

4600 American Parkway

4600 American Parkway
Madison, WI 53718



Available for Lease

Office Space

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Property Summary

4600 American Parkway is conveniently located in the American Center business park with excellent access from Interstate 90/94/39 and U.S. Highway 151. The impressive three-story 76,891 square foot building features several tenants with national and international presence. The building is an excellent choice for any company and their employees — located in a park-like setting on over five acres, 4600 American Parkway features ample free parking and expansive views.

Near several restaurants, shopping, and entertainment destinations, this convenient location is and less than 10 minutes to Sun Prairie, East Towne Mall, and Praire Lakes development and less than 20 minutes from downtown Madison and the Dane County Regional Airport.

Building Description: 76,891 square foot, four-story professional building. Part of the nearly 450-acre American Center business park.

Space Availability:

Suite 200	10,242 RSF
Suite 300	10,300 RSF

Lease Rate: \$13.00 - \$13.50 NNN

Occupancy: Immediate

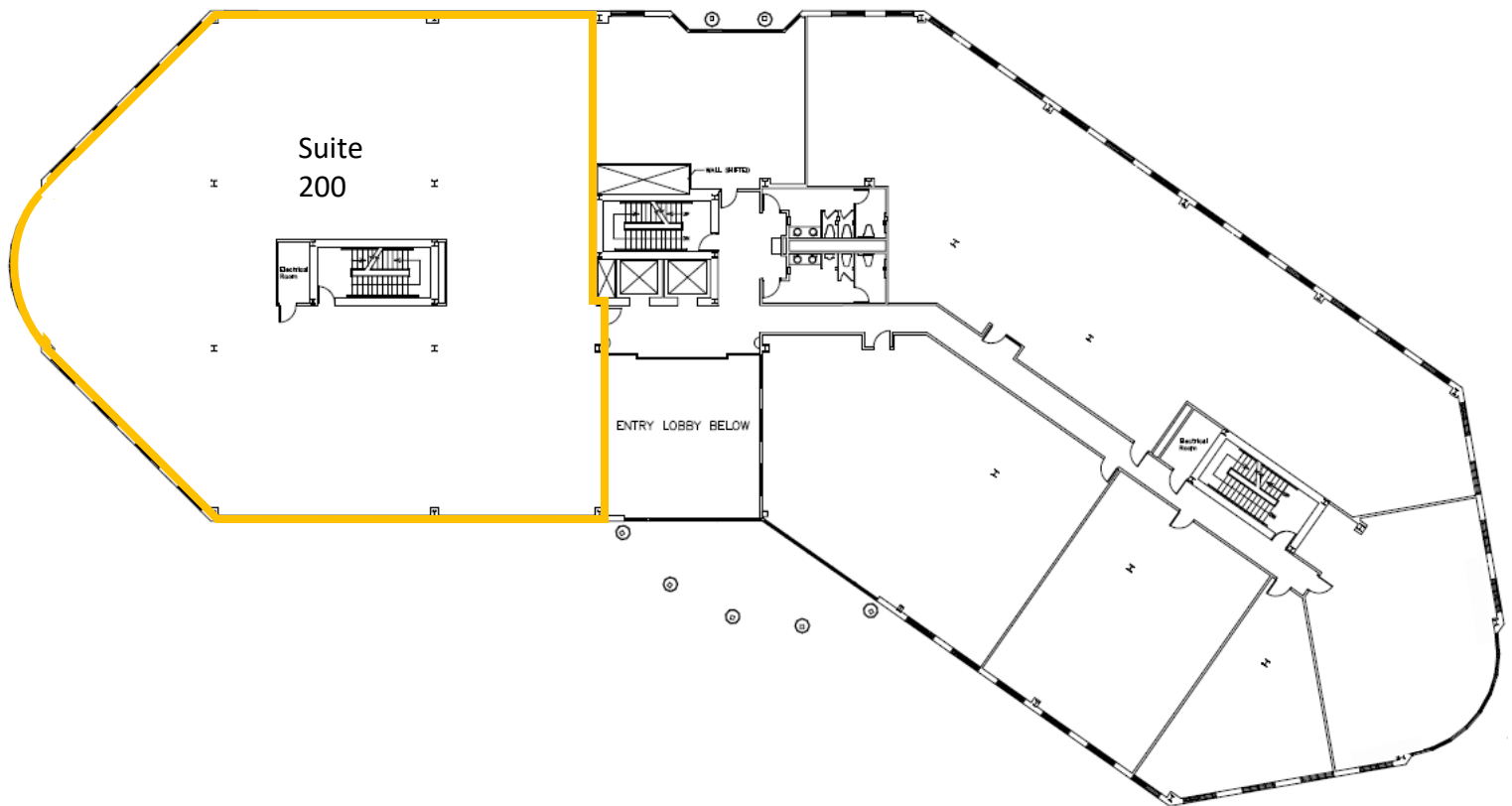
Improvements: Negotiable

Parking: Four parking stalls per 1,000 SF leased

Amenities:

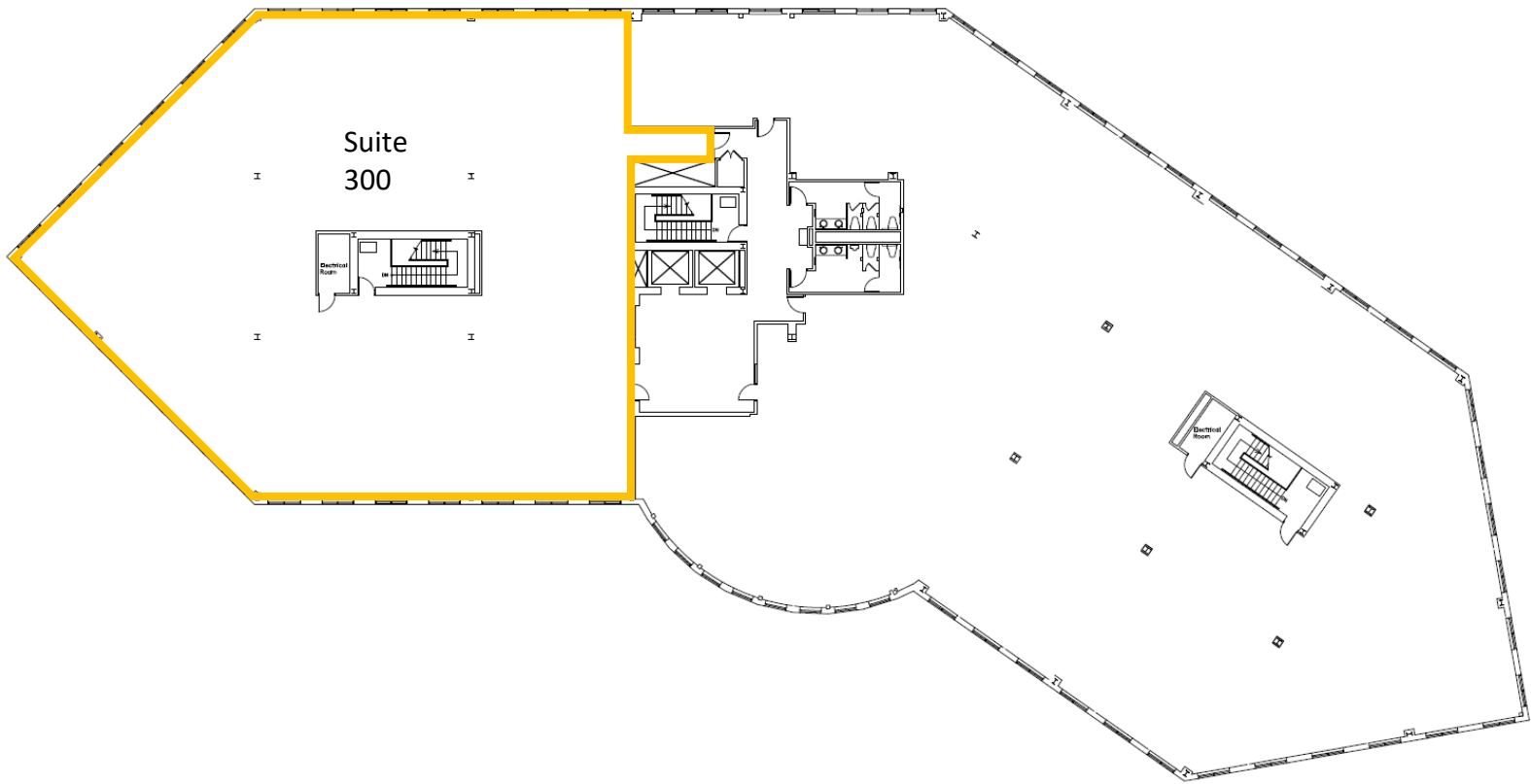
- Easy access to downtown, shopping, restaurants and the interstate/highways
- Common conference room and tenant breakroom
- Complete remodel of lobby and common area restrooms in 2018
- Secure building with after-hours card access
- Ample on-site parking at no additional charge
- GPS Needlepoint Bipolar Ionization air purification system
- Touch-free restroom features
- Storage space available
- Professionally managed by Compass Properties

Second Floor



Suite 200 10,242 RSF

Third Floor



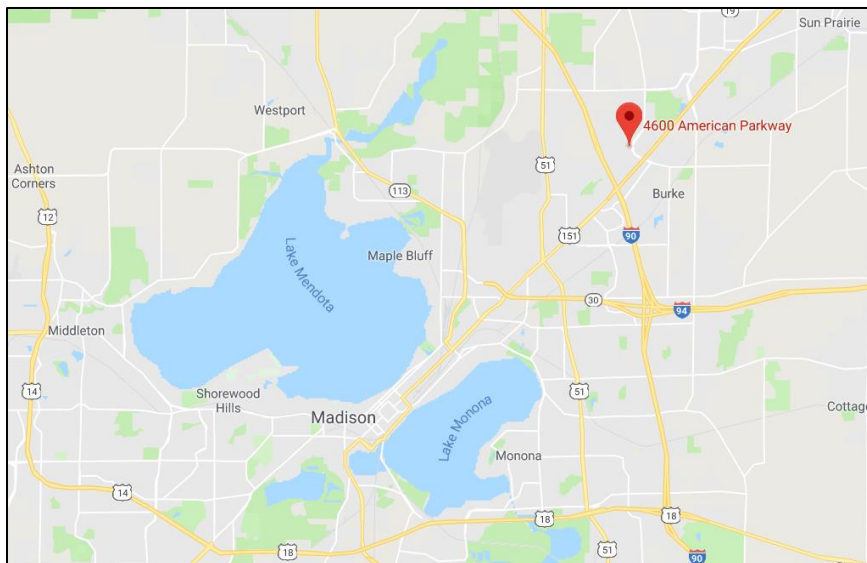
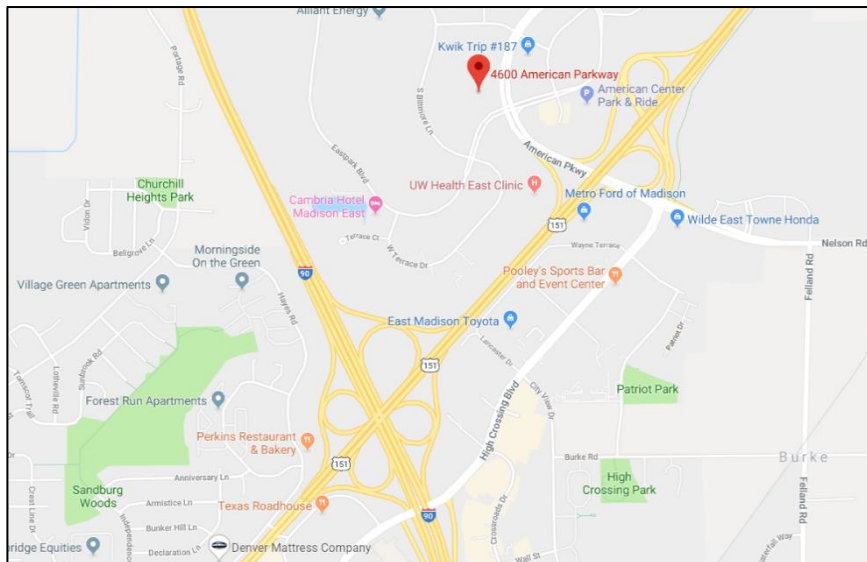
Suite 300 10,300 RSF

Location

Established in 1992, the American Center business park, one of the largest in the state, offers a wide variety of financial and professional services businesses, restaurants, hotels, multifamily housing, and healthcare providers.

4600 American Parkway is less than 3 miles from East Towne Mall and less than 20-minute drive from downtown Madison and Dane County Regional Airport. Also, just a few miles to the northeast is a mix of shops and restaurants including Target, Costco, Starbucks, Noodles & Company, and Marcus Palace Cinema.

Bus service is also available on American Parkway near the entrance of the property.



Area and Site Overview

