



FOR LEASE

PROPOSED CLASS A  
LIFE SCIENCES CAMPUS  
**LAB / R&D / OFFICE / TECHNOLOGY**

6323-6325 ODANA ROAD • MADISON, WI 53719

**CBRE**



## BUILD-TO-SUIT PRIME REDEVELOPMENT OPPORTUNITY

The existing Clock Tower Office Park onsite is in the process of being redeveloped. The intent is to develop the existing campus into a new life sciences and/or office campus, with striking architecture, underground and surface parking, potential for shared onsite fitness center and conference space, and prominent signage opportunities along Odana Road and the Beltline Highway. Close proximity to the countless restaurant and retail opportunities at West Towne Mall and along Odana Road. Although the site can be configured in many ways, the conceptual plan for the site shows three (3) 2-story and 3-story buildings, ranging from 44,400 SF to 66,700 SF each (177,800 SF onsite).

The concept shows approximately 355 surface parking spaces, and 180 underground spaces below the buildings, providing 3 stalls per 1,000 SF of rentable space. One level of underground parking will be offered below each building, along with a shared loading dock, accessible by semi trucks. The site offers a rare opportunity for a life sciences or technology user to locate in an infill location in very close proximity to the University of Wisconsin Research Park (URP) with prime visibility and accessibility between two nearby Beltline Highway exits (Gammon Road and Whitney Way).



# BUILD-TO-SUIT PRIME REDEVELOPMENT OPPORTUNITY

## Overview

- **Available Space:** Up to 177,800 SF
  - Building A: 3-story, 66,700 SF
  - Building B: 3-story, 66,700 SF
  - Building C: 2-story, 44,400 SF
- Divisible to approximately 7,500 SF
- **Base Rent:** Mid \$20's/SF NNN
- **Improvement Allowance:** Negotiable, commensurate with lease term, rental rate, etc.
- **Timeline:** Construction can begin summer/fall 2022, completion in 2023, pending time frame of lease execution.

## Highlights

- Flexible floor plate sizes  
(Currently planned for 22,200 SF per floor)
- Flexible building sizes  
(Up to 190,000 SF in one building)
- Prime signage opportunities
- Amenity rich area
- One minute drive to University Research Park
- Rooftop/balcony amenity spaces possible
- Outdoor green space/patio space planned
- Modern design aesthetic
- Shared fitness center envisioned onsite
- Shared conference room planned
- High quality concrete and steel construction
- Substantial glass/matural light
- High floor-to-floor heights (15-16') to accommodate lab infrastructure, fume hoods, etc.
- Direct bike path connectivity
- Underground parking



## 2021 DEMOGRAPHICS

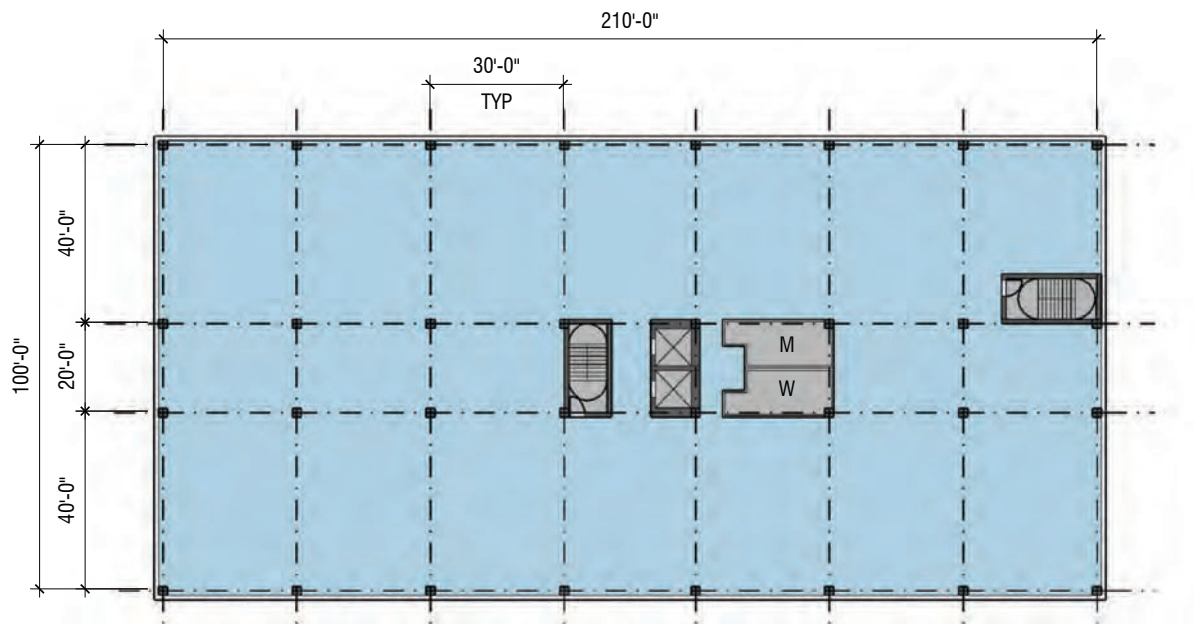
2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	10 MILE
POPULATION	7,779	95,811	194,396	355,406
DAYTIME POPULATION	16,811	97,785	227,588	403,041
MEDIAN HOUSEHOLD INCOME	\$61,286	\$81,333	\$77,939	\$73,141
MEDIAN AGE	44.8	38.3	33.9	34.9

## SITE PLAN





## PHASE II - FLOOR PLAN



### **PHASE II - FLOOR PLAN**

TYPICAL FLOOR (1-3) GSF: (+/-) 21,620 SF

**PHASE II TOTAL GSF: (+/-) 64,860 SF**





## REDEVELOPMENT SITE



## ALTERNATIVE SITE CONCEPT (2 BUILDINGS)



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