



505 GAMMON ROAD

Property Data

Location	505 Gammon Road Madison, WI
Building	Single story stand-alone, Masonry and Glass Exterior
Building Gross Size	5,856 Sq. Ft.
Lot Size:	55,889 Sq. Ft.
Amenities	Wide open single tenant space with work rooms.



Outstanding retail space, located directly across from the entrance to West Towne Mall, available for the first time in 20 years. Jared is vacating the building as of January 31, 2022. The building could be a single tenant building or potentially split into a multi-tenant building. The site is large enough to allow for an expansion of the existing building to approximately 8,000 SF. With the existing building there is approximately a 10/1,000 parking ratio. Landlord is willing to remodel the exterior of the building. Landlord would also consider a full redevelopment of the site.

- Contact -

MIKE RING
miker@parktowne.com
608-833-9044 Ext. 302

*This property is being marketed by
Park Towne Realty, LLC.*

Lease Rate: \$45.00/SF NNN*

CAM & Taxes: \$16.00/SF*

Traffic Count: 33,250/day

*Rates based on the current size of the building. Expansion of the existing building or complete redevelopment of the site would be subject to negotiation.