



OFFICE SPACE AVAILABLE

6442 Normandy Lane | 5,976-12,123 sq. ft. | Madison, WI 53719



LEASE: \$15.00 sq.ft./year Gross + Janitorial

Located at the corner of Normandy Lane and Yellowstone Drive, this property is conveniently located near restaurants and West Towne Mall. The entrance to the Beltline Highway is a short, five-minute drive away. This functional single-story office building offers convenient access with a flexible layout and professional building management.

- 24/7 Building Access
- 6,147 sq. ft. on the first floor
- 5,976 sq. ft. on the lower level
- 26 parking stalls w/ ample street parking
- Flexible floor plan
- Building Signage Opportunities
- Aggressive TI Packages



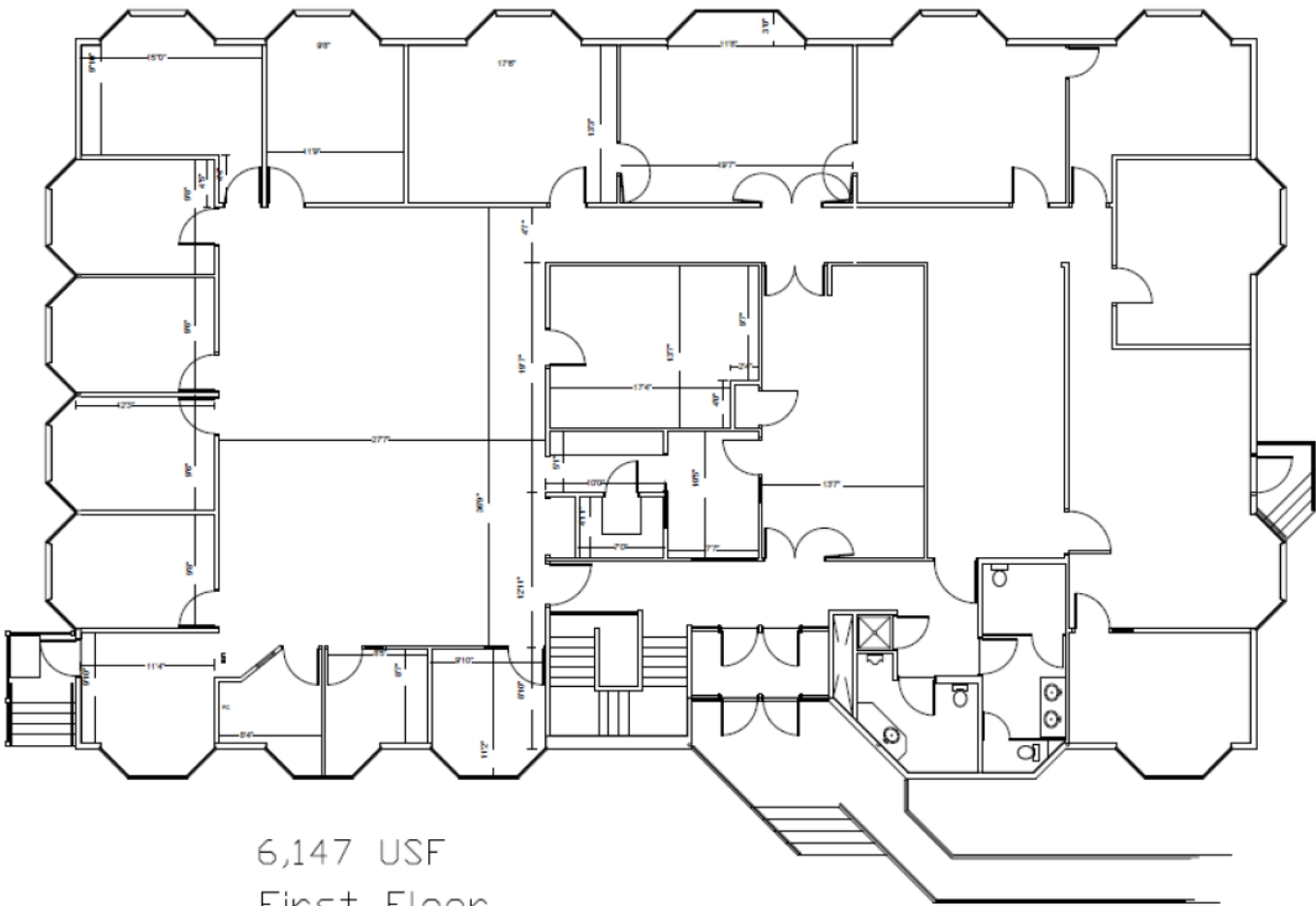
TO LEARN MORE ABOUT THIS PROPERTY CONTACT BEN HURD

608.828.8888 | bhurd@iamgtllc.com

5315 Wall Street, Suite 220 | Madison, WI 53718 | 608-422-5665 | iamgtllc.com

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6,147 USF
First Floor
6442 Normandy Lane



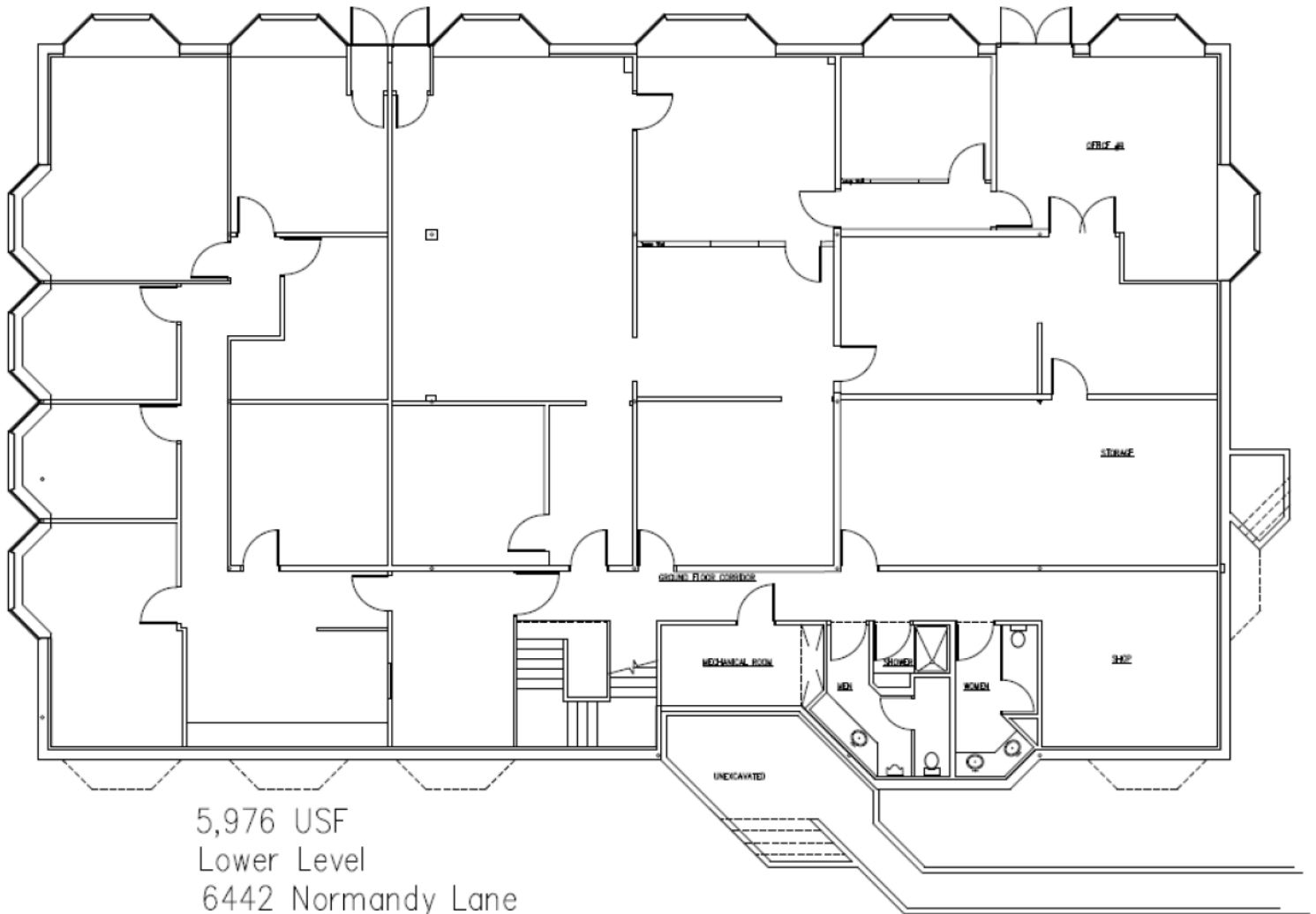
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