

NEW OWNERSHIP
MAJOR RENOVATIONS PLANNED



FOR LEASE

CAPITOL SQUARE **OFFICE SPACE**

14 W MIFFLIN STREET • MADISON, WI 53703

CBRE

PROPERTY HIGHLIGHTS

New ownership is renovating first floor lobby, restrooms on 2nd and 3rd floors. Landlord is also preparing to open up full floors for larger tenants to be able to influence the layout and design, whether tech/creative influenced with exposed ceilings and spiral ductwork, or more traditional office space. An aggressive tenant improvement allowance can be provided, commensurate with lease term. Capitol Square frontage and Capitol views, walkability and countless amenities nearby, add to the benefits of 14 W Mifflin's prime downtown location.

Available Space

Floor	Availability	SF	Rental Rate
3	Entire Floor	Up to 9,190	\$19-20/SF, NNN
2	Entire Floor	Up to 9,190	\$19-20/SF, NNN
1	Suite 103	1,502	Negotiable
Lower Level	Suite LL-1 (Office)	720	\$16/SF, NNN
Lower Level	Various Storage Spaces		\$15/SF, Gross

Building Size

36,760 sf gross building area (including lower level)
Three above grade stories of 9,190 SF each
Finished lower level storage space and one office suite

Expenses

Tenant responsible for proportionate share of operating expenses, utilities, in-suite janitorial

Parking Available

State Street Capitol Garage (public hourly/monthly)
Overture Center Garage (public hourly/monthly)
Concourse Hotel (Monthly)

Year Built

1924-1957 (Renovated 2000's)

Prime Location

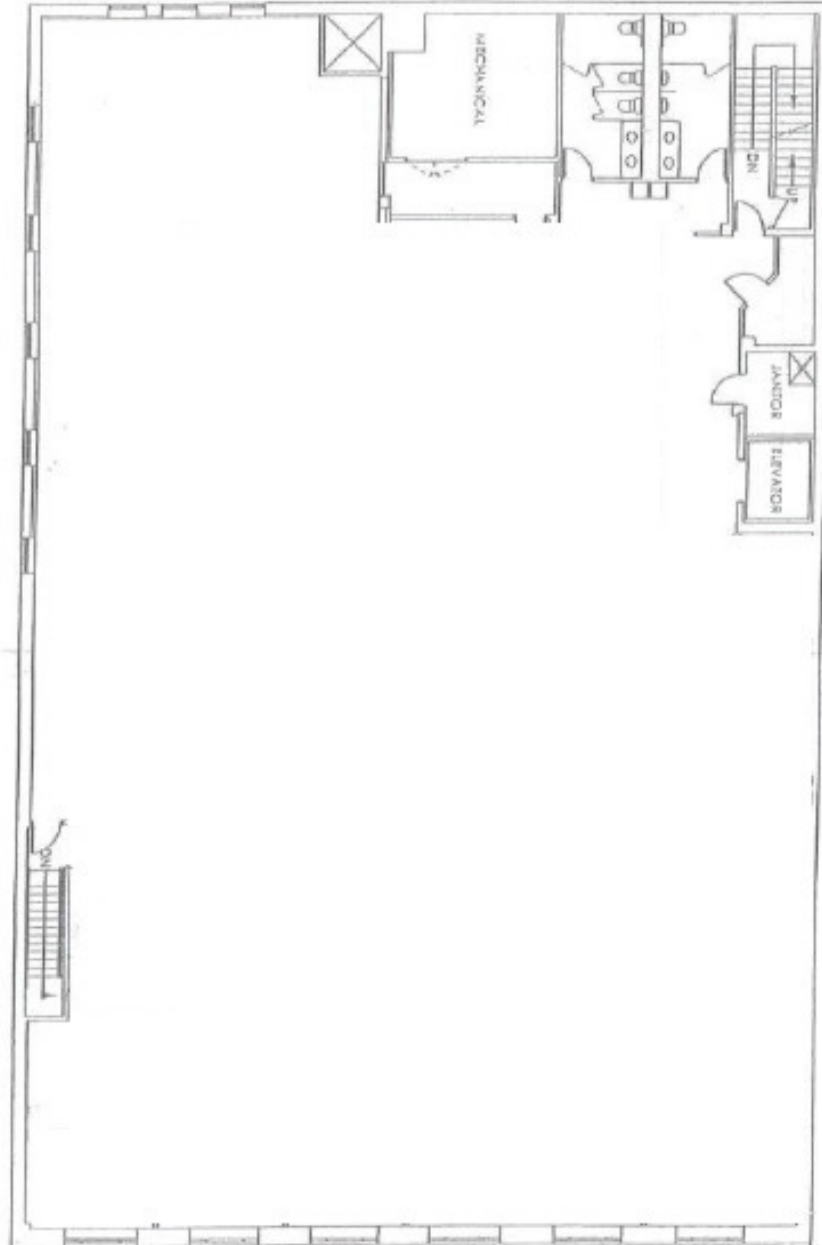
Excellent public transportation, and very walkable

Additional Amenities

Fully sprinklered building
HVAC - Water-sourced heat pumps
12-14' Ceiling heights
Potential for exposed brick walls
Passenger elevator to all floors
Onsite restaurant (Rare Steakhouse)

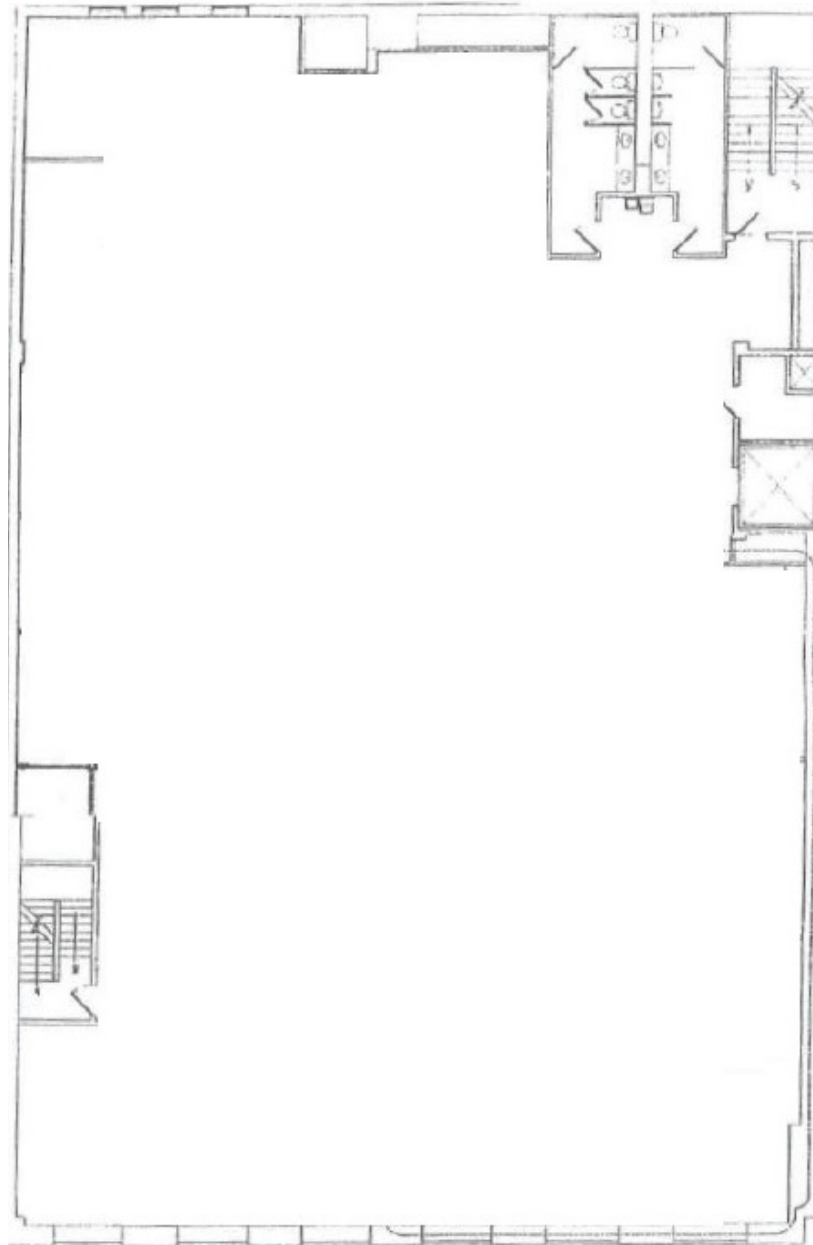
FLOORPLAN

3rd Floor



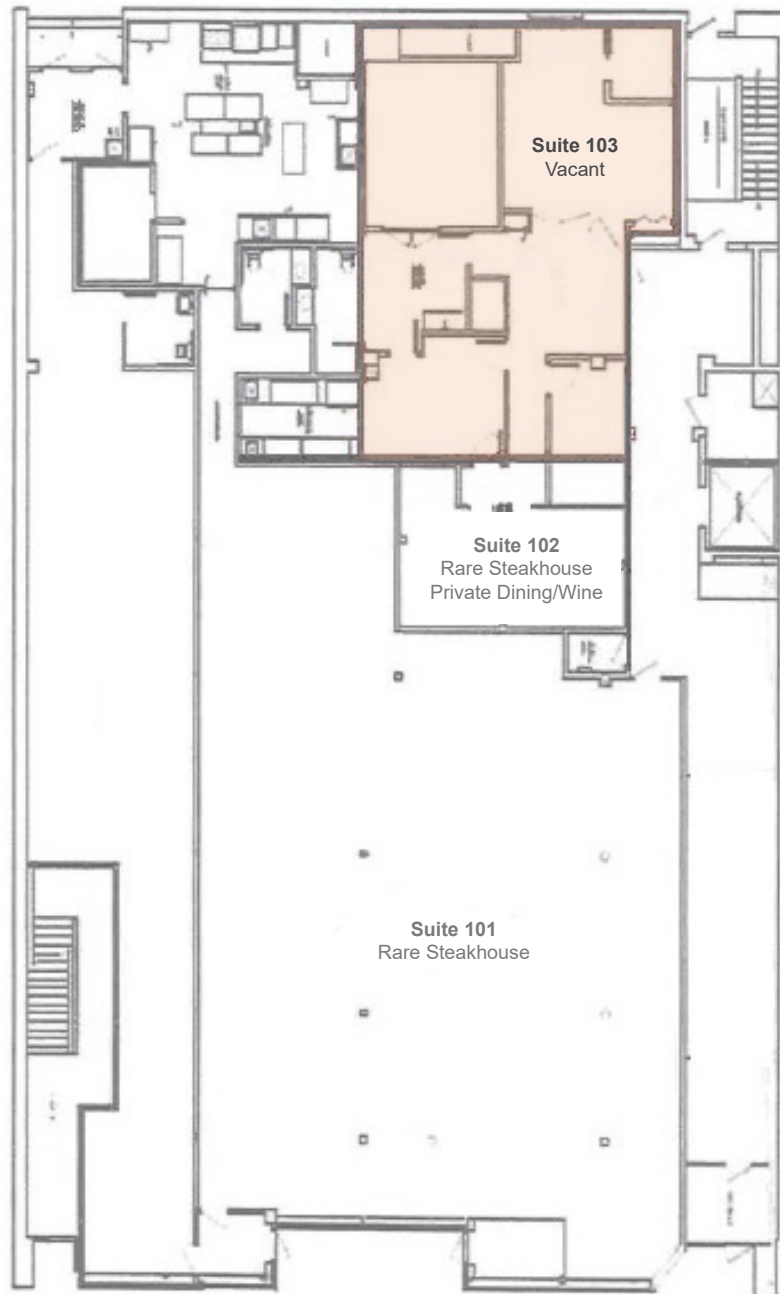
FLOORPLAN

2nd Floor



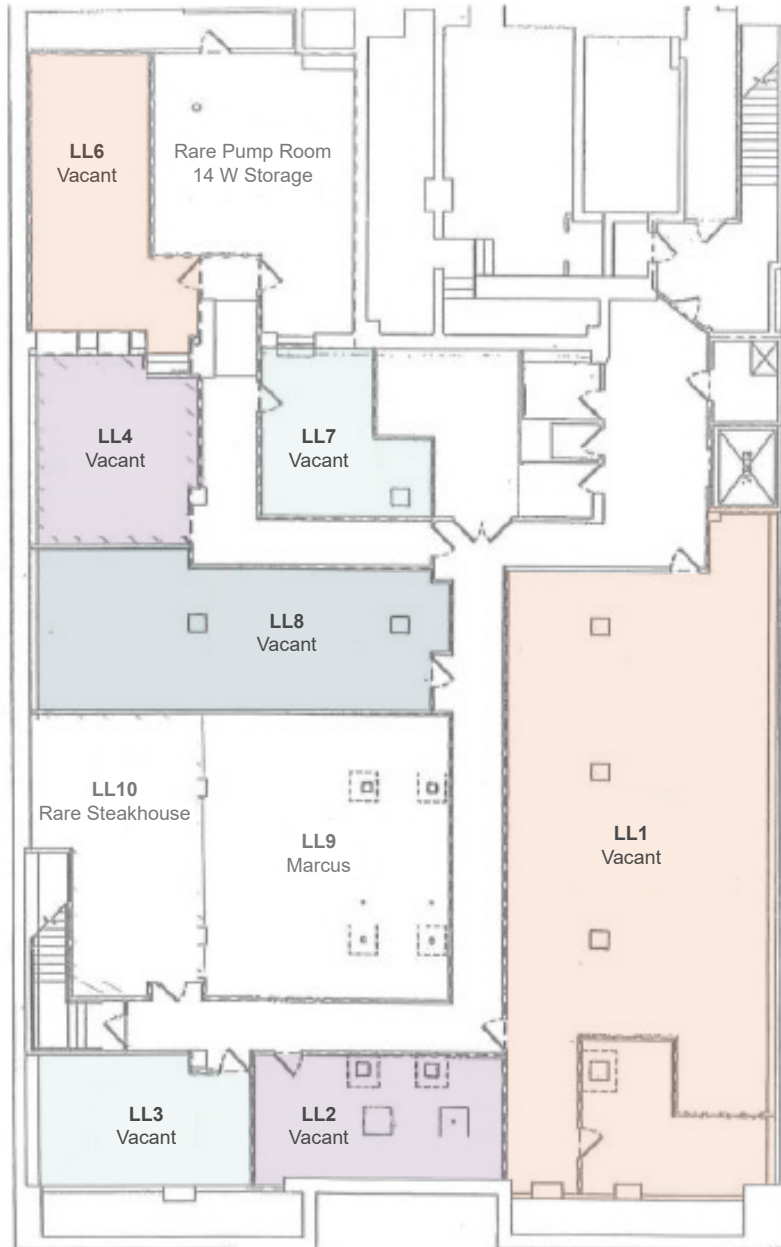
FLOORPLAN

1st Floor



FLOORPLAN

Lower Level



LOCATION OVERVIEW

DESTINATION	DISTANCE	ESTIMATED TRAVEL TIME
UW- MADISON CAMPUS	6 blocks	13 minute walk
WISCONSIN STATE CAPITOL	Across the street	1 minute walk
UNIVERSITY RESEARCH PARK	5 miles	16 minutes
DANE COUNTY REGIONAL AIRPORT	6 miles	19 minute drive
INTERSTATE 90/94/39	6 miles	15 minute drive
MILWAUKEE	80 miles	1.5 hours

AMENITIY MAP

RESTAURANTS

1. DLUX
2. L'Etoile
3. Casetta Kitchen & Counter
4. Tornado Steak House
5. BelAir Cantina
6. Tempest Oyter Bar
7. Graze
8. Rare Steakhouse
9. Heritage Tavern
10. Merchant Madison
11. Madison Club
12. RED Sushi

BARS

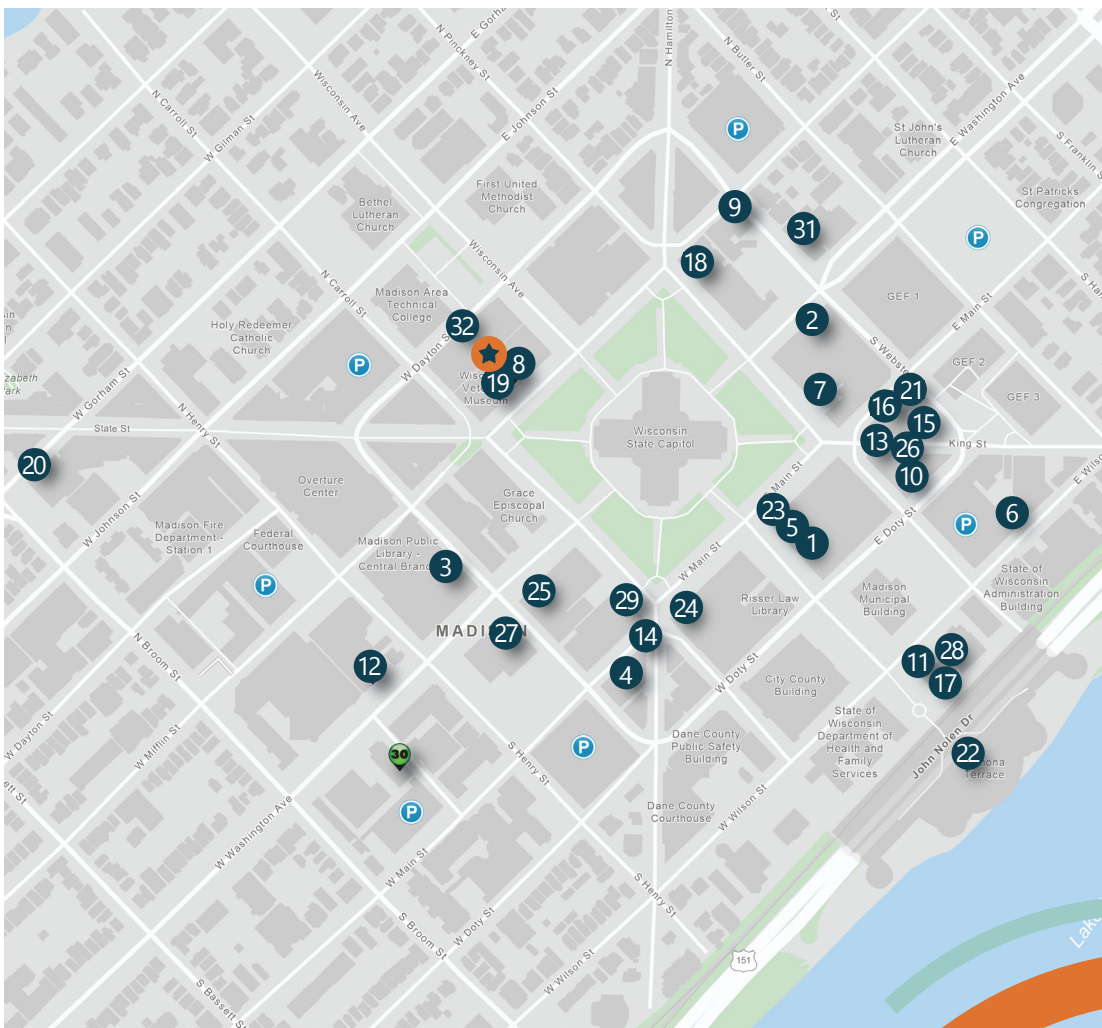
13. Lucielle
14. Genna's Lounge
15. D'Vino
16. Maduro
17. The Audrey
18. The Old Fashioned
19. The Coopers Tavern
20. Up North
21. Argus Bar & Grill

VENUES & COFFEE

- 22. Monona Terrace
- 23. Starbucks
- 25. Wonderstate Coffee
- 26. Ancora Cafe + Bakery
- 27. Meet in Wisconsin

HOTELS

28. Hilton Madison
29. Best Western Premier Park
30. Hyatt Place
31. AC Hotel by Marriott
32. The Madison Concourse Hotel





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State of Wisconsin Broker Disclosure

To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

Broker Disclosure to Customers

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to prove brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective & unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker's duties to a customer under section 452.133(I) of the Wisconsin Statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

(Insert information you authorize to broker to disclose such as financial qualification information)

Consent to Telephone Solicitation

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing.

List Home/Cell Numbers: _____

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830. <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

Definition of Material Adverse Facts

A "material adverse fact" is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.

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