



The Mort Report

A quarterly MIG tenant, business partner & community newsletter

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Arbor Gate tenants settle in over the holidays...

Silver Mine Subs, Wisconsin Heart & Vascular Institute, Wipfli, LLP, and Meriter Cardiac Rehabilitation Center are among the first tenants to move into the two picturesque Arbor Gate towers off Todd Drive and the West Beltline Highway shortly following the Thanksgiving holiday.

Standing tall, the sky blue office towers equal 215,000-square-feet of Class A office, retail and restaurant space. Expanding six acres, the two six-story towers are joined by glass skywalks and feature one-of-a-kind upper floor views of the UW-Madison Arboretum and Madison's State Capitol.

Jim Butler, a partner in anchor tenant Wipfli, said the opportunity to design office space to suit its needs was a major attraction. Butler said Wipfli has designed its Arbor Gate space to serve as a recruiting tool in an era where the accounting industry has experienced labor shortages, and the central location is of prime importance in a geographically challenged community.

"It's a disadvantage to be on one side of the town or the other," Butler stated. "This is the best location to serve both sides of Madison."

Dawn Sovinec, CEO of Wisconsin Heart, another anchor tenant, said her company's growth led to the search for new space. It also selected Arbor Gate for its central location, Beltline and parking convenience, and to be part of a project that would positively impact the immediate community.

"We feel that the Arbor Gate Development has involved and engaged the community surrounding the development from its inception – the result of a developer dedicated to the community, just as our practice is," Sovinec said. "We feel the Mortenson Investment Group is top notch and has pulled together the interests of the community in a commendable fashion."

The above excerpt was taken from a supplement for In Business magazine titled "A Gateway for Development" by Joe Vanden Plas.

MIG/Tenant News & Upcoming Events

• Arbor Gate Development, of which MIG is a member, is working with Alfredo Teuschler to launch an anchor restaurant with a full menu lunch and dinner, and full bar, for Arbor Gate's west tower. Alfredo is the highly respected developer of Eno Vino, Trezzo Mare, Trezzo Vino and Cloud 9 Concepts. He is also owner of the Houlihan's franchisees in Wisconsin Dells and Lake Geneva. This new and exciting restaurant is expected to open for service early summer.

• MIG welcomed Michael R. Launder to its team earlier this fall. Launder, who is MIG's Vice President of Finance, has over 20 years of professional experience in the Madison area.

• Silver Mine Subs, located in the Arbor Gate complex held its Grand Opening event on Saturday, Jan. 31 from 10 a.m.–3 p.m. For the special event, \$2 medium subs, 50 cent sodas and 50 cent chips were a huge hit!

• Together with your partnership, MIG collected over 164 pounds of food for the 2008 Share Your Holidays Food Drive. In addition to its own \$1,000 contribution and those cash donations of other caring parties, MIG provided 7,131 meals for the Second Harvest Foodbank of Southern Wisconsin in support of those in need of food this winter.

• Inacom, located at 3001 W. Beltline Hwy., hosted an open house on Thursday, January 29 from 3–7 p.m. to in part give tours of its newly developed state-of-the-art Network Operations Center (NOC).

• Winter is here, and just like last year, Madison is expected to get over 100 inches of snow. MIG will be plowing, salting and sanding its properties, but please be extra careful this time of year.

MIG's offices are located in the Inacom building at 3001 West Beltline Highway, Suite 202, in Madison, Wis. We are open M-F, 8 a.m.-5 p.m. Call the main line at 608.509.1000 for leasing information, to schedule a property tour, or for general questions. You may also visit MIG's Web site, mortensoninvestmentgroup.com, to find out more about the company, the Mortenson Family Foundation and other investment opportunities.

*Dedicated to Investment with
Integrity in Dane County
Business, Commercial Real Estate
Tenant Relationships and Through
Service for our Community*

All Properties

CENTRAL BELTLINE CAMPUS

3113 W. Beltline Hwy.
3001 W. Beltline Hwy.
2921/2929 W. Beltline Hwy.
2901 W. Beltline Hwy.
2821 Todd Dr.
2801 W. Beltline Hwy.
2711 Todd Dr.
2709 W. Beltline Hwy.
2501 & 2601 W. Beltline Hwy.
(Arbor Gate)
7029 Raywood Rd.

EAST CAMPUS

3099 E. Washington Ave.

MIDDLETON/WEST MADISON

3001 Parmenter St., Middleton
2831 Parmenter St., Middleton
(Cornerstone Mall)
2551 Parmenter St., Middleton (FCI)

OTHER PARTNERSHIPS

1406 Emil St. (Ideal Builders)
1410 Damon Rd. (Perkins)
4863 Hayes Rd. (Perkins)



3001 West Beltline Highway

Mortenson Investment Group
For leasing information call:
608.509.1000/www.migllc.biz

Make things simpler by using MIG's services



MIG's qualified staff of professionals, who have a combined 100+ years of service, is available to assist you with any maintenance request you may have from hanging

a heavy clock, to building a wall in your suite, to providing consultation for your electrical and HVAC needs. The members of the MIG team are dedicated to, and take pride in, providing office space that exceeds your expectations in terms of being functional, purposeful and clean. While many of you have taken advantage of our convenient services, we

hope to inform those who may not know. Your requests can be easily accomplished through our SRF system. The benefits to you for engaging a member of the MIG team for assistance with your property needs include their familiarity with the property and accessibility and availability for scheduling at a cost that is substantially less than an outside vendor.

Welcome!

I am very pleased to introduce you to "The Mort Report," a quarterly tenant, business & community newsletter, which will serve as a strong medium of communication now and on a regular basis in the future. We have many exciting things to share with you, but one objective of the newsletter is to highlight your

company's news, announcements, events, promotions, etc.

We invite you to send your submissions and suggestions for the next newsletter to Erin Starck (see right) at MIG. We look forward to hearing from you in the New Year!

Best wishes,
Bradley L. Hutter,
President, MIG

To submit your company's
announcements for future newsletters,
contact: Erin L. Starck at
608.509.1000 or
estarck@mortensoninvestmentgroup.com