

2007

AVAILABLE OFFICE SPACE

Madison, Wisconsin



Your guide to Madison office space, rents, and leasing agents



2007 AVAILABLE OFFICE SPACE

The listings in this booklet are the result of questionnaires sent to Madison leasing agents. *Available Office Space – 2007* has been compiled to provide the business community with an overview of the office space availability and cost in Madison. It is not intended to be a comprehensive listing of all office space in Madison.

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For Further Assistance Contact:



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January 2007

**City of Madison
Office Buildings Location**

Downtown

| BUILDING NAME/ ADDRESS | AVAILABLE SPACE | BUILDING SIZE | RENT/SQ. FT. | SERVICES PROVIDED | LEASING AGENT |
|---|--------------------|------------------|-----------------------|---|--|
| American Exchange Bank 1 N Pinckney St Madison WI 53703 | 2,600 | 12,000 | \$24-28 gross | Highly recognizable landmark building on the Capitol Square. Signage opportunity at corner of East Washington and Webster. On-site surface parking available. | Urban Land Interests 10 E Doty St Ste 300 Madison WI 53703 (608) 251-0706 info@uli.com www.uli.com |
| The Barons 14 W Mifflin St Madison WI 53703 | 120-2,032 | 40,000 | \$10-18.90 | Ready for tenant finishes to this Capitol Square 3 rd floor 2,032 SF build-to-suit \$18.90/SF w/\$30 TI allow, economy rate offices and storage in basement. Hi-ffic. air circ. system & elevator make for enhanced comfort. | Cecile Wopat The Rifken Group, LTD 14 W Mifflin St Ste 300 Madison WI 53703 (608) 233-9877 cwopat@rifken.com www.rifken.com |
| Churchill Building 16 N Carroll St Madison WI 53703 | 650-4,000 | 40,000 | \$15-20 | On the Capitol Square near State Street and Overture Center. Great views of the Capitol and Lake Mendota. Private parking nearby. Responsive on-site management and maintenance staff. | Janine Punzel 122 W Washington Ave, Ste 101 Madison WI 53703 (608) 255-5175 jpunzel@hovderealty.com www.hovderealty.com |
| 12 S Carroll Madison WI 53703 | 615-2,340 | 12,000 | \$14.95- 16.50 | High visibility, storefront space on Capitol Square, located midway between Overture Center and Monona Terrace. | Brad Mullins/Nicole Walsh Mullins Group LLC 401 N Carroll St Madison WI 53703 (608) 285-8090 info@mullinsgroup.com www.mullinsgroup.com |
| 14 S Carroll St Madison WI 53703 | 615-9,858 | 15,000 | \$9.95-15.95 gross | Beautiful, classic building on the Capitol Square offering gorgeous Capitol facing bay windows, skylights, and old world craftsmanship. Hidden treasure. Also has 615-2,340 SF storefront retail space on the Capitol Square. | Brad Mullins/Nicole Walsh Mullins Group LLC 401 N Carroll St Madison WI 53703 (608) 285-8090 info@mullinsgroup.com www.mullinsgroup.com |

Downtown

| BUILDING NAME/ ADDRESS | AVAILABLE SPACE | BUILDING SIZE | RENT/SQ. FT. | SERVICES PROVIDED | LEASING AGENT |
|---|--------------------|------------------|-------------------|---|--|
| 10 E Doty St @ Block 89 Madison WI 53703 | 800 – 7,500 | 169,000 | \$22-28 gross | Award winning building in Block 89 mixed-use development. Block 89 amenities include restaurants, retail, garden roof terrace and locker rooms with showers. Direct access to 748-stall Block 89 underground parking ramp. | Urban Land Interests 10 E Doty St Ste 300 Madison WI 53703 (608) 251-0706 info@uli.com www.uli.com |
| 106 E Doty St Madison WI 53703 | 1,450 | 15,000 | \$16.75 gross | Four private offices with open reception and break areas, high ceilings and large windows. Historic landmark—close to Capitol, adjacent to city parking ramp. Excellent proximity to hotels, restaurants, and retail. | Tom Gialamas The Gialamas Company 8020 Excelsior Dr Madison WI 53717 (608) 836-8000 thomas@gialamas.com www.gialamas.com |
| 17 S Fairchild Madison WI 53703 | 550-7,230 | 60,000 | \$15.95- 18.95 | Quality building with Art Deco décor and terrazzo tile. Great location. Just off Capitol Square on outer ring. Capitol & lake views. Secured indoor, heated bike storage. 4,880 SF penthouse suite with 15 ft ceilings available. | Brad Mullins/Nicole Walsh Mullins Group LLC 401 N Carroll St Madison WI 53703 (608) 285-8090 info@mullinsgroup.com www.mullinsgroup.com |
| Harvester Plaza 301 S Blount St Madison WI 53703 | 10,000-30,000 | 30,000 | \$22-24 | The oft-requested “funky” space – historical building with high ceilings, exposed timbers, original plank floors, lake view on upper floors through soon-to-be-restored large windows. New owner to restore, add lobby & elevator, new HVAC. On-site parking. | Cecile Wopat The Rifken Group, LTD 14 W Mifflin St Ste 300 Madison WI 53703 (608) 233-9877 cwopat@rifken.com www.rifken.com |
| Hovde Building 122 W Washington Ave Madison WI 53703-2718 | 325-7,000 | 72,000 | \$18-22 | Building is one block off the Capitol Square. Top floor available with views of Capitol, Overture Center, and both lakes. Security system. Lobby and elevator renovations in 2006. Ample private parking. | Janine Punzel 122 W Washington Ave, Ste 101 Madison WI 53703 (608) 255-5175 jpunzel@hovderealty.com www.hovderealty.com |

Downtown

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|--|--------------------|------------------|-------------------------|---|--|
| 1 E Main St @ Block 89 Madison WI 53703 | 2,500-5,500 | 154,000 | \$22-28 gross | Capitol Square location in Block 89 mixed-use development. Block 89 amenities include restaurants, retail, garden roof terrace and locker rooms with showers. Direct access to 748-stall Block 89 underground parking ramp. | Urban Land Interests 10 E Doty St Ste 300 Madison WI 53703 (608) 251-0706 info@uli.com www.uli.com |
| 33 E Main @ Block 89 Madison WI 53703 | 1,500-5,500 | 133,000 | \$22-29 gross | New state-of-the-art building in a prominent location on the Capitol Square. Floor to ceiling exterior glass with high ceilings. Block 89 amenities include restaurants, retail, rooftop garden terrace and locker rooms with showers. Direct access to 748-stall Block 89 underground parking ramp. | Urban Land Interests 10 E Doty St Ste 300 Madison WI 53703 (608) 251-0706 info@uli.com www.uli.com |
| 22 E Mifflin St Madison WI 53703 | 200-17,500 | 150,000 | \$13.95- 28.95 gross | Class "A" office space on the Capitol Square. Elegant lobby, rich interior finishes. Highly secure building. Ample on-site parking. Fabulous views of Capitol and both lakes. Common break room and shower facilities. Available space includes a 4,355 SF penthouse suite surrounded by walkout terrace. | Brad Mullins/Nicole Walsh Mullins Group LLC 401 N Carroll St Madison WI 53703 (608) 285-8090 info@mullinsgroup.com www.mullinsgroup.com |
| 44 E Mifflin St Madison WI 53703 | 1,500 – 7,500 | 83,000 | \$24-28 gross | Corner location with spectacular Capitol views. Newly renovated building lobby. Ample parking in adjacent ramp. | Urban Land Interests 10 E Doty St Ste 300 Madison WI 53703 (608) 251-0706 info@uli.com www.uli.com |
| 10 W Mifflin St Madison WI 53703 | 910-26,000 | 220,000 | \$13-24.50 gross | New Class A building on the Capitol Square. Exceptional office space. Ample on-site, heated, underground parking available. Flexible space, opportunities for expansion within building. Capitol views still available. | Brad Mullins/Nicole Walsh Mullins Group LLC 401 N Carroll St Madison WI 53703 (608) 285-8090 info@mullinsgroup.com www.mullinsgroup.com |

Downtown

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|--|--------------------|------------------|-----------------|---|--|
| 20 W Mifflin St Madison WI 53703 | 2,102-2,375 | 6,600 | \$22-26 | This building will be fully renovated to include all new glass windows overlooking the Capitol Square, and new roof. Full basement with existing freezer, new furnace, plus owner allowance for tenant improvements. | Cecile Wopat The Rifken Group, LTD 14 W Mifflin St Ste 300 Madison WI 53703 (608) 233-9877 cwopat@rifken.com www.rifken.com |
| 5 N Pinckney St Madison WI 53703 | 1,100 | 8,000 | \$17 | Space includes common area kitchenette and men's and women's bathrooms; all in 2 nd floor walk-up, with 11' more high ceilings; carpeted, painted, oak trim, separate thermostat, airy space. Shares floor with long-time law firm. Available immediately! | Cecile Wopat The Rifken Group, LTD 14 W Mifflin St Ste 300 Madison WI 53703 (608) 233-9877 cwopat@rifken.com www.rifken.com |
| 30 on the Square 30 W Mifflin St Madison WI 53703-2589 | 500 – 6,500 | 73,365 | \$17-20 | Perfect location at the top of State St. on the Capitol Square. Entire fourth floor space available with fabulous views. Will remodel to suit, short-term lease available. All amenities included. | Gail Selk Executive Management 2901 International Lane, Suite 100 Madison WI 53708 (608) 442-5048 gail@emi-mgmt.com www.emi-mgmt.com |
| 121 S Pinckney St Madison WI 53703 | 840-4,000 | | \$16-20 | Building remodel in progress – common area upgrades, new lobby, and more! Lower level storage available, convenient downtown location, numerous restaurants and services all within one block. | Tom Gialamas The Gialamas Company 8020 Excelsior Dr Madison WI 53717 (608) 836-8000 thomas@gialamas.com www.gialamas.com |
| 555 State St Madison WI 53703 | 5,940 | | \$21.95 gross | Prime State Street corner location! Perhaps the best storefront space on State Street. Never listed before, rare opportunity for a hot location. | Brad Mullins/Nicole Walsh Mullins Group LLC 401 N Carroll St Madison WI 53703 (608) 285-8090 info@mullinsgroup.com www.mullinsgroup.com |

Downtown

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|--|--------------------|------------------|-------------------------|---|--|
| US Bank Plaza 1 S Pinckney St Madison WI 53703 | 501-24,906 | 95,000 | \$18-26.50 | Abundant natural light and numerous on-site services (dining, banking, salon, retail, etc.) | Tom Phillips The Blettner Group 258 Corporate Dr Ste 200 Madison WI 53714 (608) 241-7777 mail@Blettner.com www.Blettner.com |
| Tenney Plaza 3 S Pinckney St Madison WI 53703 | 575-8,640 | 87,000 | \$24-25 | On-site parking, lake, and Capitol views. Close to courthouse and GEF buildings, top floor available. | Tom Phillips The Blettner Group 258 Corporate Dr Ste 200 Madison WI 53714 (608) 241-7777 mail@Blettner.com www.Blettner.com |
| 212 E Washington Ave Madison WI 53703 | 900-20,250 | 60,000 | \$14.25- 21.50 gross | Just off the Capitol Square. Recently renovated with new interior, façade, roof, air conditioning, and electric. Capitol and lake views still available. Offers easy access and high visibility. Building conference for common use. Suites available from 320-30,250 SF. | Brad Mullins/Nicole Walsh Mullins Group LLC 401 N Carroll St Madison WI 53703 (608) 285-8090 info@mullinsgroup.com www.mullinsgroup.com |
| 108 S Webster Madison WI 53703 | 769-5,444 | 13,120 | \$19.50 | Convenience abounds on this site: Capitol half block away; King and Main restaurants; government and other professional offices. New elevator and façade with new windows. Only 1 other tenant on (3 rd) floor. Public parking ramp across intersection. | Cecile Wopat The Rifken Group, LTD 14 W Mifflin St Ste 300 Madison WI 53703 (608) 233-9877 cwopat@rifken.com www.rifken.com |
| West Washington Building 433 W Washington Ave Madison WI 53703 | 4,600-9,200 | 26,684 | \$14.50 | Capitol Square exposure, great floor plan. | Mike Herl 802 W Broadway Madison WI 53713 (608) 221-8022 mherl@inlandcompanies.com www.inlandcompanies.com |

Downtown

| BUILDING NAME/ ADDRESS | AVAILABLE SPACE | BUILDING SIZE | RENT/SQ. FT. | SERVICES PROVIDED | LEASING AGENT |
|---|--------------------|------------------|-----------------|--|--|
| (Former) White Horse Inn 202 N Henry St Madison WI 53703 | 4,609-9,414 | 10,628 | \$12-15.50 | Located ½ block from popular State Street, this former restaurant is almost 5,000 sq ft on each level and features high ceilings, and much of the restaurant plumbing and electrical equipment. Across from the new \$200M Overture Center for the Arts. | Cecile Wopat The Rifken Group, LTD 14 W Mifflin St Ste 300 Madison WI 53703 (608) 233-9877 cwopat@rifken.com www.rifken.com |
| 131 West Wilson Building 131 W Wilson St Madison WI 53703 | 500-17,000 | 104,852 | \$19-24 | Panoramic lake and downtown views across from new Dane County Courthouse. On-site copy shop opening and new Paisan's restaurant location. | Gail Selk 2901 International Lane, Suite 200 Madison WI 53708 (608) 442-5048 gail@emi-mgmt.com www.emi-mgmt.com |
| 706 Williamson St Madison WI 53703 | 11,000 | 12,350 | \$17-18.50 | This 1-story building, with ~11,000 sq ft of finished office space features ADA bathroom, locker room, hot water baseboard heat, and reserved parking, plus overhead door with large drive-in garage off Willy, loading docks, and dry storage in LL. | Cecile Wopat The Rifken Group, LTD 14 W Mifflin St Ste 300 Madison WI 53703 (608) 233-9877 cwopat@rifken.com www.rifken.com |
| 100 Wisconsin Ave Madison WI 53703 | 700 | 220,000 | \$21.25 gross | New Class A building on Capitol Square. Exceptional ground floor retail or office space ready for occupancy now. Ample on-site parking. Flexible space. | Brad Mullins/Nicole Walsh Mullins Group LLC 401 N Carroll St Madison WI 53703 (608) 285-8090 info@mullinsgroup.com www.mullinsgroup.com |

East Side

| BUILDING NAME | AVAILABLE SPACE | BUILDING SIZE | RENT/SQ. FT. | SERVICES PROVIDED | LEASING AGENT |
|---|-----------------|---------------|--------------|---|---|
| Air Park Business Center 2445 Darwin Rd Madison WI 53704 | 500-6,000 | 33,000 | \$14.95 | The Air Park Business Center consists of a six-building campus along the International Lane corridor near the Dane County Regional Airport. | Gary Mohoney Executive Management, Inc. 2901 International Ln Madison WI 53704 (608) 442-5034 gary@emi-mgmt.com www.emi-mgmt.com |
| Air Park Business Center 2701 International Ln Madison WI 53704 | 850 – 8,000 | 30,000 | \$14.95 | A variety of suites are available on the first and second floors. The building is equipped with showers in the first floor restrooms. An abundance of parking is available on-site. | Gary Mohoney Executive Management, Inc. 2901 International Ln Madison WI 53704 (608) 442-5034 gary@emi-mgmt.com www.emi-mgmt.com |
| Air Park Business Center 2702 International Ln Madison WI 53704 | 600 – 9,000 | 20,000 | \$14.95 | A variety of suite options are available. The common areas have been extensively renovated. Plenty of parking on a heavily wooded site. | Gary Mohoney Executive Management, Inc. 2901 International Ln Madison WI 53704 (608) 442-5034 gary@emi-mgmt.com www.emi-mgmt.com |
| Air Park Business Center 2801 International Ln Madison WI 53704 | 850-3,000 | 20,000 | \$14.95 | First and second floor suites currently available. The building is equipped with a shared conference room on first floor. Abundant on-site parking. | Gary Mohoney Executive Management, Inc. 2901 International Ln Madison WI 53704 (608) 442-5034 gary@emi-mgmt.com www.emi-mgmt.com |

East Side

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|---|-----------------|---------------|----------------|--|---|
| Air Park Business Center 2917 International Ln Madison WI 53704 | 4,000-13,000 | 40,0000 | \$16.95 | Well-established professional office building with high quality finishes. Good visibility with excellent access to Dane County Regional Airport. High ceilings, great parking ratio. | Gary Mohoney Executive Management, Inc. 2901 International Ln Madison WI 53704 (608) 442-5034 gary@emi-mgmt.com www.emi-mgmt.com |
| American Lane Building 2401 American Ln Madison WI 53704 | 8,090 | 8,090 | \$14-15 | Close to airport, interstate, ten minutes to downtown. Beautiful setting, heavily wooded site, fifty parking stalls. Vaulted ceiling, exposed lower level, and abundance of light. Building is also available for sale. | Gary Mohoney Executive Management, Inc. 2901 International Ln Madison WI 53704 (608) 442-5034 gary@emi-mgmt.com www.emi-mgmt.com |
| 601 Atlas Ave Madison WI | 5,000 | ~10,000 | \$5 Triple Net | Office and warehouse. | Aris Gialamas 8020 Excelsior Dr Madison WI 53717 (608) 836-8000 www.gialamas.com aris@gialamas.com |
| Corben Business Campus 1402 Pankratz St Madison WI 53704 | 1,376-10,429 | 35,000 | \$16.50 | Next to regional airport, minutes to Downtown, Interstate, East Towne Mall, and MATC. 'Green building' design including state-of-the-art energy efficient heating and cooling system with fresh air circulation system. | Cecile Wopat The Rifken Group, LTD 14 W Mifflin St Ste 300 Madison WI 53703 (608) 233-9877 cwopat@rifken.com www.rifken.com |
| Corben Business Campus Pankratz St Madison WI 53704 | 10,000-190,000 | 190,000 | \$16.50 | Build-to-suit in stand-alone or multi-tenant new building in very visible business campus at airport entrance, next to MATC, with many other professional offices, retail, and restaurants in area. Quick access to I90/94, and Hwy 151. | Cecile Wopat The Rifken Group, LTD 14 W Mifflin St Ste 300 Madison WI 53703 (608) 233-9877 cwopat@rifken.com www.rifken.com |

East Side

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|---|-----------------|---------------|----------------------|---|--|
| Corporate Commons 258 Corporate Dr Madison WI 53714 | 6,934 | 40,000 | \$12.45 | Excellent interstate access and close to downtown and the airport. Abundant parking, ideal for medical use. | Tom Phillips, CCIM, SIOR The Blettner Group 258 Corporate Dr Ste 200 Madison WI 53714 (608) 241-7777 mail@Blettner.com www.Blettner.com |
| 1450 E Main Madison WI 53703 | 23,000 | 23,000 | \$11.95-14.50 | Central, waterfront location on Yahara River Pkwy. Soon to be Madison's best waterfront park setting. On-site parking. High visibility. Easy access to airport and interstate. Close to eclectic Williamson St. Flexible space plans. | Brad Mullins/Nicole Walsh Mullins Group LLC 401 N Carroll St Madison WI 53703 (608) 285-8090 info@mullinsgroup.com www.mullinsgroup.com |
| High Crossing Environ 2310 Crossroads Dr Madison WI 53718 | 27,845 | 62,660 | \$12.35-13.95 NNN | Two-story atrium lobby, library/boardroom, pub style break room w/ pool table, foosball and darts, plasma TVs, vending, on-site daycare, restaurants, fitness center and hotel. High quality customer service and maintenance staff. | Brett Riemen, Karl Beyer, TJ Blitz 2310 Crossroads Drive # 5000 Madison WI 53718 (608) 241-2100 info@twallproperties.com www.twallproperties.com |
| High Crossing Environ 2418 Crossroads Dr Madison WI 53718 | 2,419 | 62,231 | \$11.00 NNN | This location is highly visible and offers exposure to Dane County's most active Interstate. --Fitness Center --Boardroom | Brett Riemen, Karl Beyer, TJ Blitz 2310 Crossroads Drive # 5000 Madison WI 53718 (608) 241-2100 info@twallproperties.com www.twallproperties.com |
| High Crossing Office Center 2601 Crossroads Dr Madison WI 53718 | 15,966 | 29,565 | \$10 NNN | Conference center, boardrooms, break rooms, fitness center. Custom design office space, daycare facilities, banking services, high speed internet, easy access to HWY 190, 194, & 139, restaurant, hotel, walking paths. | Brett Riemen, Karl Beyer, TJ Blitz 2310 Crossroads Drive # 5000 Madison WI 53718 (608) 241-2100 info@twallproperties.com www.twallproperties.com |

East Side

| BUILDING NAME | AVAILABLE SPACE | BUILDING SIZE | RENT/SQ. FT. | SERVICES PROVIDED | LEASING AGENT |
|---|-----------------|---------------|--------------|---|--|
| High Crossing Environ 2801 Crossroads Dr Madison WI 53718 | 3,815 | 19,715 | \$9.75 NNN | Highly visible location; use of conference center, boardroom, lunchroom, showers, fitness center, restaurant, hotel, break room, onsite daycare, high speed internet, fiber optic lines, easy access to Dane County Airport. | Brett Riemen, Karl Beyer, TJ Blitz 2310 Crossroads Drive # 5000 Madison WI 53718 (608) 241-2100 info@twallproperties.com www.twallproperties.com |
| High Crossing Environ 5315 Wall Street Madison WI 53718 | 10,157 | 33,926 | \$10 NNN | Ample parking, access to Hwy I-90, 94, and 39, fitness center, restaurant, hotel, daycare facilities, break rooms. Easy access to Dane County Regional Airport. Substantial maintenance and customer care quality service. | Brett Riemen, Karl Beyer, TJ Blitz 2310 Crossroads Drive # 5000 Madison WI 53718 (608) 241-2100 info@twallproperties.com www.twallproperties.com |
| High Crossing Environ 5325 Wall Street Madison WI 53718 | 1,895 | 34,864 | \$10.50 NNN | Easy access along I-90/94/39 power corridor and Dane County Regional Airport. Dining, lodging, and fitness facilities, daycare, and banking services, high speed internet, and ample parking. | Brett Riemen, Karl Beyer, TJ Blitz 2310 Crossroads Drive # 5000 Madison WI 53718 (608) 241-2100 info@twallproperties.com www.twallproperties.com |
| Lakewood Plaza 611 N Sherman Ave Madison WI 53704 | 800-1,953 | 28,515 | \$14.50 | New parking lot, lit street sign, façade, windows, landscaping & parking lot lighting. Major traffic corridor, with ample on-site parking. Office space on 2 nd floor. Free parking. | Cecile Wopat The Rifken Group, LTD 14 W Mifflin St Ste 300 Madison WI 53703 (608) 233-9877 cwopat@rifken.com www.rifken.com |
| Park Bank Plaza – High Crossing Environ 2810 Crossroads Dr Madison WI 53718 | 4,956 | 61,630 | \$11.50 NNN | 50-seat conference center, boardroom, storage space, lunchroom, showers, outdoor patio, prominent bank services w/in the building, tallest building on Madison's East Side. Fiber optic lines and in-building high speed internet services. | Brett Riemen, Karl Beyer, TJ Blitz 2310 Crossroads Drive # 5000 Madison WI 53718 (608) 241-2100 info@twallproperties.com www.twallproperties.com |

East Side

| BUILDING NAME | AVAILABLE SPACE | BUILDING SIZE | RENT/SQ. FT. | SERVICES PROVIDED | LEASING AGENT |
|--|-----------------|---------------|---------------------|--|--|
| 110 N Thornton Madison WI 53703 | 3,207-31,500 | 31,500 | Varies | Central waterfront location on Yahara River Parkway. Soon to be Madison's best waterfront park setting. On-site parking, high-visibility, easy access to airport and interstate. Convenient for public transportation or biking. Close to shops and dining on Williamson St. Flexible space available. | Brad Mullins/Nicole Walsh Mullins Group LLC 401 N Carroll St Madison WI 53703 (608) 285-8090 info@mullinsgroup.com www.mullinsgroup.com |
| Virchow Krause Building 10 Terrace Ct Madison WI 53718 | 1,835-8,234 | 125,000 | \$15-16 NNN | New five-story building in the American Center. Class "A" great visibility on I-90. Underground parking available. Impressive two-story atrium, state of the art HVAC system, and high-speed fiber optics communication. | The Gialamas Company 8020 Excelsior Dr Madison WI 53717 (608) 836-8000 george@gialamas.com www.gialamas.com |
| Wall Street Office Center 5310 Wall St. Madison WI 53718 | 2,864 | 11,705 | \$15.45 gross | Individual office suites, private restrooms and break rooms. Direct entrance to individual suites, access to conference center and boardroom, fitness center, hotel, restaurant, high speed internet service. Banking services and daycare facilities. | Brett Riemen, Karl Beyer, TJ Blitz 2310 Crossroads Drive # 5000 Madison WI 53718 (608) 241-2100 info@twallproperties.com www.twallproperties.com |
| 1255-1345 E Washington Ave Madison WI 53703 | 30,000-275,000 | 275,000 | Call | Exceptional 200,000 SF flex-space facility. Fully updated. Adaptable to large scale office and manufacturing uses. On-site parking. Highly visible, easy access to airport and interstate. Convenient for public transportation or biking. Close to shops and dining on Williamson St. | Brad Mullins/Nicole Walsh Mullins Group LLC 401 N Carroll St Madison WI 53703 (608) 285-8090 info@mullinsgroup.com www.mullinsgroup.com |
| Washington Square 1400 E Washington Ave Madison WI 53703 | 215-91,750 | 135,000 | \$12.50-18.95 gross | Best value in town! Located on Yahara River Pkwy. Free off-street parking. High visibility. Easy to find, convenient to Interstate, airport and downtown. Building conference room with 18-foot ceilings. Building and grounds renovation underway. | Brad Mullins/Nicole Walsh Mullins Group LLC 401 N Carroll St Madison WI 53703 (608) 285-8090 info@mullinsgroup.com www.mullinsgroup.com |

West Side

| BUILDING NAME | AVAILABLE SPACE | BUILDING SIZE | RENT/SQ. FT. | SERVICES PROVIDED | LEASING AGENT |
|---|-----------------|---------------|-------------------------------------|--|--|
| City Center West 515 Junction Rd Madison WI 53717 | 1,208 | 23,537 | \$14.20 NNN | Urban business environment, easy access to West Beltline 12/18. Flexibility for your growth, award-winning style, winner: "Office Building of the Year", prestigious location, easy access to dining, shopping, lodging, banking, and wellness facilities. | Brett Riemen, Karl Beyer, TJ Blitz 2310 Crossroads Drive # 5000 Madison WI 53718 (608) 241-2100 info@twallproperties.com www.twallproperties.com |
| City Center West 525 Junction Rd Madison WI 53717 | 12,462 | 377,513 | \$16.50 NNN | Corporate Conference Center, boardroom, library, fitness center, coffee shop. Live Beltline traffic cameras, covered parking, building mounted signage. Wellness Center, flexibility for your growth, urban-style setting, pedestrian friendly, plazas, fountains, adjacent lodging, shopping, and banking services. Future skywalk. | Brett Riemen, Karl Beyer, TJ Blitz 2310 Crossroads Drive # 5000 Madison WI 53718 (608) 241-2100 info@twallproperties.com www.twallproperties.com |
| Cornerstone Professional Building 6418 Normandy Lane Madison WI 53719 | 3,810 | 24,089 | \$16.50+tenant electric/janitorial | Common conference room and break rooms, underground parking. | Ed Kuhlmeier Parktowne Realty LLC 402 Gammon Place, Suite 300 Madison WI 53719 (608) 833-9044 edk@parktowne.com www.parktowne.com |
| Enterprise Professional Building 6418 Enterprise Ln Madison WI 53719 | 2,962 | 24,876 | \$16.50 +tenant electric/janitorial | Common conference rooms and break rooms. Underground parking. | Ed Kuhlmeier Parktowne Realty LLC 402 Gammon Place, Suite 300 Madison WI 53719 (608) 833-9044 edk@parktowne.com www.parktowne.com |
| Excelsior Financial Centre 8010 Excelsior Dr Madison WI 53717 | 140-4,334 | 34,189 | \$24.75/RSF | Possibility of subleasing a single office or multiple offices. Great location with Beltline visibility. Close proximity to hotels and restaurants. | The Gialamas Company 8020 Excelsior Dr Madison WI 53717 (608) 836-8000 george@gialamas.com www.gialamas.com |

West Side

| BUILDING NAME | AVAILABLE SPACE | BUILDING SIZE | RENT/SQ. FT. | SERVICES PROVIDED | LEASING AGENT |
|---|---------------------------|---------------|------------------------------------|---|---|
| Excelsior Financial Center 8020 Excelsior Dr Madison WI 53717 | 5,958 | 61,292 | \$15-18 RSF | Beautiful class "A" office building with atrium. Shared boardroom, fitness facility, and underground parking. | The Gialamas Company 8020 Excelsior Dr Madison WI 53717 (608) 836-8000 george@gialamas.com www.gialamas.com |
| Findlay Plaza 2825 University Ave Madison WI 53705 | 535-3,759 | 10,880 | \$16.50 | Next to Starbuck's on University Ave. New storefronts and signage facing both east and west on University Ave. Finished back portion of 3224 SF had glass sliding doors to drive-thru alleyway next to building; perfect for drive-up deliveries. | Cecile Wopat The Rifken Group, LTD 14 W Mifflin St Ste 300 Madison WI 53703 (608) 233-9877 cwopat@rifken.com www.rifken.com |
| Gammon Place Professional Building 402 Gammon Pl Madison WI 53719 | 4,174 | 33,924 | \$15.50+tenant electric/janitorial | Common conference and break rooms. High speed internet. | Ed Kuhlmeier Park Towne Realty LLC 402 Gammon Place, Suite 300 Madison WI 53719 (608) 833-9044 edk@parktowne.com www.parktowne.com |
| Grand Tetons 6502 Grand Teton Plaza Madison WI 53719 | 1,138 – 1,914 | 17,000 | Call | Great window space, individual temperature control, elevator in building, renovated 1998, convenient West Towne location. | Mike Herl/Tim Haack Inland Companies 802 West Broadway, Suite 104 Madison WI 53713 (608) 221-8022 mherl@inlandcompanies.com www.inlandcompanies.com |
| 6601 & 6525 Grand Teton Plaza Madison WI 53719 | Single office up to 1,000 | 25,000 | \$13.75 – to utilities included | Our Grand Teton Plaza locations are considered part and parcel to our main office park complex, Olde Towne Office Park, on Odana Rd. With 8 buildings totaling over 100,000 sq ft of office space, we can accommodate both your present and future space needs. | G. W. Stolen, Inc. 6425 Odana Rd. Madison WI 53719 (608) 274-9970 abunge@tds.net www.oldetownofficepark.com |

West Side

| BUILDING NAME | AVAILABLE SPACE | BUILDING SIZE | RENT/SQ. FT. | SERVICES PROVIDED | LEASING AGENT |
|--|-----------------|---------------|-----------------------|--|--|
| 6602 Grand Teton Plaza Madison WI 53719 | 480-990 | 19,000 | \$10.25-12.95 | Shared break room, shared conference, on-site storage, and security access. | Tom Phillips The Blettner Group 258 Corporate Dr Ste 200 Madison WI 53714 (608) 241-7777 mail@Blettner.com www.Blettner.com |
| 708 Heartland Trail Madison WI 53717 | 39,822 | 48,469 | \$14.85 | Dynamic 3-story office building on Madison's Westside. Access to 120-seat conference center and 20-seat boardroom. Close proximity to West Beltline Highway 12/14. Area dining, wellness, hotel, banking, and parking facilities. | Brett Riemen, Karl Beyer, TJ Blitz 2310 Crossroads Drive # 5000 Madison WI 53718 (608) 241-2100 info@twallproperties.com www.twallproperties.com |
| High Point Office Park 555 D'Onofrio Dr Madison WI 53719 | 10,149 | 17,427 | \$9.97-12.69 gross | Direct frontage on West Beltline Hwy 12/14, high visibility and access. Close proximity to West Towne Mall, Princeton Club, restaurants, and hotels. Park amenities, underground parking, boardrooms, and break rooms. Excellent property management, maintenance, and customer care services. | Brett Riemen, Karl Beyer, TJ Blitz 2310 Crossroads Drive # 5000 Madison WI 53718 (608) 241-2100 info@twallproperties.com www.twallproperties.com |
| High Point Office Park 559 D'Onofrio Dr Madison WI 53719 | 4,623 | 17,492 | \$13.50 gross | Established office park, building signage. Unmatched visibility and access to Beltline. Underground parking, boardrooms, break rooms. Courtyard with pond and gazebo. | Brett Riemen, Karl Beyer, TJ Blitz 2310 Crossroads Drive # 5000 Madison WI 53718 (608) 241-2100 info@twallproperties.com www.twallproperties.com |
| High Point Office Park 575 D'Onofrio Dr Madison WI 53719 | 7,950 | 29,006 | \$14.82 gross | Excellent property management, maintenance, and customer care services. Close proximity to West Towne Mall, dining, lodging, fitness facilities. Underground parking, boardrooms, break rooms, and atrium. Courtyard, ponds, and gazebos. | Brett Riemen, Karl Beyer, TJ Blitz 2310 Crossroads Drive # 5000 Madison WI 53718 (608) 241-2100 info@twallproperties.com www.twallproperties.com |

West Side

| BUILDING NAME | AVAILABLE SPACE | BUILDING SIZE | RENT/SQ. FT. | SERVICES PROVIDED | LEASING AGENT |
|--|-------------------------|---------------|-------------------------------------|--|--|
| High Point Office Park 579 D'Onofrio Dr Madison WI 53719 | 11,233 | 17,676 | \$10.41-13.24 gross | Easy access to West Beltline Hwy 12/14. Established office park, custom building signage. Office suites from 125-15,000 SF. High-quality working spaces. | Brett Riemen, Karl Beyer, TJ Blitz 2310 Crossroads Drive # 5000 Madison WI 53718 (608) 241-2100 info@twallproperties.com www.twallproperties.com |
| High Point Office Park 583 D'Onofrio Dr Madison WI 53719 | 10,535 | 17,505 | \$9.47-12.30 gross | Commitment to exceptional property management services and maintenance. Quality design and office friendly environment. Easy access to West Beltline Hwy 12/14. Highly visible location. Close proximity to dining, lodging, fitness, and parking. | Brett Riemen, Karl Beyer, TJ Blitz 2310 Crossroads Drive # 5000 Madison WI 53718 (608) 241-2100 info@twallproperties.com www.twallproperties.com |
| High Point Office Park 1 Point Pl Madison WI 53719 | 13,301 | 30,409 | \$11-14.05 gross | Affordable high quality office space. Two-story atrium lobby and embellished landscaping. 26-person boardroom and a break room. Professional property management, maintenance, and customer service. | Brett Riemen, Karl Beyer, TJ Blitz 2310 Crossroads Drive # 5000 Madison WI 53718 (608) 241-2100 info@twallproperties.com www.twallproperties.com |
| Kensington West 6314 Odana Rd Madison WI 53719 | 1,000 sq ft up to 3,000 | 16,000 | \$12.25-\$14.50 utilities included. | A grand two-story stone gas fireplace in the center of the first floor lobby is a welcoming sight providing both warmth and elegance. Located within walking distance of shopping centers, restaurants, and meeting rooms, Kensington West is a great place to be. | G.W. Stolen, Inc 6425 Odana Rd Madison WI 53719 (608) 274-9970 abunge@tds.net www.oldtowneofficepark.com |
| Old Sauk Trails Park One Erdman Pl Madison WI 53717 | 4,500-23,000 | 1116,411 | \$16 RSF | "Green" building under construction. Available Fall 2007. Five-story street structure with glass and limestone. Fitness center and underground parking available. Close proximity to hotels and restaurants. | The Gialamas Company 8020 Excelsior Dr Madison WI 53717 (608) 836-8000 george@gialamas.com www.gialamas.com |

West Side

| BUILDING NAME | AVAILABLE SPACE | BUILDING SIZE | RENT/SQ. FT. | SERVICES PROVIDED | LEASING AGENT |
|---|---------------------------|---------------|-----------------------------------|---|--|
| Old Sauk Trails Park 8030 Excelsior Dr Madison WI 53717 | 864-1,891 | 38,668 | \$20-22 RSF gross | Three-story building, steel, brick, and glass construction. High efficiency HVAC system. Key card entry and intercom system, generous on-site parking, and access to fitness facility nearby. | The Gialamas Company 8020 Excelsior Dr Madison WI 53717 (608) 836-8000 george@gialamas.com www.gialamas.com |
| Old Sauk Trails Park 8040 Excelsior Dr Madison WI 53717 | 18,000-36,000 | 77,444 | \$15-18 RSF | New building with two floors available. Beltline visibility, underground parking, and fitness facility. Ample surface parking available, park-like setting, hotels, and restaurants nearby. | The Gialamas Company 8020 Excelsior Dr Madison WI 53717 (608) 836-8000 george@gialamas.com www.gialamas.com |
| Old Sauk Trails Park 1241 John Q Hammons Dr Madison WI 53717 | 5,500 | 102,967 | \$15-18 RSF | Great location in Old Sauk Trails Park with beltline visibility. Class "A" office building with underground parking and fitness facility. Restaurants and hotels nearby. | The Gialamas Company 8020 Excelsior Dr Madison WI 53717 (608) 836-8000 george@gialamas.com www.gialamas.com |
| Olde Towne Office Park 6323-6325-6333-6401-6409-6417-6425 Odana Rd Madison WI 53719 | Single office up to 3,000 | 105,000 | \$12.25-14.50 utilities included. | Exceptional quality at affordable rates. On-site management and maintenance. Visible from the Beltline, located on Madison's west side. Private wooded one acre courtyard surrounded by 6 office buildings and ample parking. | G.W. Stolen, Inc 6425 Odana Rd Madison WI 53719 (608) 274-9970 abunge@tds.net www.oldtowneofficepark.com |
| 2424 Rimrock Rd Madison WI 53713 | 12,147 | 45,000 | \$19 | Exceptional Beltline access and central location. | Tom Phillips The Blettner Group 258 Corporate Dr Ste 200 Madison WI 53714 (608) 241-7777 mail@Blettner.com www.Blettner.com |

West Side

| BUILDING NAME | AVAILABLE SPACE | BUILDING SIZE | RENT/SQ. FT. | SERVICES PROVIDED | LEASING AGENT |
|---|-----------------|---------------|-------------------------------|---|--|
| Sauk Trails Plaza 1200 John Q Hammons Dr Madison WI 53717 | 2,000-4,300 | 86,561 | \$15-17 NNN | Five-story, class "A" building. Close proximity to hotels and restaurants. First floor atrium lobby, marble floors and open balcony. Key card entry and intercom systems. | The Gialamas Company 8020 Excelsior Dr Madison WI 53717 (608) 836-8000 george@gialamas.com www.gialamas.com |
| Town Center Square 6808 Odana Rd Madison WI 53719 | 6,413 | 23,507 | \$13.95 NNN + est. \$5.50 CAM | Building signage available. | Ed Kuhlmeier Park Towne Realty LLC 402 Gammon Place, Suite 300 Madison WI 53719 (608) 833-9044 edk@parktowne.com www.parktowne.com |
| Vantage Place One 6441 Enterprise Ln Madison WI 53719 | 212-1297 | 15,475 | \$14 | All utilities, all operating expenses, including RE taxes, full daily janitorial services, maintenance of grounds, exterior building and commons, 24-hour emergency service, conference room, vending / break room, free on-site parking. | Mike Herl Inland Madison LLC 802 W Broadway, Suite 104 Madison WI 53713 (608) 221-8022 mherl@inlandcompanies.com www.inlandcompanies.com |
| Vantage Place Two 437 S Yellowstone Dr Madison WI 53719 | 150 – 1,509 | 20,034 | \$14 | All utilities, all operating expenses, including RE taxes, full daily janitorial services, maintenance of grounds, exterior building and commons, 24-hour emergency service, conference room, vending / break room, free on-site parking. | Mike Herl Inland Madison LLC 802 W Broadway, Suite 104 Madison WI 53713 (608) 221-8022 mherl@inlandcompanies.com www.inlandcompanies.com |
| Vantage Place West 7818 Big Sky Dr Madison WI 53719 | 365-1,086 | 20,251 | \$14 | All utilities, all operating expenses, including RE taxes, full daily janitorial services, maintenance of grounds, exterior building and commons, 24-hour emergency service, conference room, vending / break room, free on-site parking. | Mike Herl Inland Madison LLC 802 W Broadway, Suite 104 Madison WI 53713 (608) 221-8022 mherl@inlandcompanies.com www.inlandcompanies.com |

West Side

| BUILDING NAME | AVAILABLE SPACE | BUILDING SIZE | RENT/SQ. FT. | SERVICES PROVIDED | LEASING AGENT |
|---|-----------------|---------------|--------------|--|--|
| Vernon Building 4513 Vernon Blvd Madison WI 53705 | 424-1589 | 18,600 | \$10 | On-site parking, centrally located by Hilldale Mall, building signage. | Mike Herl Inland Madison LLC 802 W Broadway, Suite 104 Madison WI 53713 (608) 221-8022 mherl@inlandcompanies.com www.inlandcompanies.com |