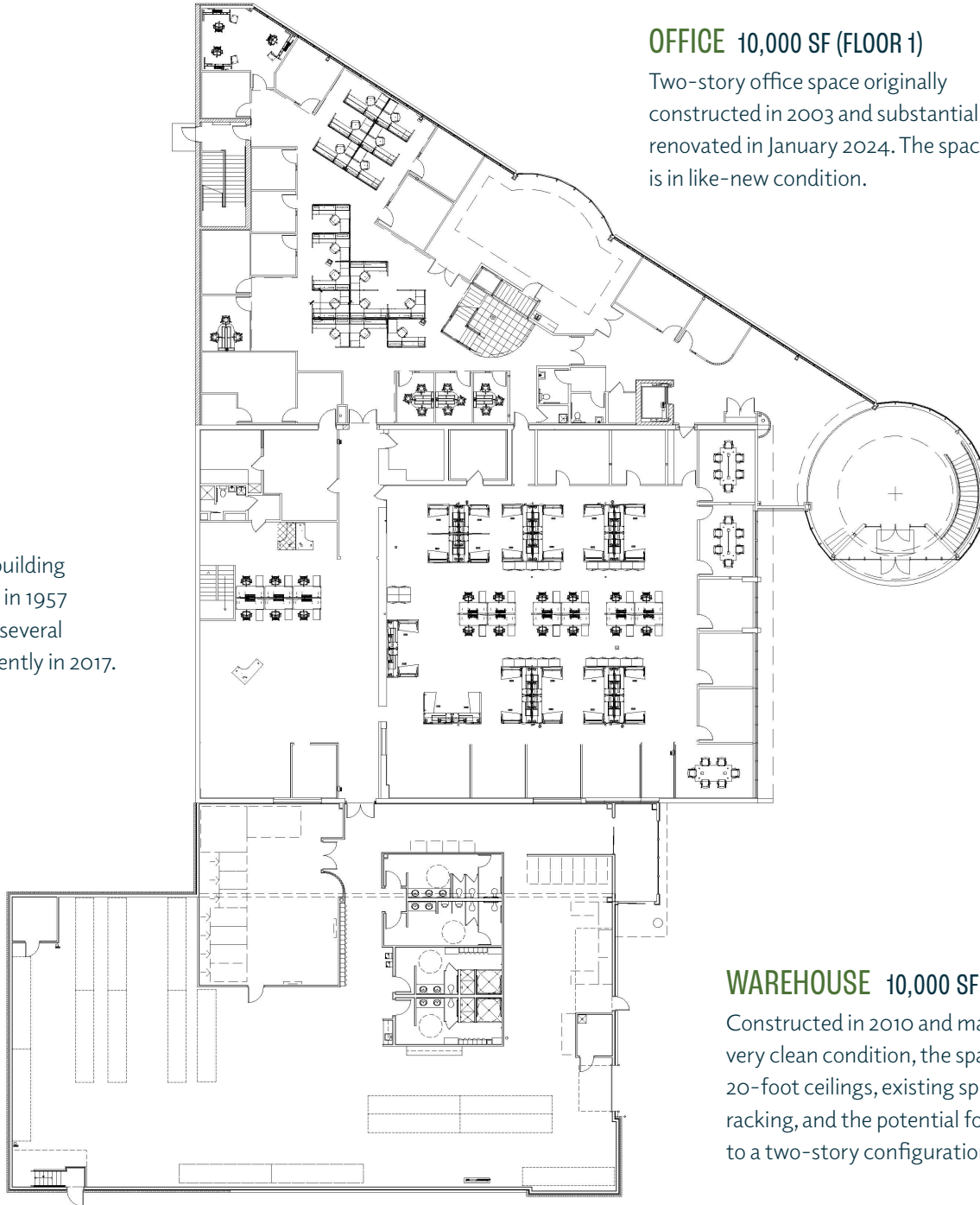
A single-story office building originally constructed in 1957 and updated through several renovations, most recently in 2017.

OFFICE 10,000 SF (FLOOR 1)

Two-story office space originally constructed in 2003 and substantially renovated in January 2024. The space is in like-new condition.

WAREHOUSE 10,000 SF

Constructed in 2010 and maintained in very clean condition, the space features 20-foot ceilings, existing sprinklered racking, and the potential for conversion to a two-story configuration.



FLOOR PLAN SECOND FLOOR

OFFICE 10,000 SF (FLOOR 2)

Two-story office space originally constructed in 2003 and substantially renovated in January 2024. The space is in like-new condition.



ADDITIONAL BUILDING FEATURES

- **Dedicated IT room** with fire suppression system.
- Backup generator
- Rooftop **HVAC units** serving the center section, approximately eight years old
- **40-ton RTU** with reheat installed in 2022, providing air conditioning throughout the building; hot water heat serves the office areas
- Center section roof replaced in 2022; remaining original roof sections are reported to be in good condition with no known issues

ZONING MAP



SE Suburban Employment

Employment areas that can include limited industrial uses. Residential requires conditional use approval. The minimum lot size is larger than the TE District.

SR-C1 Suburban Residential - Consistent 1

Single family and 2-3 unit buildings. Select other uses like schools, parks, places of worship and daycares, etc.

PROPERTY HIGHLIGHTS



DRIVE-IN DOOR

Warehouse has a drive-in door



PARKING

Ample parking with overflow parking across the street



OUTDOOR SEATING

Second floor patio and exterior greenspace



HIGHWAY VISIBILITY

104,000 cars/day



BUILDING SIGNAGE

Premier highway exposure



RENOVATED

Recently renovated office space



NEARBY AMENITIES

Less than 1 mile to retail and dining



BIKE FRIENDLY

Located on Southwest Commuter Path



100% CLIMATE CONTROLLED

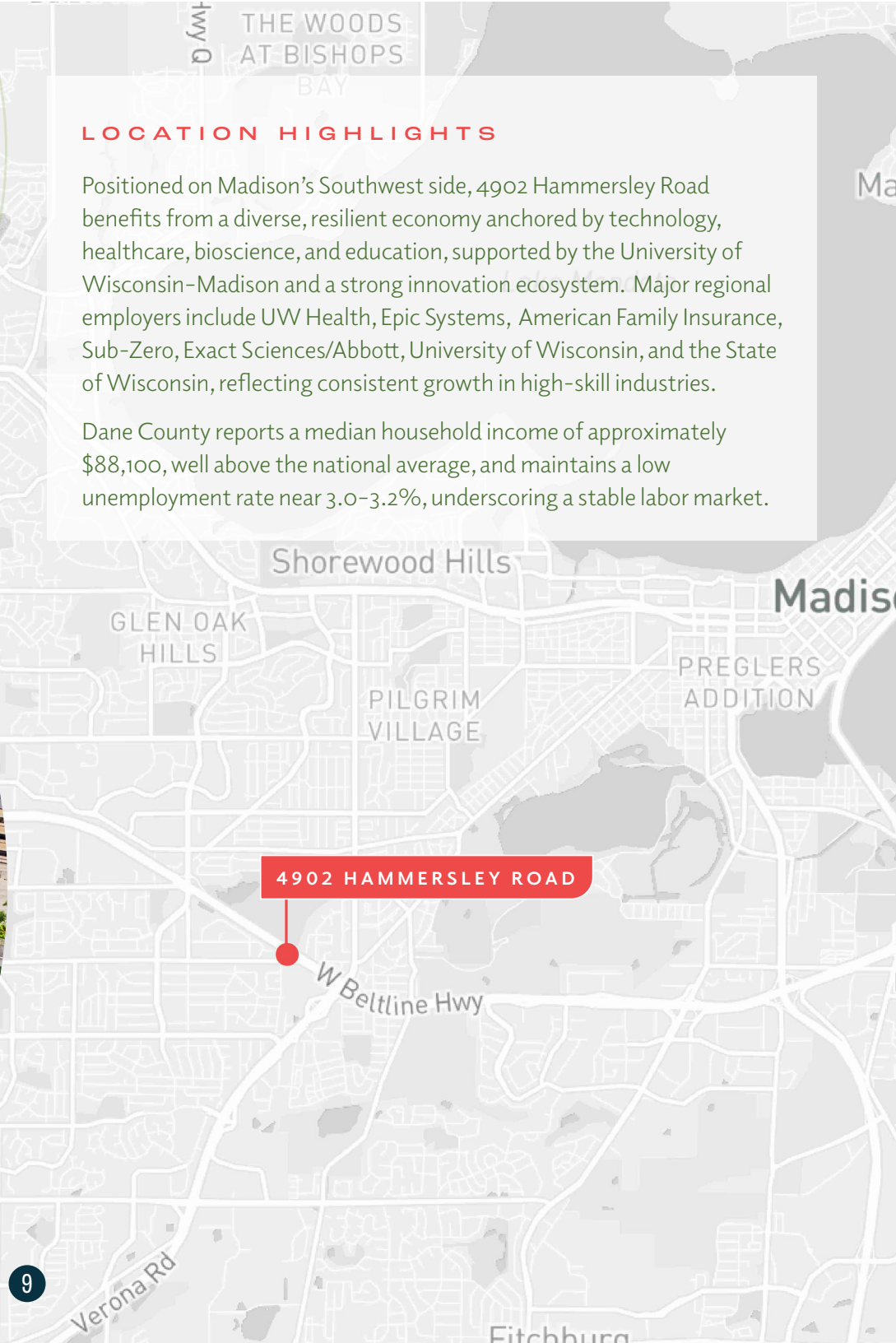




LOCATION HIGHLIGHTS

Positioned on Madison's Southwest side, 4902 Hammersley Road benefits from a diverse, resilient economy anchored by technology, healthcare, bioscience, and education, supported by the University of Wisconsin-Madison and a strong innovation ecosystem. Major regional employers include UW Health, Epic Systems, American Family Insurance, Sub-Zero, Exact Sciences/Abbott, University of Wisconsin, and the State of Wisconsin, reflecting consistent growth in high-skill industries.

Dane County reports a median household income of approximately \$88,100, well above the national average, and maintains a low unemployment rate near 3.0-3.2%, underscoring a stable labor market.



DOWNTOWN MADISON

UNIVERSITY OF WISCONSIN-MADISON

ODANA HILLS GOLF COURSE

SOUTHWEST COMMUTER PATH

4902
HAMMERSLEY ROAD

The surrounding community offers a balanced, livable environment attractive to employees and employers alike. The property sits directly on the **Southwest Commuter Path**, a key multimodal corridor connecting neighborhoods, employment centers, and downtown Madison. Residents and workers enjoy convenient access to the **W Beltline Highway**, supporting efficient regional connectivity. The area blends established residential neighborhoods with nearby retail, dining, and service amenities, creating a practical, neighborhood-oriented setting with strong workforce appeal. The Southwest side is known for its accessibility, active outdoor culture, abundant retail, restaurant, and entertainment opportunities, and steady growth, making it well-suited for office, flex, or service-oriented commercial users.

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HAMMERSLEY ROAD
MADISON , WISCONSIN

CHASE BRIEMAN

Senior Vice President

+1 608 332 6561

chase.brieman@cbre.com

JAMES WEST

First Vice President

+1 608 441 7578

j.west@cbre.com



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CBRE

State of Wisconsin Broker Disclosure To Non-Residential Customers



Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective 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 who is the agent of another party in the transaction. The broker, or a salesperson acting on the 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 prove 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 of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective & 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(l) 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 by law, or authorize the broker 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 below. 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 Broker): _____

(Insert information you authorize to broker to disclose 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://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.<http://offender.doc.state.wi.us/public/> 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 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.

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