

New Venture Center I

5520 Nobel Drive
Fitchburg, WI 53711

Class A Office Space

Suitable for:

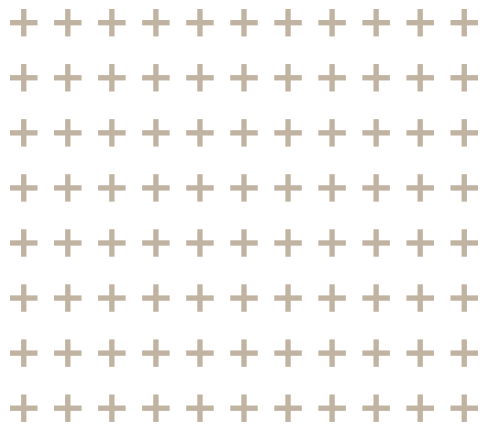
Office

Lab

R&D



CBRE



Property Overview

5520 Nobel Drive offers premium Class A office space for lease in the Fitchburg Technology Campus in Fitchburg, Wisconsin.

Built in 2005, this modern facility offers an ideal work environment in a vibrant neighborhood, surrounded by quality housing options. Enjoy the convenience of being located on a scenic bike path, promoting a healthy lifestyle for your team. With coffee shops and restaurants just a short walk away, your employees will appreciate the accessibility to local amenities.



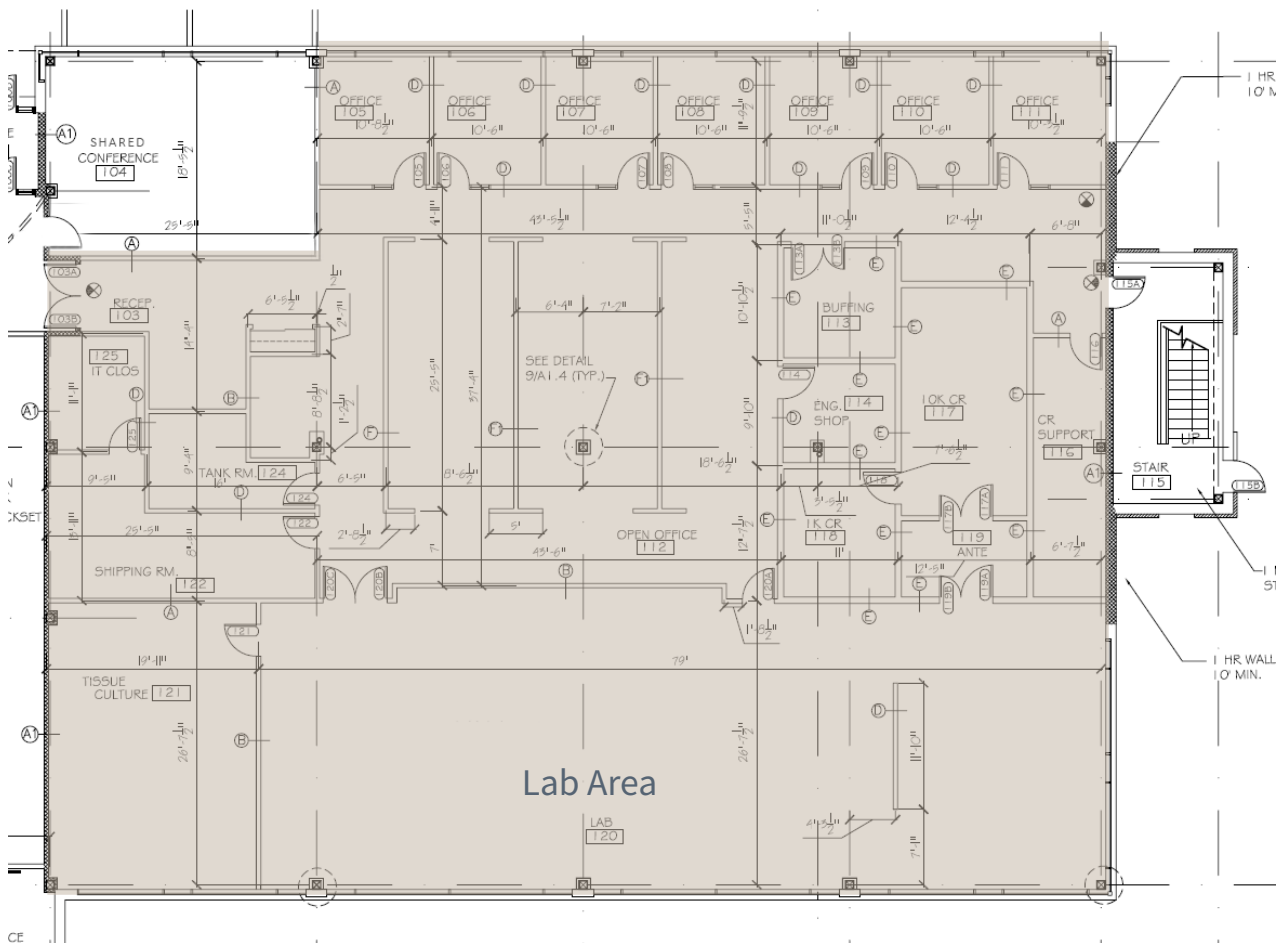
Suite	Size	Base Rent	Notes
100	7,530 RSF	\$15.50/SF, NNN	Approx. 3,000 SF of Lab Space , with existing hoods, etc.
175	1,070 RSF	\$15.50/SF, NNN	Small office suite
200	7,500 - 23,616 RSF	\$14.50/SF, NNN	Full floor available

Tenant improvement allowance available

Operating Expenses are estimated at \$8.60 PSF.
Utilities are included in estimated OpEx. In-Suite Janitorial is by Tenant.

Suite 100

7,530 SF



OFFICE + LAB SPACE

Suite 100 has total of 7,530 RSF available, featuring 3,000 SF of dedicated lab space and the remainder designed as office areas. This facility was previously used as a general lab space, and includes a specialized cell culture lab, and a BSL2 (Biosafety Level 2) lab, making it ideal for research and development activities.

This space is well-suited for companies in biotech, pharmaceuticals, or other scientific fields looking for a functional and adaptable environment. Existing fume hoods can remain in place.



Suite 100

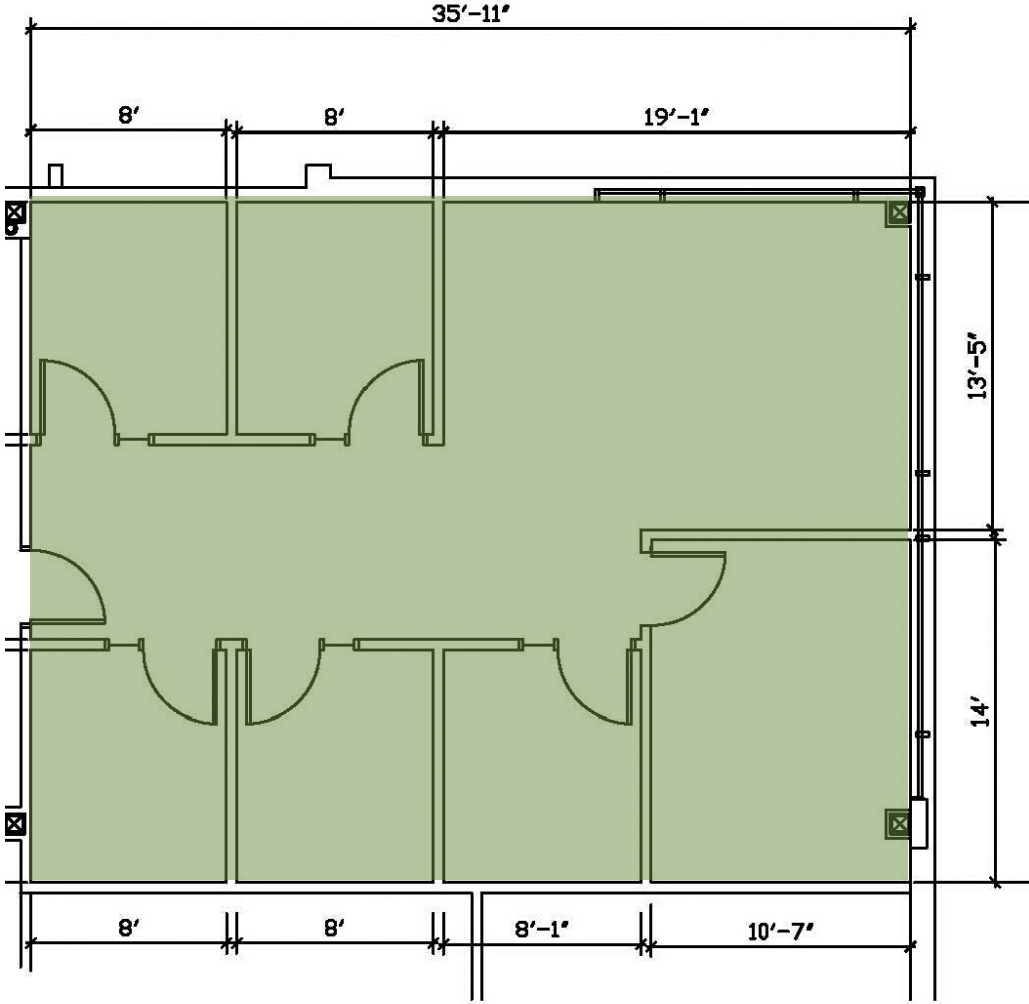
LAB FEATURES

- Two (2) dedicated 12.5-ton Trane rooftop units (RTUs) for optimal climate control
- Fume hood(s) for safe handling of volatile substances
- Six (6) exhaust fans to ensure proper ventilation
- Tall ceilings to accommodate lab equipment
- Ample power for lab use
- Access to shared dock and shared autoclave

Note: Most equipment and furniture has been removed.

Suite 175

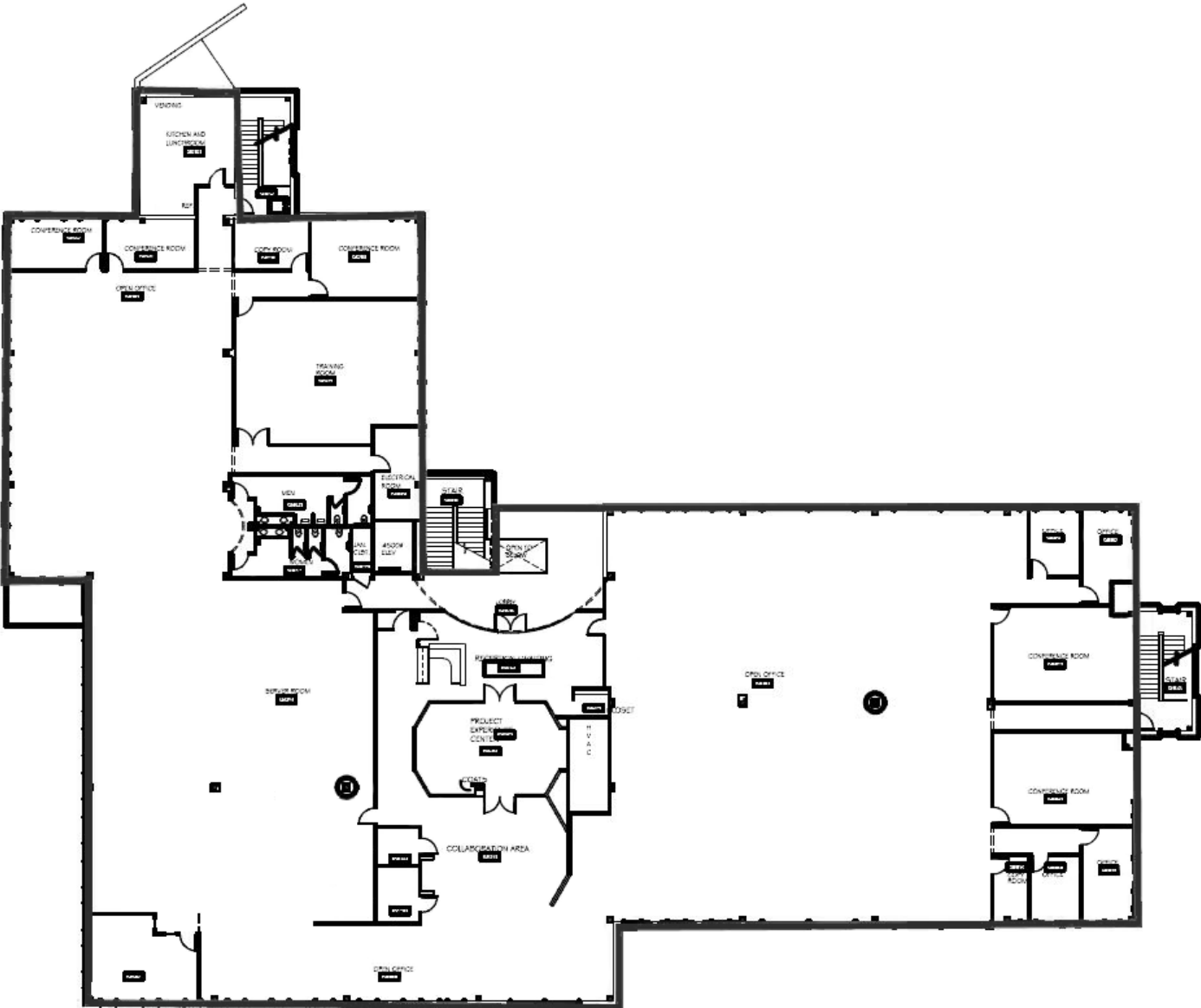
1,070 SF



Suite 200

7,500-23,616 SF

Full Floor Available



Building Features

5520 Nobel Drive



Parking Ratio (surface parking)
3/1,000 SF



AT&T and Spectrum
FIBER OPTICS



BUILDING SIGNAGE FOR 2ND FLOOR TENANT AND
MONUMENT SIGNAGE



One passenger
ELEVATOR



Share, On-site
LOADING DOCK



20-PERSON SHARED
CONFERENCE ROOM



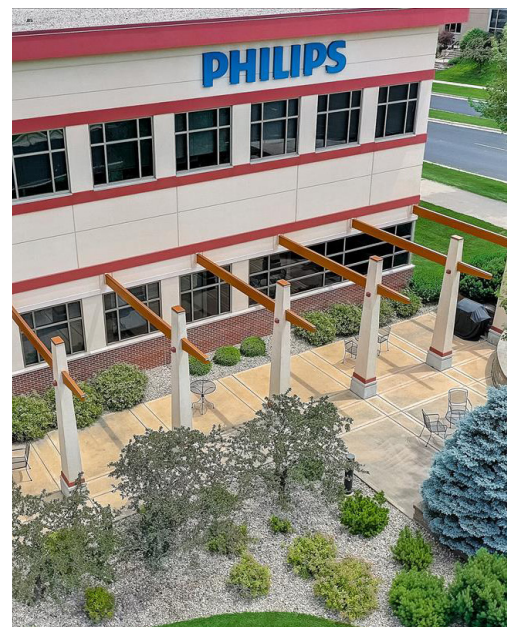
Restrooms with
SHOWERS



Indoor and outdoor
BREAK AREAS



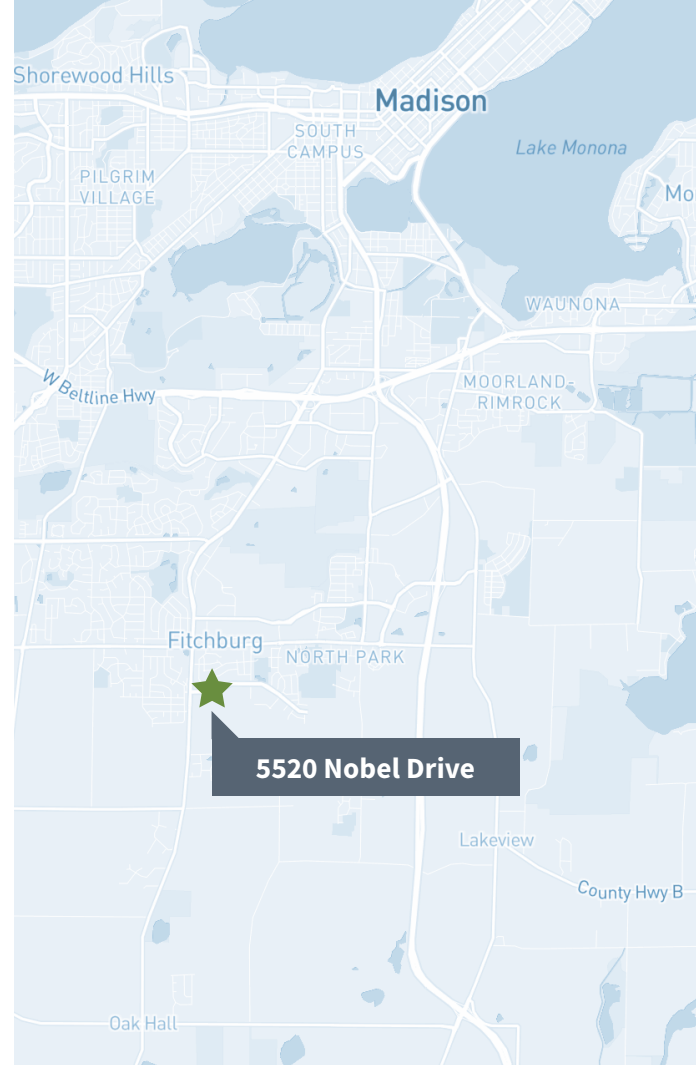
LOCATED ON A SCENIC
BIKE PATH



Area Overview

Fitchburg, Wisconsin, a rapidly growing suburb of Madison, offers a strong, diversified economic base and high quality of life. The population has reached approximately 34,600—an 11.7% increase since 2020—reflecting steady in-migration and business expansion. The city benefits from a highly educated workforce (57.7% bachelor's degree or higher) and strong labor participation (73%), supporting key sectors such as healthcare, professional services, and advanced manufacturing. Median household income exceeds \$86,000, with continued employment growth and low unemployment near 2%, underscoring economic stability.

Positioned just minutes from downtown Madison, Fitchburg blends suburban accessibility with vibrant community appeal. The city features an “urban-suburban mix” with modern developments, local dining, craft breweries, and destination retail, alongside abundant parks and regional bike trails. Signature amenities such as the Agora district and year-round events foster a connected, business-friendly environment attractive to tenants and investors alike.



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Contacts

Chase Brieman

Senior Vice President
+1 608 441 7571
chase.brieman@cbre.com

James West

First Vice President
+1 608 441 7578
j.west@cbre.com

CBRE

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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.

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.