



Vantage Point IV

2802 Coho Street
Madison, Wisconsin 53713

Property Highlights

- Ample parking
- Conveniently located just off of HWY 12/18/15/151
- Surrounded by many restaurants and services
- Signage opportunity available

Property Description

Two-Story Office Building for Lease: This 2-story office building is 17,736 SF on 1.16 acres constructed in 1982. It is conveniently located just off The Beltline Hwy, which traveling east turns into interstate 90/94/39 (interchanges going to Milwaukee, Chicago, East Madison, and WI Dells - west travels toward "West Madison", Middleton, and Baraboo). There are several amenities nearby including restaurants, banking facilities, clinics, hotels, and shopping centers. The 3rd phase of a bicycle/pedestrian bridge over Beltline Highway and its frontage road, located between Todd Drive and Fish Hatchery Road has been completed. This path is within 1 block of the Vantage Point Business Park. The bridge is the key piece of the overall 4+ mile Cannonball Path, a major new commuter route linking areas of Fitchburg and Arbor Hills neighborhood with downtown Madison.

OFFERING SUMMARY

Available SF	2,764 - 4,105 SF
Lease Rate	\$16.50 SF/yr Gross
Lot Size	0 Acres
Building Size	17,736 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	5,075	\$76,969
3 Miles	81,326	\$69,344
5 Miles	172,206	\$66,534

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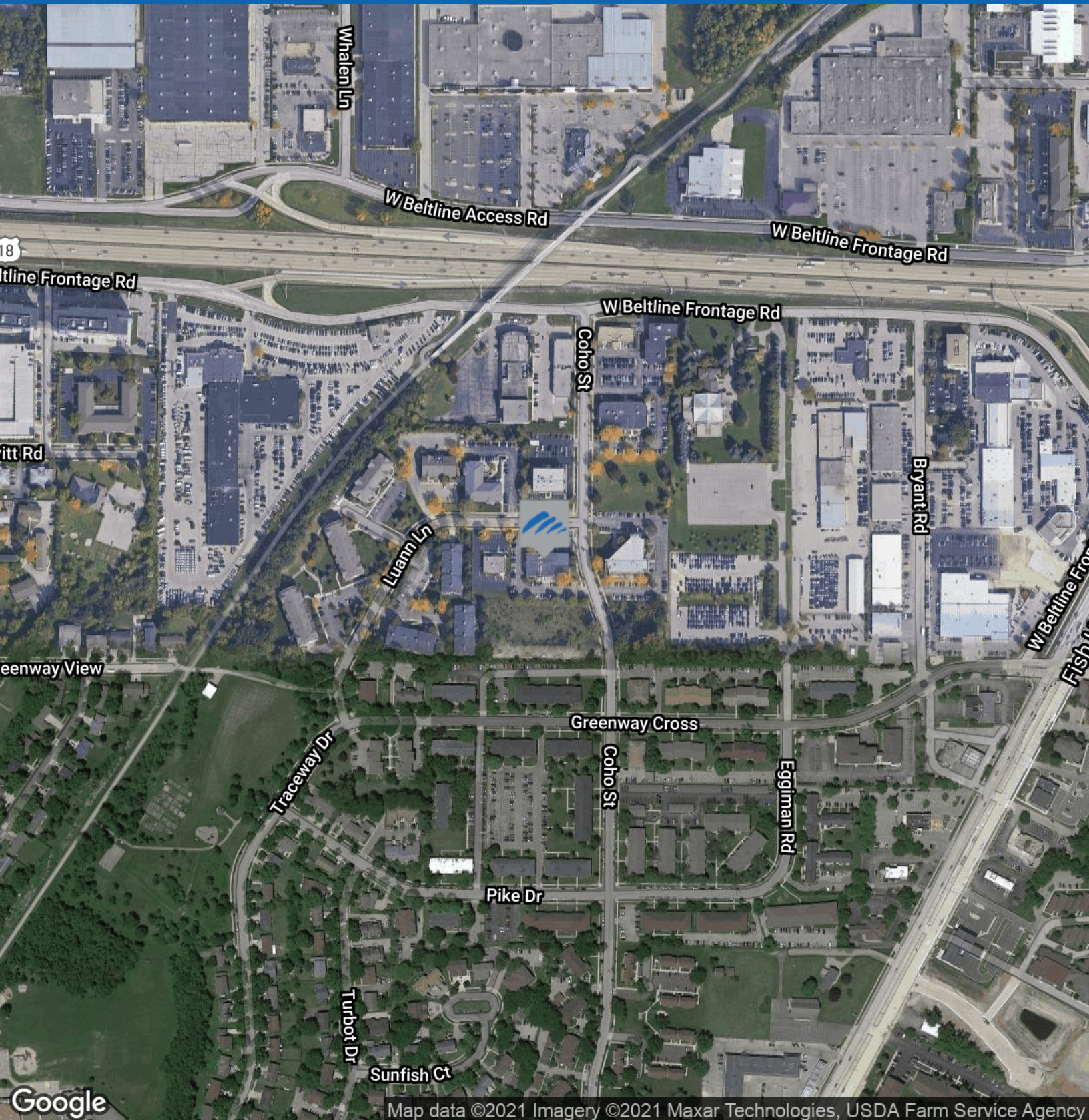
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Greywolf Partners Inc.
+1 877 543 4739
brokerage@greywp.com
greywp.com

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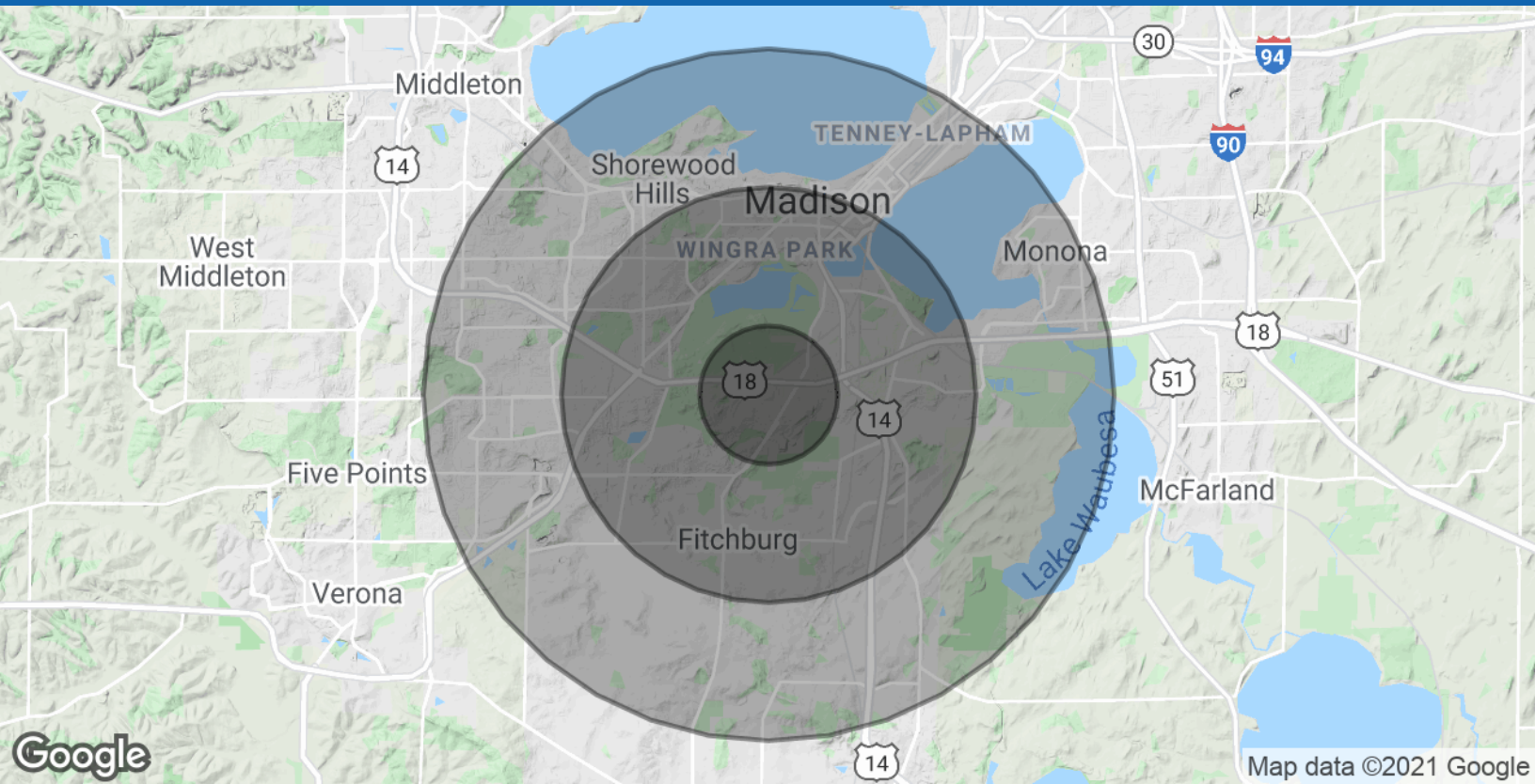
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Population

	1 Mile	3 Miles	5 Miles
Total Population	5,075	81,326	172,206
Average age	29.3	29.5	31.3
Average age (Male)	30.6	29.5	31.0
Average age (Female)	28.4	29.6	31.5

Households & Income

	1 Mile	3 Miles	5 Miles
Total households	1,983	31,165	70,202
# of persons per HH	2.6	2.6	2.5
Average HH income	\$76,969	\$69,344	\$66,534
Average house value	\$283,940	\$302,148	\$294,802

* Demographic data derived from 2010 US Census