

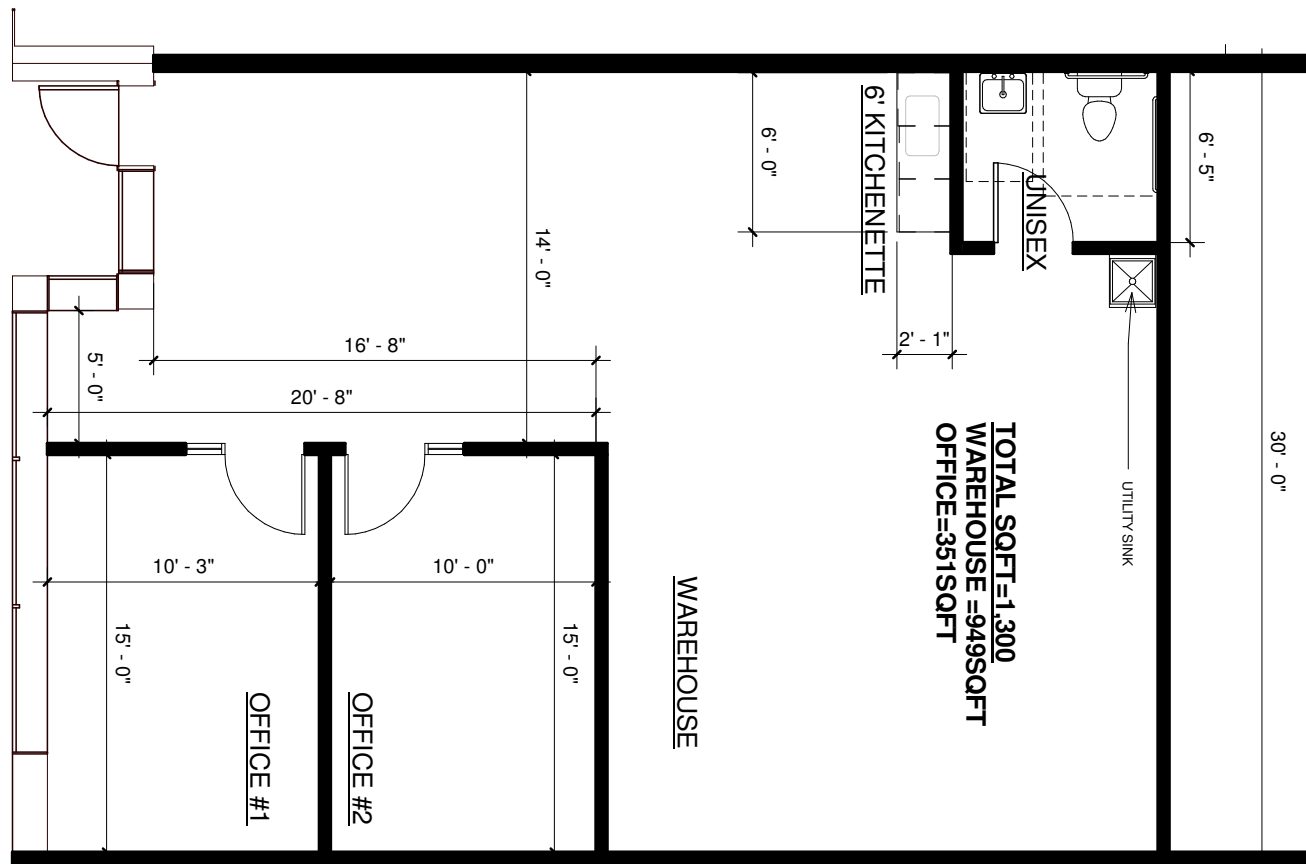
**Waunakee Business Center**  
201 Moravian Valley Road | Waunakee, WI 53597  
Suite L(front)



**Total SF Available:**  
1,300 SF

*Warehouse space with two private offices  
and private restroom*

*Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.*



## 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](http://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







## 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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