

NOTABLE TRANSACTIONS

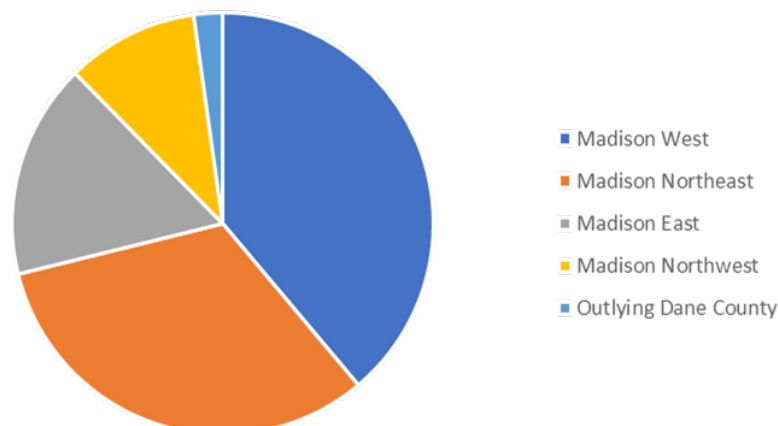
Q4 2018 | Madison

Industrial Leasing Activity

Notable office lease transactions consist of all leases 2,500 sf or larger in the tracked geographic area, which includes covers Dane County. All transactions were signed during Q4 2018 and new leases, renewals and expansions. All lease transactions were collected by REDI based on changes to listings in the Catylist system.

Property Name	Tenant	Occupancy	Submarket	Leased sf
3225 Deming Way	Confidential Tenant	Q4 2018	Madison West	82,090
6105-6111 Pepsi Way	Diesel Forward	Q4 2018	Madison Northeast	37,000
Hoepker Corporate Center Bldg A	Kerr Orasoptic	Q1 2019	Madison Northeast	31,908
McAllen 120 Business Park (Building 3)	DHL	Q4 2018	Madison East	14,250
McAllen 120 Business Park (Building 3)	Aramark	Q4 2018	Madison East	9,172
Waunakee Business Center	ABS Global	Q4 2018	Madison Northwest	9,000
Waunakee Business Center	Moh's Martial Arts	Q1 2019	Madison Northwest	8,460
McAllen Business Park (Building 6)	Hanson & Sons	Q1 2019	Madison East	6,500
Waunakee Business Center	CTW Flooring	Q4 2018	Madison Northwest	6,000
McAllen 120 Business Park (Building 3)	TJ/H2B Analytical Services	Q1 2019	Madison East	5,500
750 County Hwy PB	Confidential Tenant	Q1 2019	Outlying Dane County	5,100
2120 W Greenview Dr	Statz Corporation	Q1 2019	Madison West	4,745
4009 Felland Rd	THINKLimo	Q4 2018	Madison Northeast	3,000
2600-2610 Parmenter St	Fuel Cell Llc	Q1 2019	Madison West	3,000
4005 Felland Rd	Gamber-Johnson	Q1 2019	Madison Northeast	2,700
2009-2025 S Stoughton Rd	Cartronics	Q1 2019	Madison East	2,693

Total Leased Space by Submarket

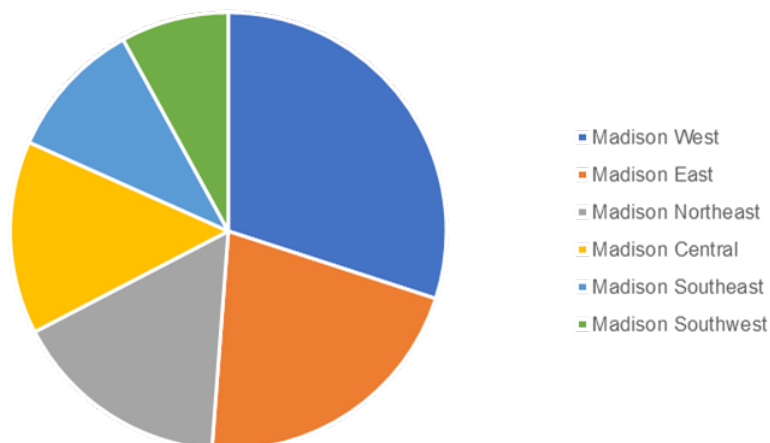


Office Leasing Activity

Notable office lease transactions consist of all leases 2,500 sf or larger in the tracked geographic area, which includes Dane County. All transactions were signed during Q4 2018 and new leases, renewals and expansions. All lease transactions were collected by REDI based on changes to listings in the Catylist system.

Property Name	Tenant	Occupancy	Submarket	Leased sf
2323 Crossroads Dr	Multiple Tenants	Q2 2019	Madison East	30,900
5301-5305 Buttonwood Dr	FEMA	Q4 2018	Madison Northeast	30,000
The Constellation	Google	Q4 2019	Madison Central	17,589
2418 Crossroads Dr	Urus LP	Q1 2019	Madison East	8,573
1242 Fourier Dr	UW Credit Union	Q4 2018	Madison West	8,382
Commerce Building II	Alexander RE	Q1 2019	Madison Southeast	7,866
525 Junction Rd	IPSwitch, Inc	Q4 2018	Madison West	7,479
High Point Office	Inventure Realty Group	Q1 2019	Madison West	6,261
New Venture Center III	Promega (Owner-occupied)	Q1 2019	Madison Southeast	5,979
Middleton Hills	Dane County Real Estate, LLC	Q4 2018	Madison West	5,700
708 Heartland Trl	TSD Global	Q4 2018	Madison West	4,978
Prairie Trails II	Performance Rehab	Q1 2019	Madison West	4,565
Prairie Trails I	Chiropractor	Q1 2019	Madison West	4,499
6602 Normandy Ln	The Evangelical Catholic, Inc	Q4 2018	Madison Southwest	4,100
2 Science Ct	Stoughton Hospital Association	Q2 2019	Madison Southwest	3,696
Blackhawk Town Center	Johnson Block and Company, Inc	Q2 2019	Madison West	3,499
700 Regent St	Quest Counseling & Consultation Center, LLC	Q1 2019	Madison Central	3,125
Trainer Store	Undisclosed Tenant	Q1 2019	Madison Central	3,000
Park West I	Undisclosed Tenant	Q4 2018	Madison Southwest	2,735
The Galaxie	Big Top Events LLC - current tenant	Q4 2018	Madison Central	2,577
Blackhawk Town Center	Johnson Block and Company, Inc	Q2 2019	Madison West	2,500
999 Fourier Dr	Corsearch, Inc.	Q4 2018	Madison West	2,500

Total Space Leased by Submarket

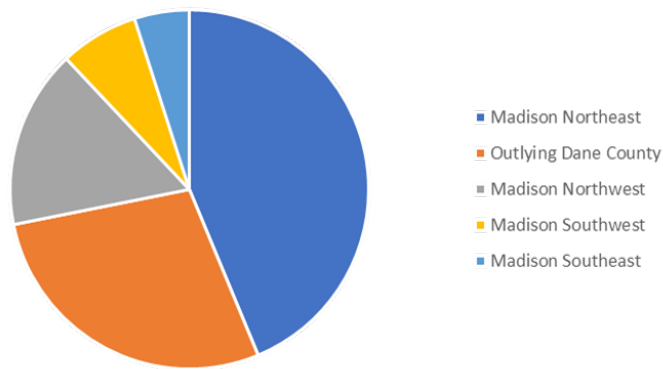


Industrial Sales Activity

Notable industrial sales transactions consist of all sales \$1,000,000 or greater, in the tracked geographic area, in the tracked geographic area, which covers Dane County. All transactions took place during Q4 2018. All sales transactions were collected by REDI based on changes to listings in the Catylist system and data obtained from public record.

Property Name	Buyer	Seller	Submarket	Sale Price (\$)
350 Braun Road	Store Capital Acquisitions, LLC	Trachte Associates, LLP	Outlying Dane County	4,197,600
4388 Daentl Road	BUI Properties, LLC	Shamrock Properties, LLC	Madison Northeast	4,065,064
450 Progress Way	Imperial Blades, LLC	Zieike and Palmer, LLC	Madison Northwest	1,280,000
5900 Haase Road	Barnes Landscaping	Vera I. Daniels	Madison Northeast	1,225,000

Total Space Sold by Submarket

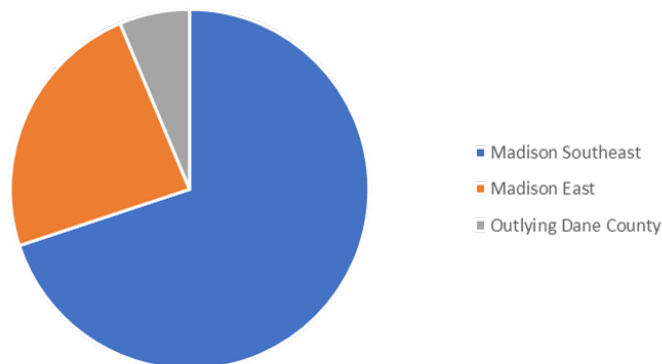


Office Sales Activity

Notable office sales transactions consist of all sales \$2,500,000 or greater, in the tracked geographic area, which covers Dane County. All transactions took place during Q4 2018. All sales transactions were collected by REDI based on changes to listings in the Catylist system and data obtained from public record.

Property Name	Buyer	Seller	Submarket	Sale Price (\$)
5500 & 5510 Nobel Dr	Promega Corporation	New Venture Center II, LLC	Madison Southeast	9,450,000
2801 Progress Rd	Department of Natural Resources	Progress Road, LLC	Madison East	3,200,000

Bldg SF Sold by Submarket



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