



TOWN CENTER SQUARE

Property Data

Location 6808 Odana Road
Madison, WI

Building Two-Story Stucco,
Glass and Masonry
Exterior

Gross Size 23,000 SF

Space Available Suite 100: 966 SF
Suite 201: **LEASED**
Suite 202: 1,000 SF

Amenities Ample Surface Parking,
Lower Level Storage,
Exterior Signage
Available



If you are looking to be noticed, this is the location for you. This is the newest building on Odana Road. Located only ½ block from the entrance to West Towne Mall. Over 22,000 cars per day go past this building.

An expansive two-story entry and lobby welcome tenants and employees. An elevator or open stairway provides access to the second floor. The building features an exterior sign box for all tenants. Extra sign locations available at an additional charge. Ample surface parking to allow your customers close parking. Storage is available in the lower level and is accessible by elevator.

LEASE RATE & TERMS

Suite 100

\$14.95 per square foot NNN or \$1,122.98 per month

\$35 TI allowance from a warm gray box with 5 year lease.

Suite 202

\$15.95 per square foot NNN or \$1,329.17 per month. The space includes reception, one private office, open work area and conference room. Lots of windows. Signage space available on the outside of the building

Estimated Expenses

\$6.75 per square foot

Traffic Counts

22,000+ per day

- Contact -

MIKE RING

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