***First Properties Business Park***

**Office Space For Lease**





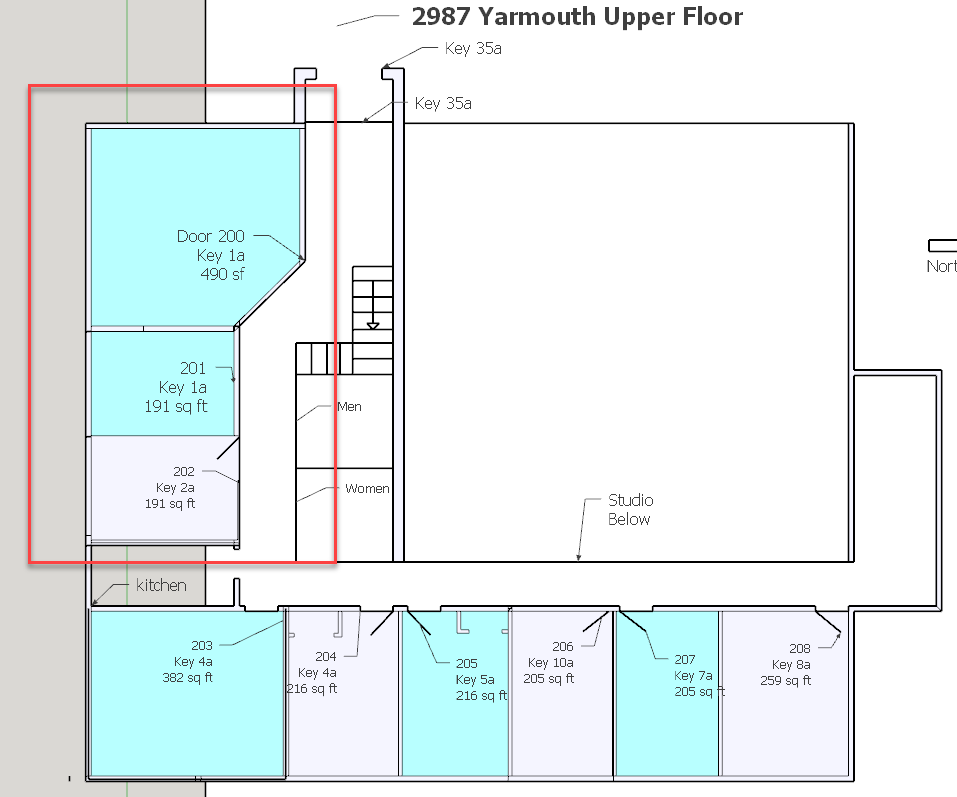
**Suite 200 - 202**

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| --- | --- | --- | --- | --- |
|  |  |  |  |  |
| Available SF | **Lease Rate** | **Building Class** | **Lease Type** | **Lease Term** |
| 872 sf | $1250/month | B+ | Gross | 3-5 Years |
| 681 sf | $1025/month | B+ | Gross | 3-5 Years | 3-5 Years |
| 191 sf | $350/month | B+ | Gross | 3-5 Years | 3-5 Years |

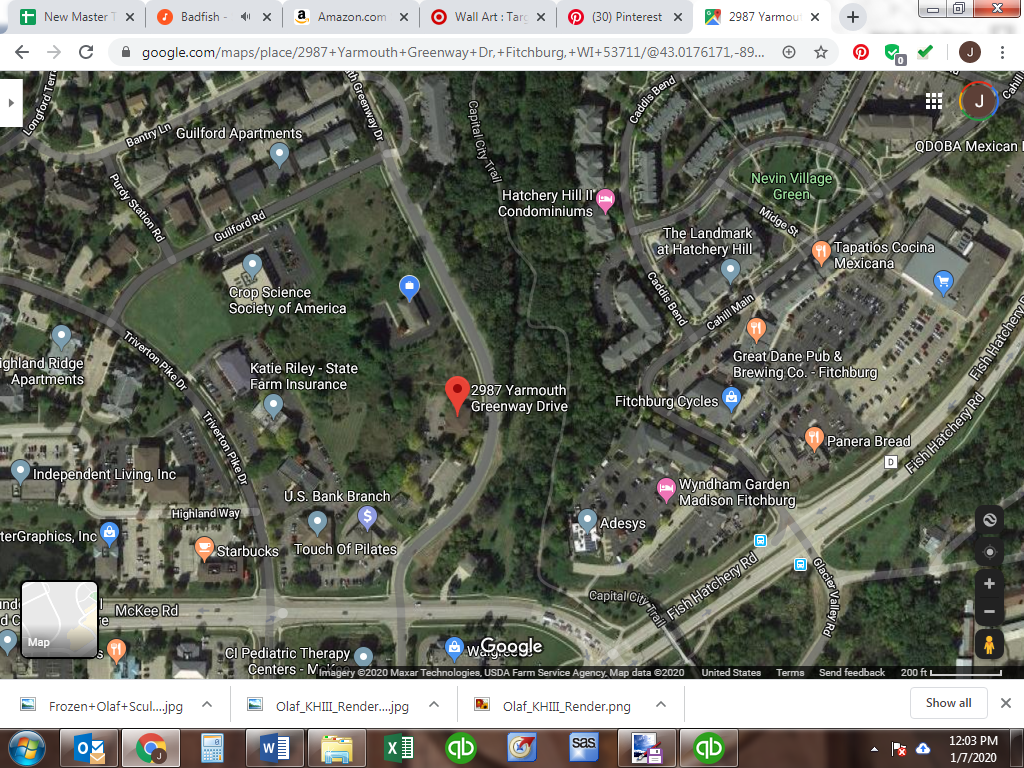
**SPACE OVERVIEW**

Beautiful three room suite, vaulted ceilings, sky lights, in modern office building. Recently remodeled building with shared common kitchenette and waiting area. All utilities are included in the rental rate except internet.

**FLOOR PLAN**



**LOCATION OVERVIEW**

* First Properties Business Park - a sylvan setting for a relaxing, updated office building
* Beautiful views of natural prairie green space
* Adjacent to Capital City bike trail, close to restaurants and coffee shops (2 blocks from Starbucks), just off McKee Road (Hwy PD) with easy access to Fish Hatchery Rd
* Close to downtown and west side of Madison