



5202 Eastpark Boulevard | Madison, WI 53718
Suites 100–101

*All office end cap with
7 private offices and a
790 sq. ft. conference room*

Floor Plan Details:

- Breakroom:** Located in the top left, containing a refrigerator (RFG), ice machine (ICE), and vending machine (VENDING). Dimensions: 13'-10" (width), 13'-0" (length).
- General Office Area:** The central workspace, divided into several sections.
 - Top section: Four offices, each 12'-6 1/2" wide, with a 24" side-lite (TYP) between them. Total width: 33'-11".
 - Bottom section: A larger office area with a lobby and conference room. Dimensions: 32'-9 1/2" (width), 19'-7" (length).
- Conference Room:** Located in the top right, measuring 34'-6" (width) by 22'-11 1/2" (length).
- Restrooms and Storage:** Located in the bottom right, including a storage area, janitor closet (JAN CL), women's restroom (WOMEN'S RR), and men's restroom (MEN'S RR). Dimensions: 5'-8" (width), 6'-0" (length).
- Other Rooms:**
 - Office:** Two additional offices in the bottom left section, each 13'-4" wide.
 - Telecom:** A telecommunications room adjacent to the bottom left offices.
 - File:** A large file storage area, 11'-6" wide.
 - Lobby:** A small lobby area adjacent to the bottom left conference room.
 - Coats:** A coat closet area, 5'-0" wide.

Overall Dimensions:

- Width:** 90'-0" (total building width).
- Length:** 73'-9" (total building length).



DIRECT-ENTRY SUITES FROM EXTERIOR WITHOUT SHARED COMMON AREAS

Madison East Business Center

South Biltmore Lane at Eastpark Boulevard

Madison, WI 53718

About The Property

Madison East Business Center consists of four single story office buildings totaling 111,075 square feet designed within a campus-style setting. The center is located within American Center Business Park and is highly visible.

Single-Story Office/Retail Buildings

| | |
|-------------------------------|-----------|
| 4602 South Biltmore Lane | 26,950 SF |
| 4610 South Biltmore Lane | 14,310 SF |
| 4618-4666 South Biltmore Lane | 39,290 SF |
| 5202 Eastpark Boulevard | 30,525 SF |

Single-Story Office/Retail Specifications

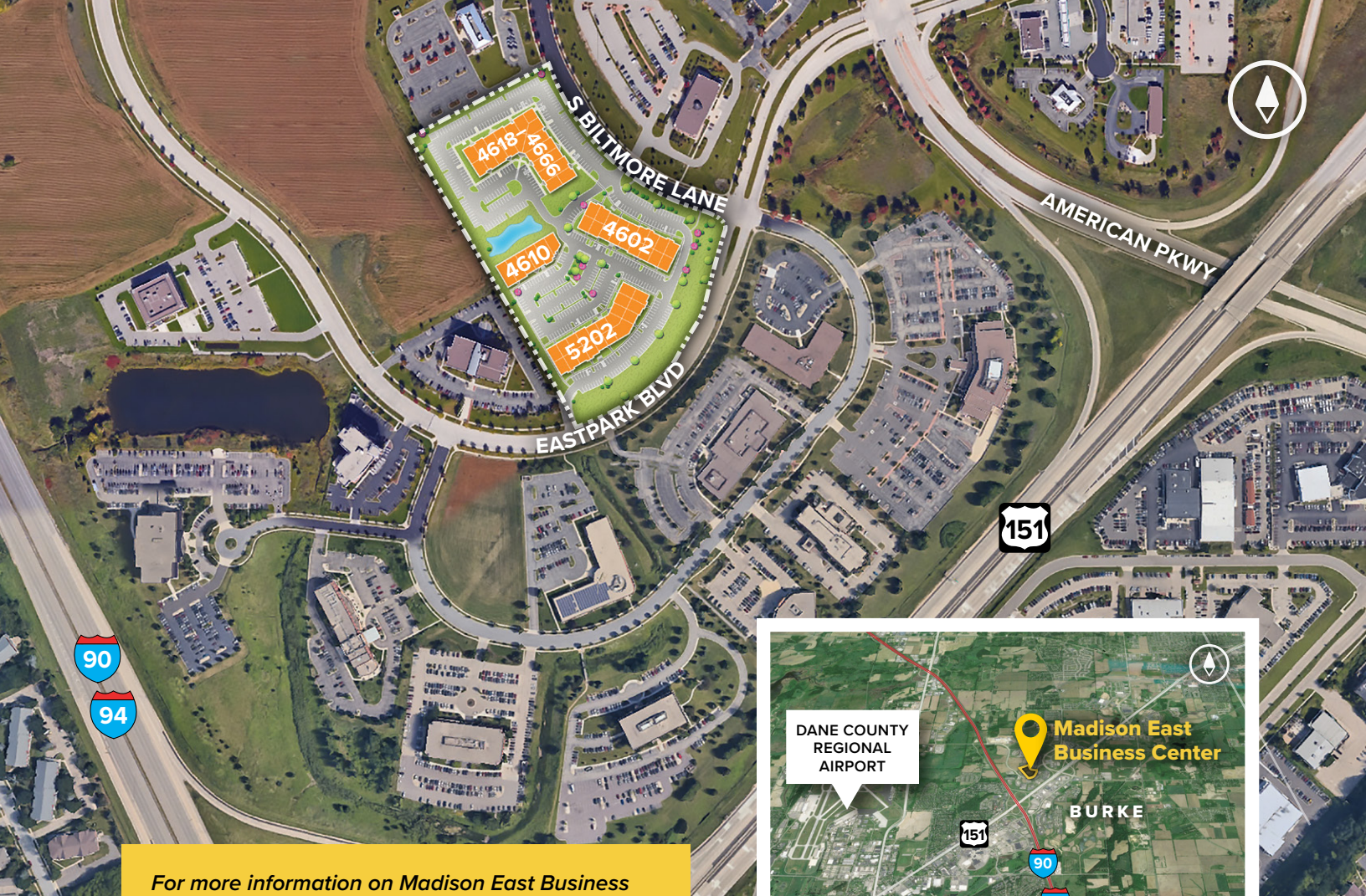
| | |
|----------------|------------------|
| Parking | 4.2 per 1,000 SF |
| Heat | Natural Gas |
| Roof | EPDM rubber |
| Exterior Walls | Masonry |
| Zoning | SEC |



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For more information on Madison East Business Center, visit: sjpi.com/madisoneast



Contact Us

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St. John Properties Wisconsin owns and is developing more than 1.7 million square feet of commercial space across 16 business communities in Wisconsin.

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 21 million square feet of commercial real estate nationwide.

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