

NEW CONSTRUCTION OFFICE / RETAIL SPACE FOR LEASE

Located at the most visible corner of The American Center, this new Class A office & retail building offers unparalleled access and signage opportunities along American Parkway.

Available Space:	3,000 - 9,500 SF
Building Size:	15,000 SF
Stories:	1
Year Built:	Under Construction
Completion:	January 2022
Anchor Tenant:	Capitol Bank
Parking:	Free surface parking Over 5.0 / 1,000 SF
Lease Rate:	\$22 - 25 / SF NNN

**5403
EASTPARK
BLVD**

MADISON, WI




**CAPITOL
BANK**

**URBAN LAND
INTERESTS**

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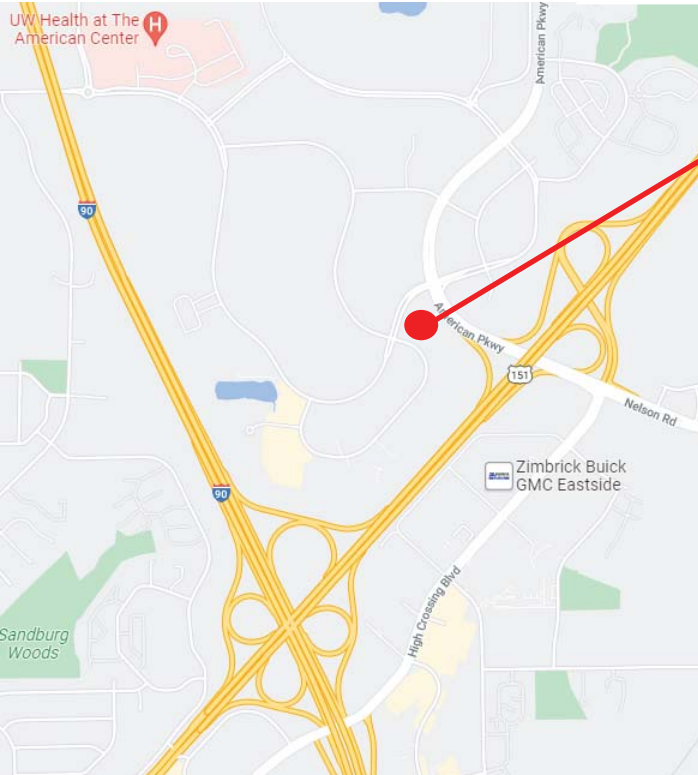
PROPERTY HIGHLIGHTS



- Located at the main entrance to the American Center with visibility from Highway 151.
- Contemporary architectural design with sloping roof lines that creates a unique presence.
- 13' - 17' tall ceiling heights with floor to ceiling windows.
- Unmatched tenant signage opportunities.
- Flexible floor plate can be subdivided for a variety of different suite sizes with individual entrances and street identities.
- Building will be professionally managed by Urban Land Interests.



SITE PLAN



FLOOR PLAN

