

# RETAIL FOR LEASE

704 WILLIAMSON ST  
MADISON, WI  
53703



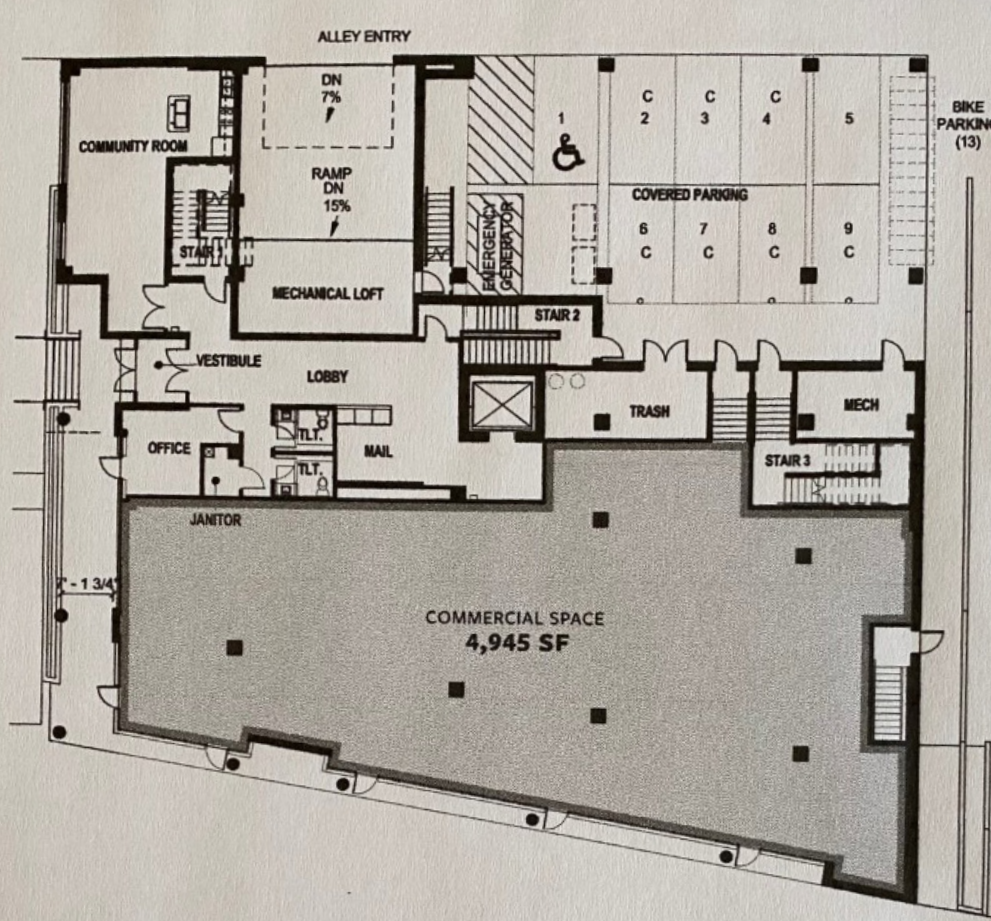
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**ABSTRACT**  
COMMERCIAL REAL ESTATE







## PROPERTY HIGHLIGHTS

**Lease Rate - \$23-26/SF NNN**  
**NNN - \$6.75/SF**  
**Size - 1200-4945 SF**

Enjoy the sunrise over Lake Monona with > 90' of Frontage at this newer BTS (Build-to-Suit) Mixed-Use development. Parking is made easy with both Covered Parking and an additional parking lot or access the Bike Path on the same block!

This space bridges E. Washington, Williamson/Atwood and the First Settlement District which is ideal for pedestrian traffic and >28,500 VPD. Enjoy Built-In Customers with 55 Beds at the property. Design the space to fit your needs.

*Ask me about the \$10,000 grant!*



# ABSTRACT

## Madison is consistently ranked as One of the Best Places to Live in the US!

*The Capitol Square Continues to Grow!*

Numerous New/Re-Developments:

- 1000 New Housing units
- 500,000 SF of New Commercial space
- \$175M Judge Doyle Barracuda Condo
- \$115M 25 West Main Street
- The Hilton Embassy Suites
- \$125M American Exchange
- 125 W Mifflin
- And many others!



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