

Offering Memorandum



4114 East Washington Avenue
Madison WI 53704



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EXCLUSIVE AGENT

Madison Commercial Real Estate LLC (“Owner’s Agent”) is the exclusive agent for the 4114 East Washington Ave, Madison, Wisconsin (“Property”). Please contact us if you have any questions.

DESIGNATED AGENT

The designated agents for the Owner are:

Ben Filkouski | Partner, Broker

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608-333-7734

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Property Summary – For Sale

4114 East Washington Ave, Madison WI 53704



Property Summary

Asking Price	\$1,350,000
Building Size	5,975 sf
Land Area	.40 acres
Year Built	1978
Zoning	CC-T
Parcel #	0810-284-0402-8
Total Assessment	\$788,8000
2021 Taxes	\$15,307.08

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Property Highlights

Multi-tenant commercial building for sale along East Washington Ave located across from East Towne Mall. Excellent visibility and access from East Washington Ave. Great opportunity for owner occupant. There is currently one long-term tenant in place and one vacant suite.

Location Overview

East Madison is booming with new development along the East Washington Ave Corridor. With easy access to and from the Interstate System and the Central Business District, East Washington Ave is a highly attractive thoroughfare for all business types.

Property Summary – Space for Lease

4114 East Washington Ave, Madison WI 53704



Property Summary

Lease Rate	\$16.00 sf
Space Available	3,160 sf
Lease Type	NNN
NNN Expenses	\$6.25 sf
Available	Immediately
Parking	3.73/1,000

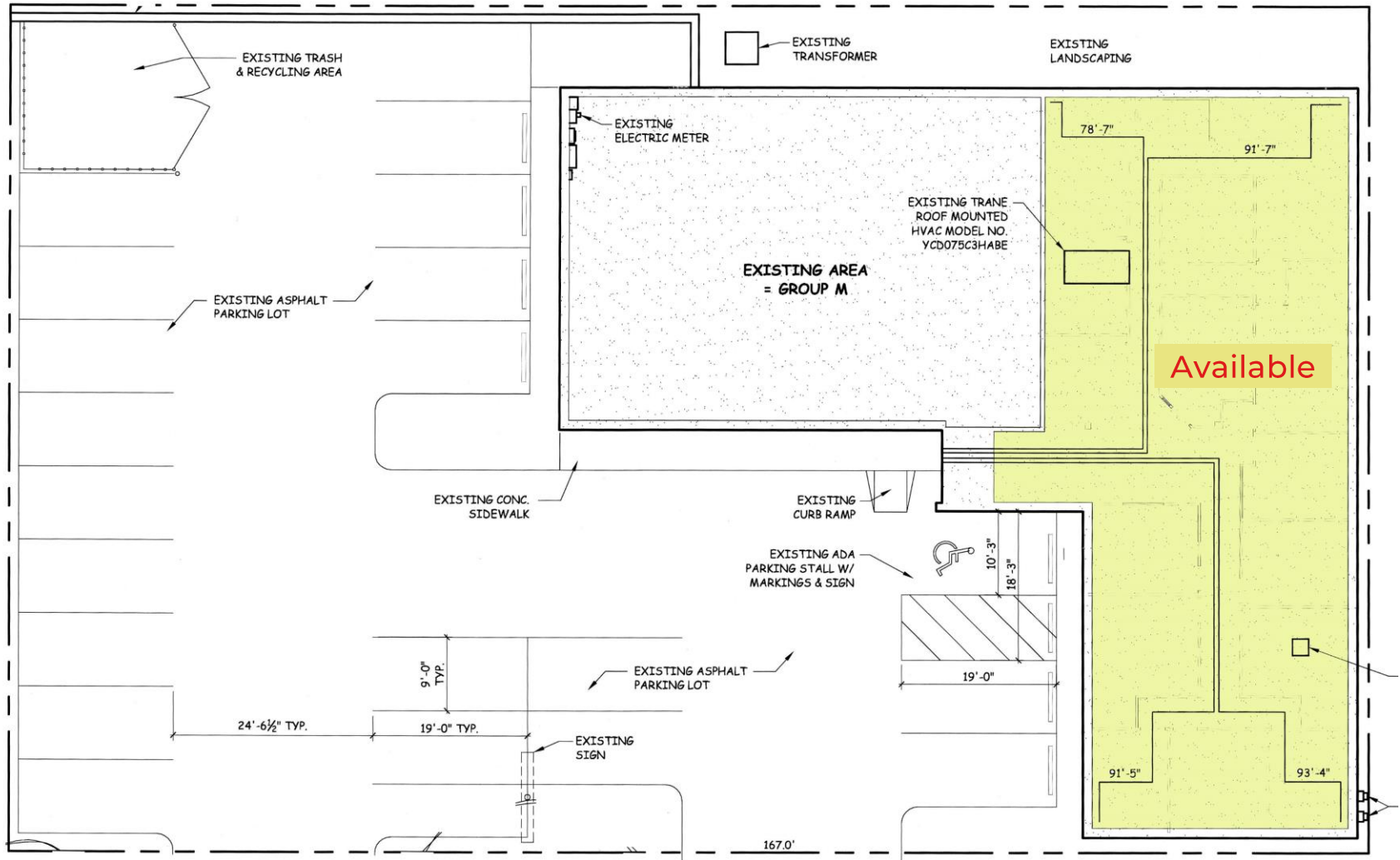
Property Highlights

- Located along East Washington Ave, adjacent to East Towne Mall
- Easy access to Interstate 90/94 via East Washington Ave
- Former real estate office with beautiful finishes
- Currently built-out with nine offices, two conference rooms, small kitchenette, IT, reception and storage areas
- Building & pylon signage available
- Excellent visibility

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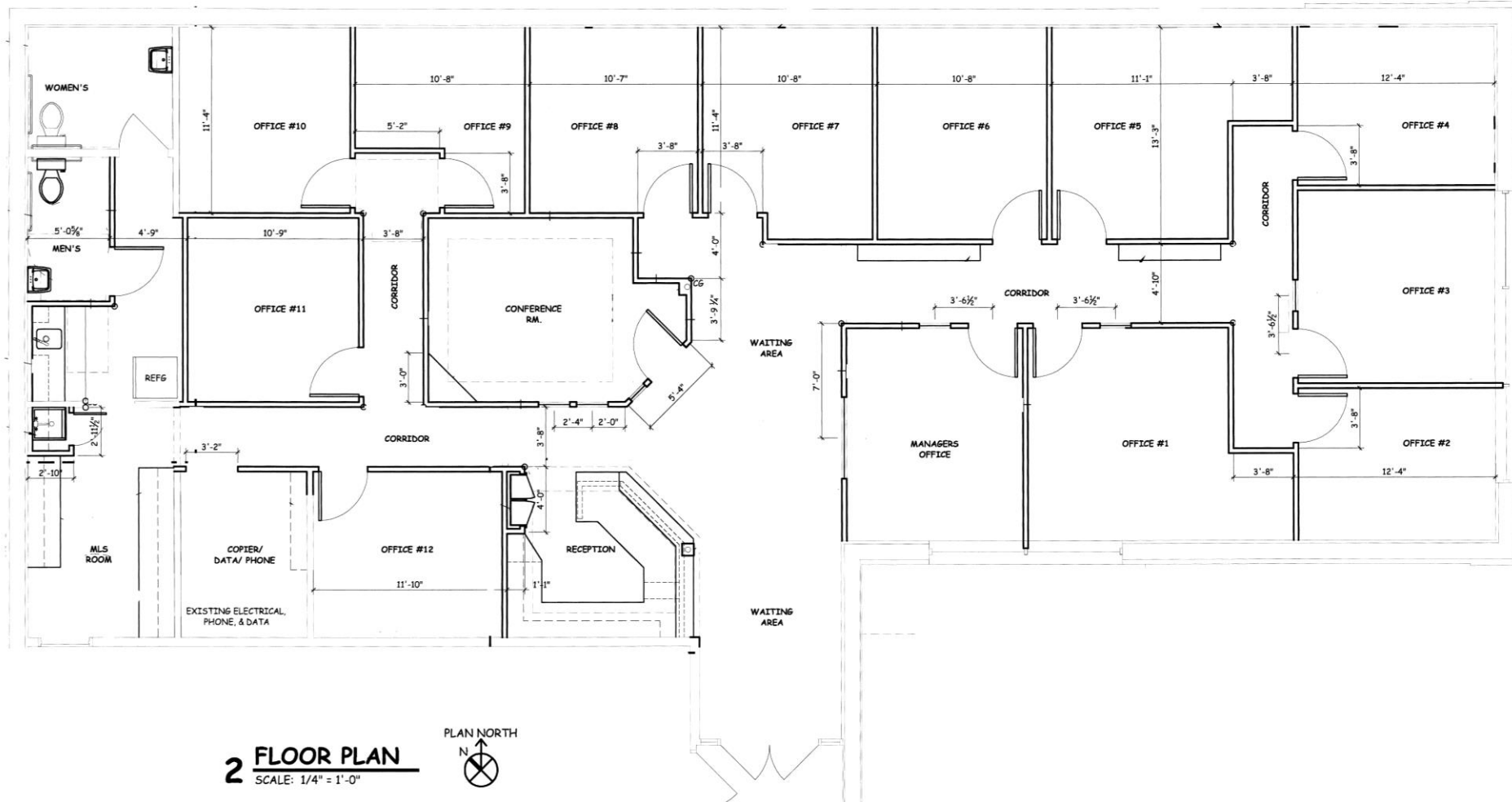
Site Plan

4114 East Washington Ave, Madison WI 53704



Floor Plan – Vacant Space

4114 East Washington Ave, Madison WI 53704



Interior Photos – Vacant Space

4114 East Washington Ave, Madison WI 53704



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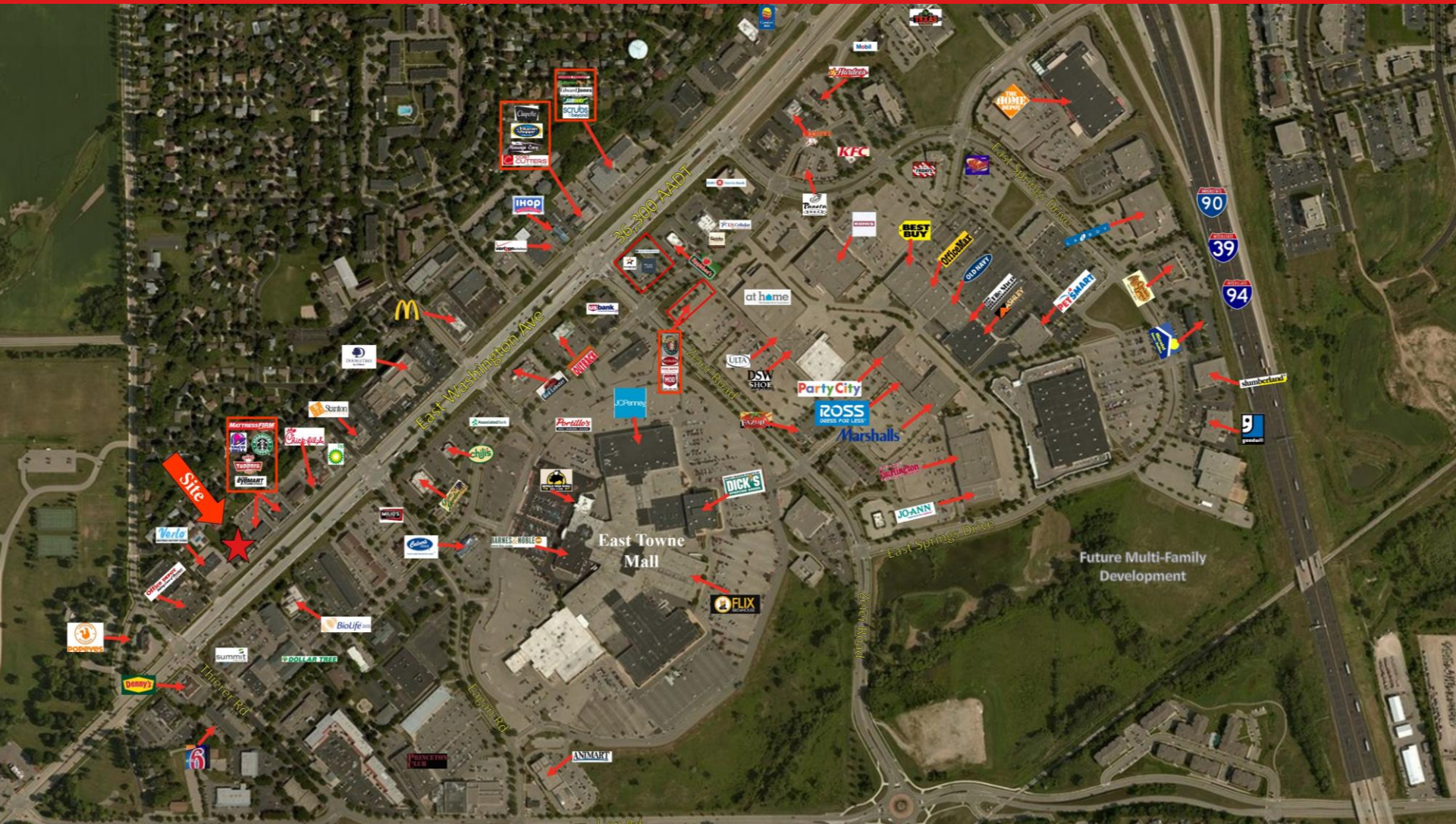
Interior Photos – Vacant Space

4114 East Washington Ave, Madison WI 53704



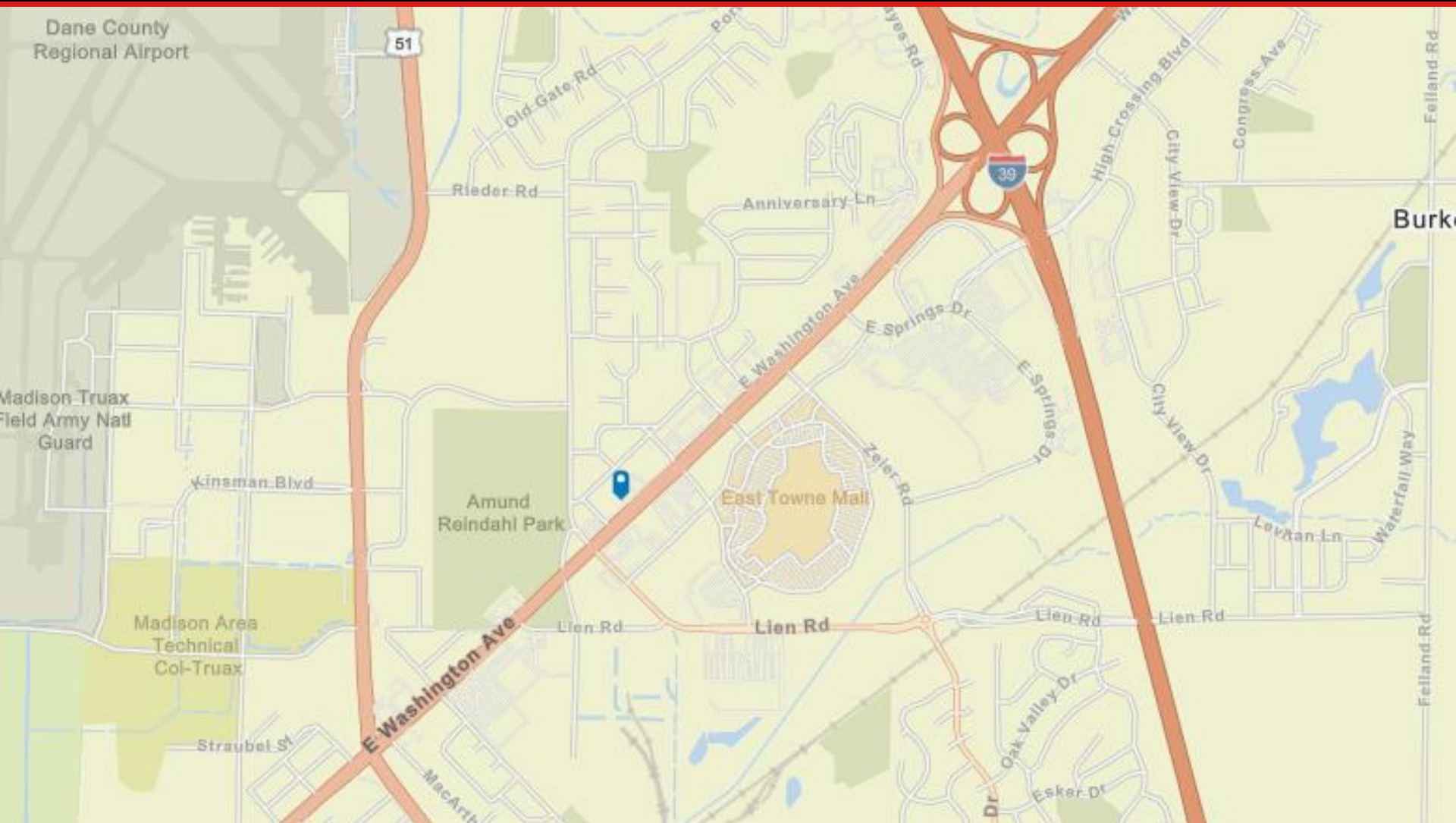
Aerial View

4114 East Washington Ave, Madison WI 53704



Location Map

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Demographics

4114 East Washington Ave, Madison WI 53704



	2021			2026		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Population	6,596	55,967	126,804	7,101	59,656	135,903
Households	2,893	25,921	58,607	3,118	27,766	63,105
Families	1,485	12,952	28,776	1,591	13,772	30,752
Avg Household Size	2.27	2.14	2.14	2.27	2.13	2.13
Owner Occupied	1,361	13,618	30,644	1,474	14,825	33,479
Renter Occupied	1,532	12,303	27,963	1,644	12,941	29,627
Median Age	35.2	38.1	37.5	35.6	38.5	37.8

	2022			2027		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Median HH Income	\$55,760	\$62,589	\$68,414	\$60,209	\$70,043	\$76,516
Average HH Income	\$65,101	\$76,230	\$85,677	\$72,729	\$85,327	\$95,615
Per Capital Income	\$28,839	\$34,947	\$39,548	\$32,312	\$39,295	\$44,340