FIORE COMPANIES

PREMIER RETAIL SPACE FOR LEASE

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OVERVIEW

LAKEPOINT COMMONS | 2701 UNIVERSITY AVENUE
MADISON, WI

OVERVIEW

Lakepoint Commons, established in 1986, is a distinguished mixed-use development featuring 14,000 SF of premium retail suites. Conveniently situated in the heart of Madison's bustling University Avenue and Hilldale corridor, the property is located directly across from the UW Hospital.

The ground-level retail shops are home to specialty retailers and sit beneath 23 well-appointed apartment units, offering a vibrant, integrated community.

The development is perfectly positioned across from Shorewood Hills and among Madison's sought after near-west neighborhoods.

With prominent, illuminated tenant signage and dedicated on-site surface parking, the center provides an unparalleled opportunity to attract customers from the over 50,000+ vehicles that pass by daily.

Additionally, the corner bus stop serves all major east-west Madison Metro routes, including Bus Rapid Transit, ensuring convenient access for commuters and shoppers alike.

LOCATION

LAKEPOINT COMMONS | 2701 UNIVERSITY AVENUE
MADISON, WI

PROXIMITY

UW & VA HOSPITALS
4 Minute Walk
0.1 Miles

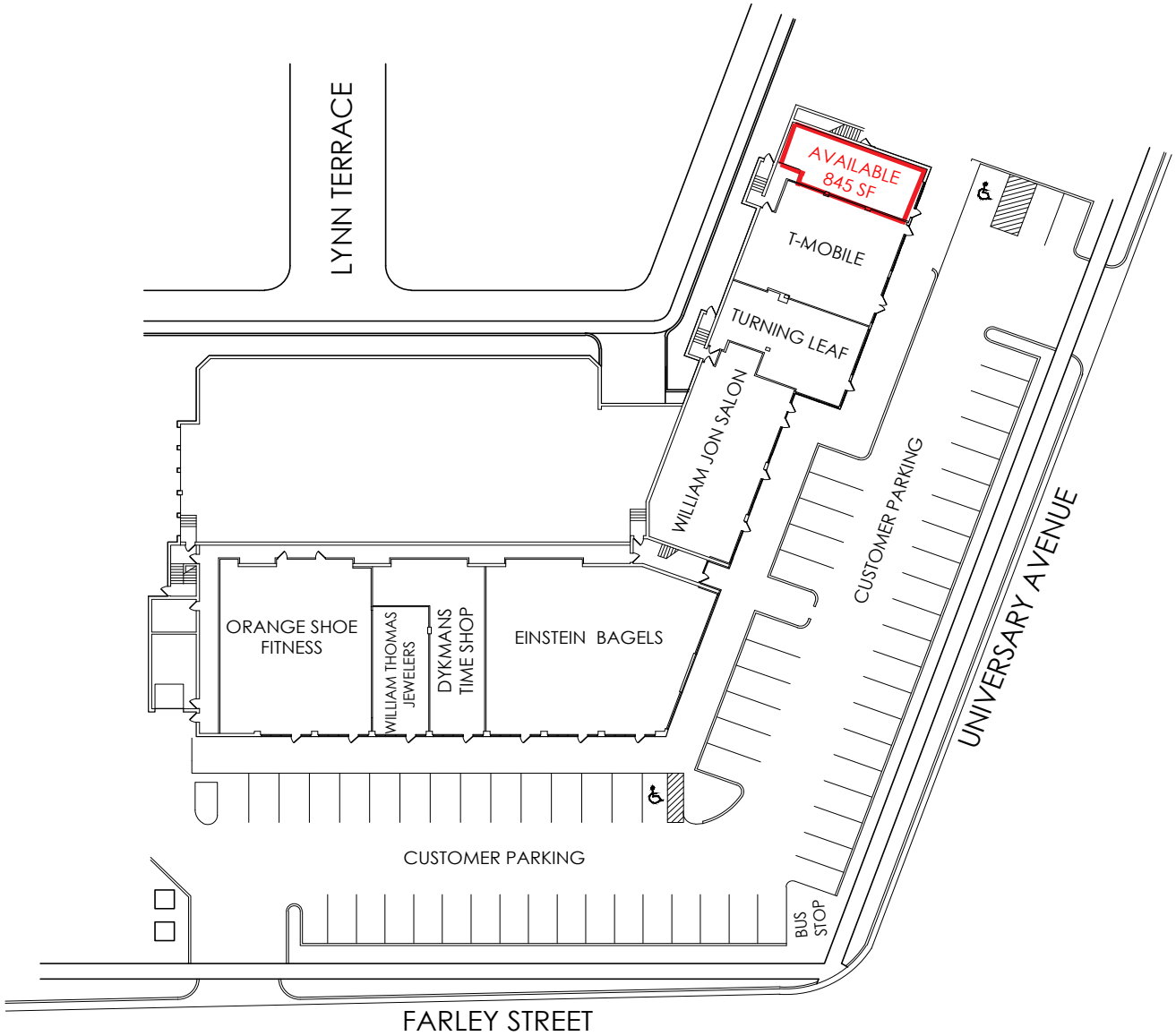
UW MADISON CAMPUS
7 Minute Walk
0.3 Miles

HILLDALE SHOPPING CENTER
1.1 Miles
12 Minute Bus Ride

WISCONSIN STATE CAPITOL
2.8 Miles
15 Minute Bus Ride

SITE PLAN

LAKEPOINT COMMONS | 2701 UNIVERSITY AVENUE
MADISON, WI



HIGHLIGHTS

SQUARE FEET	845
RATE PER SQAURE FOOT	Negotiable
2026 ESTIMATED OPEX	$12.03
TERM MINIMUM	7 Years
TI ALLOWANCE	Negotiable

View 3D Tour

SUITE PLAN

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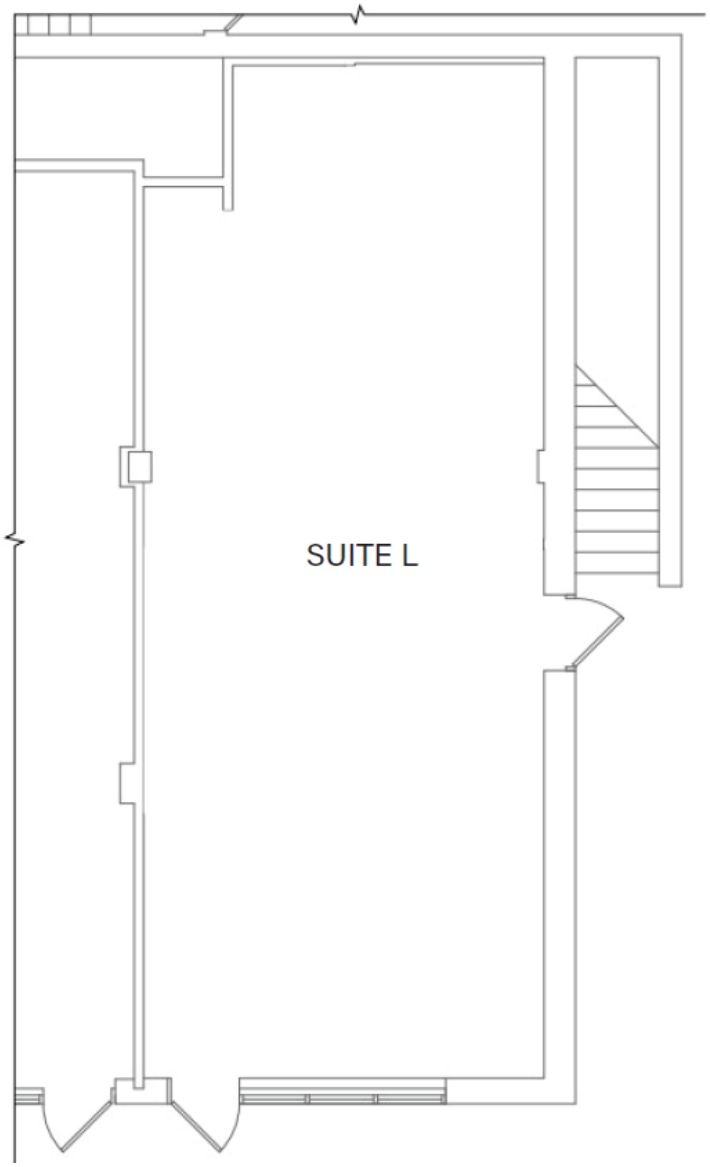
MADISON, WI



SUITE PHOTOS

LAKEPOINT COMMONS | 2701 UNIVERSITY AVENUE
MADISON, WI

CONTACT US

LAKEPOINT COMMONS | 2701 UNIVERSITY AVENUE
MADISON, WI

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STATE OF WISCONSIN BROKER DISCLOSURE
TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf, the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe 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 Firm and its Agents 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 held by the Firm or its Agents.
- 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. An Agent of the Firm 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 a 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information contained by the Firm and its Agents that 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. The Firm and its Agents shall continue to keep the information confidential after the Firm 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 Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below).
2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may list that information below (see "CONFIDENTIAL INFORMATION" and "NON-CONFIDENTIAL INFORMATION" below). At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____

(Insert information you authorize to be disclosed, such as financial qualification information.): _____

NOTICE ABOUT SEX OFFENDER REGISTRY:

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 telephone 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.

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