



Waunakee Business Center

Moravian Valley Road & Frank H. Street
Waunakee, WI 53597



262.524.0100 | SJPI.COM/WISCONSIN

About Waunakee Business Center

Waunakee Business Center consists of four office-warehouse buildings totaling more than 156,000 square feet, located 10 minutes north of the City of Madison, in Dane County, WI. The business center is located on Highway 19 one-mile west of the Highway 19 and Highway 113 Intersection, just 10 minutes from Dane County Airport and Middleton, WI. Fine dining and fast food restaurants, shopping and lodging are all within walking distance. The masonry building design and heavy landscaping project a high-end image while offering tenant prospects affordable and flexible floor plans to meet their office, warehouse,

For more information on Waunakee Business Center, visit: sjpi.com/waunakee

Below: Front exterior of 204 Moravian Valley Road, a single-story flex/R&D building

Flex/R&D/Office Space

| | |
|--------------------------|-----------|
| 201 Moravian Valley Road | 37,730 SF |
| 202 Moravian Valley Road | 39,000 SF |
| 204 Moravian Valley Road | 39,000 SF |
| 1100 Frank H. Street | 40,733 SF |

Flex/R&D/Office Specifications

| | |
|------------------------------|-----------------------|
| Suite Sizes | 1,300 up to 40,733 SF |
| Ceiling Height | 16 ft. clear minimum |
| Parking | |
| 201 Moravian Valley Road | 4 spaces per 1,000 SF |
| 202-204 Moravian Valley Road | 220 spaces |
| 1100 Frank H. Street | 89 Spaces |
| Heat | Natural gas |
| Roof | EPDM rubber |
| Exterior Walls | Masonry |
| Loading | Dock or drive-in |
| Zoning | Light Industrial Uses |





Waunakee Business Center | Site Plan

RAEMISCH ROAD

FRANK H. STREET

MORAVIN VALLEY ROAD

LILLIAN STREET

202 MORAVIAN VALLEY RD

204 MORAVIAN VALLEY RD

201 MORAVIAN VALLEY RD

1100 FRANK H. STREET





Contact Us

For additional leasing information or to schedule a tour, contact:

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About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/research and development, warehouse, retail and residential space.

St. John Properties Wisconsin owns and is developing more than 1.7 million square feet of commercial space across 16 business communities in Wisconsin.

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