

Model Building Leased to Entrepreneurial Elves



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Bret Newcomb



MADISON—In what business analysts are calling the first real estate deal of its kind, a local construction company has leased a 1/12 scale model office building to a group of profit-minded elves.

“It just makes a lot of sense,” says Bret Newcomb, president of Newcomb Construction and mastermind of the first elf-human business accord. “We have this very small building, and they’re very small people. It’s a no brainer.”

Though Newcomb originally created the model to advertise a full-size human version yet to be built, it turned out to be exactly what Sprunk, C.E.O. of Elfco, was looking for. “Many people think that we elves like working in hollowed-out trees, but between the drafts, the mossy smell, and the rampant squirrel attacks, well, it pretty much sucks.”

He continued, “The new Elfco headquarters will be a much more comfortable home for our magic cookie operation. It’s got this cool

industrial retro loft look, it’s energy efficient, cheap to operate—I’ve even got covered parking. And the best part is, absolutely no squirrel attacks.”

Newcomb Construction couldn’t be happier with the new tenants, having had some bad experiences with forest dwelling creatures in the past. Bret Newcomb explains that he was “in talks with some wood nymphs last spring, but they were too flighty. And hobgoblins ... I just couldn’t get past all the biting. Elfco was a

godsend. They’re good people—good elves.”

Now that the model deal has gone through, Newcomb must turn their attention to finding human tenants for the full size version of the office building, to be located at 1242 Fourier Drive, just south of Greenway Station in the Old Sauk Trails Business Park. “If you need stylish, affordable work space, and you’re twelve times bigger than an elf, we should talk” says Newcomb. For more information on the building, see sidebar. Prospective tenants, please call 608.238.2600 or visit www.oakbrookcorp.com.

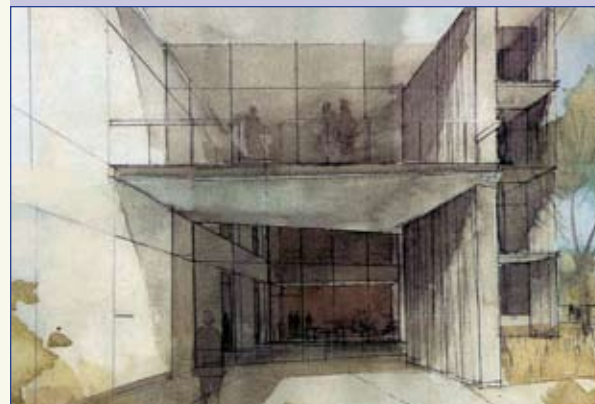


HIGHLIGHTS

- New 4-story Class A building
- Seeking anchor tenants; building signage available
- Fast track completion - approvals & permit in hand
- \$14.00 - \$16.00 per SF NNN
- \$32.00 per SF allowance

LOCATION

1242 Fourier Drive is located in the heart of Old Sauk Trails Business Park location on the Westside of Madison, Wisconsin. The park is one of the most prestigious parks in Madison with restaurants, hotels, financial institutions, fitness options and a walking trail system. Greenway Station, a 400,000 square-foot lifestyle mall is just north of the building.



BUILDING AMENITIES

- Unique 4th Floor** – “Industrial retro loft” look, high ceilings and exposed structure.
- Energy Efficiency** – Extremely efficient construction and high-efficiency HVAC system.
- Low Operating Expenses** – Estimated at \$6.50 based on owner’s similar building.
- Parking** – Mix of surface and structured parking, a portion of which is covered.
- Signage** – Monument sign at the entrance and building signage for the anchor tenant.
- Conference Room** – Shared conference and training rooms.

