

FOR SALE OR LEASE

# BUILDING FOR SALE OR LEASE

3002 PERRY STREET | MADISON, WI 53713

**CBRE**

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# PROPERTY OVERVIEW

## LEED GOLD CERTIFIED CLASS A OFFICE

Class A, LEED Gold Certified office building for sale or lease. Rare opportunity to purchase a high-quality office building at well below replacement cost. The building is located east of Fish Hatchery Road, near the Beltline Hwy. Will be vacant and available around January 1, 2022.

\*Building to be sold with adjacent 2920 Perry Street building (providing a small warehouse/showroom building and more parking).

### BUILDING DETAILS

- Sale Price: \$4,400,000  
Rental Rate: \$14.50-15.50/SF, NNN
- Building SF: 33,460  
Lease SF: 11,000-33,460
- Parcel Size: 32,481 SF
- Property Type: Office
- Building Type: Stand Alone
- Building Status: Existing
- Year Built: 2009/2010
- Current Use: Corporate Office/HQ
- Number of Floors: 3
- Zoning: IG - Industrial General
- Outside Parking: Yes
- Municipal Sewer/Water: Yes
- Sprinklers: Yes
- HVAC: Rooftop units with VAVs

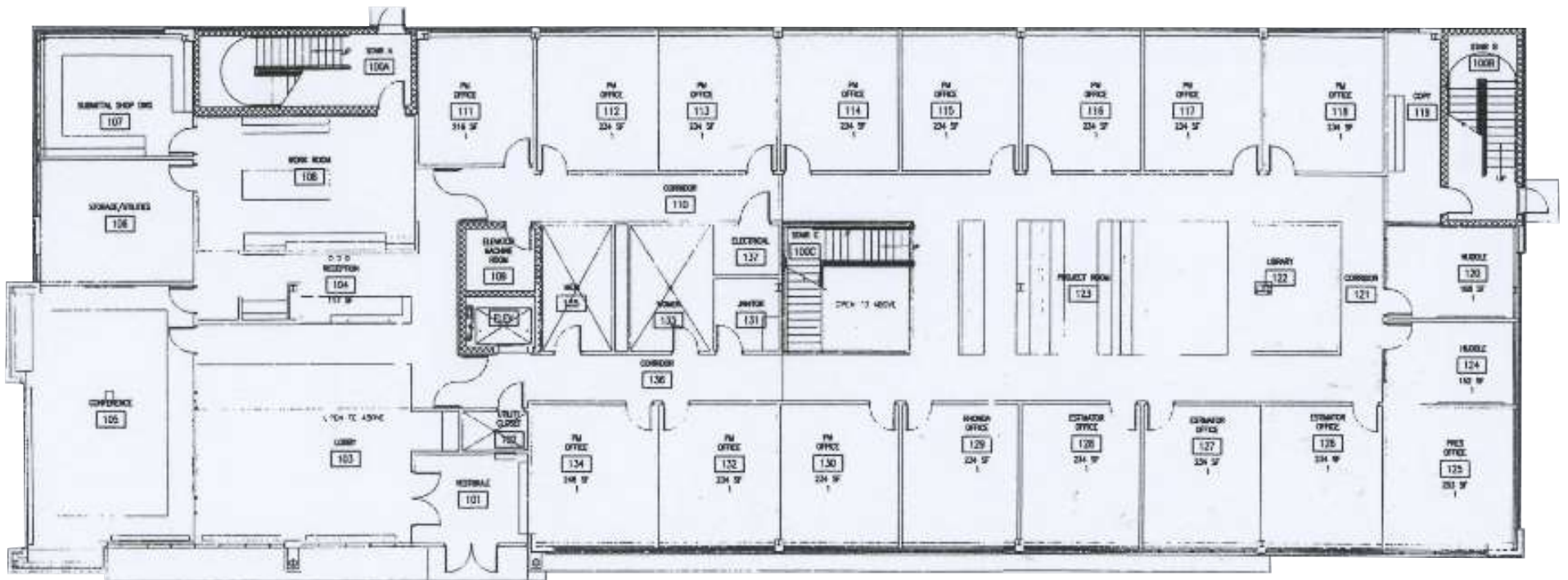
### BUILDING AMENITIES

- Break Room: Yes
- Conference Room: Yes
- Elevator: Yes
- Reception Area: Yes
- Shower: Yes

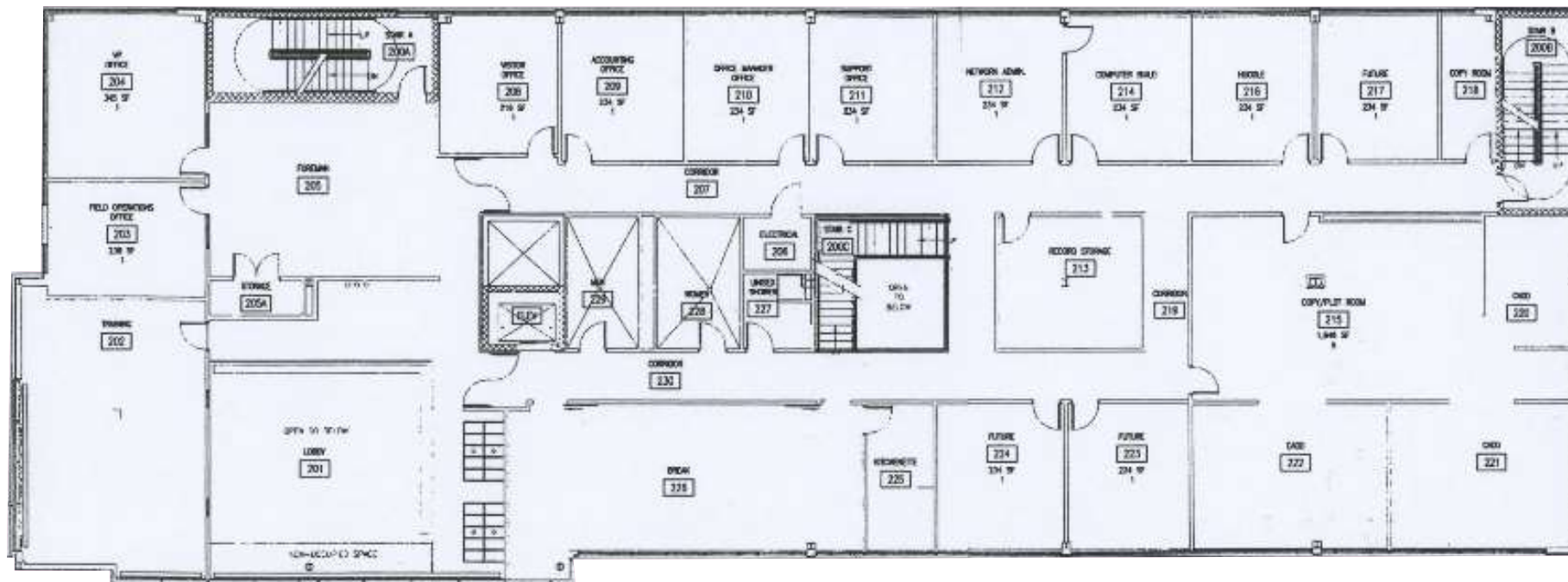




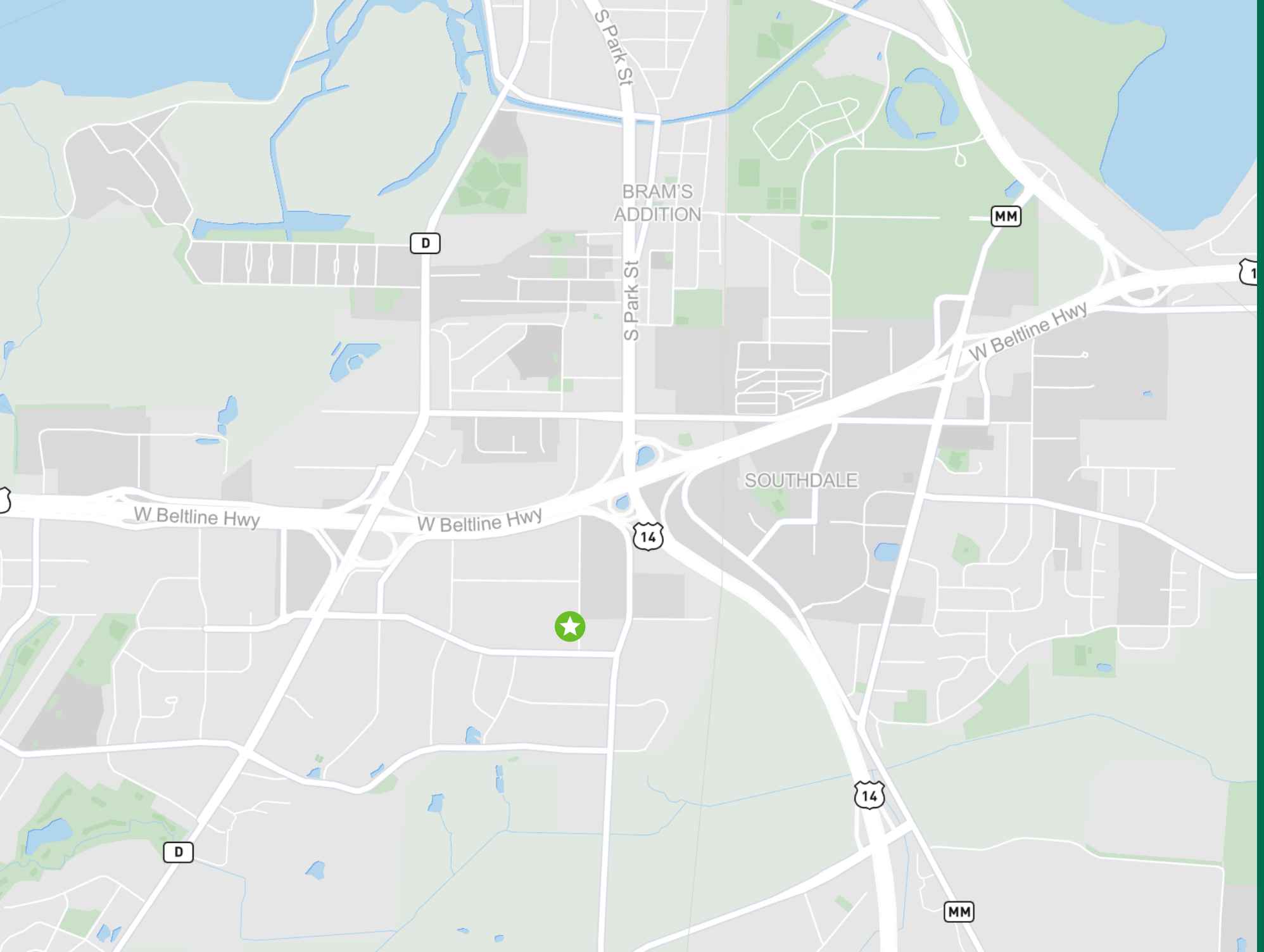














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