

Esser Place

1800 Deming Way
Middleton, WI 53562



Available for Lease

Office Space



t: 608-294-9400

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www.compassproperties.com

Property Summary

Prominently located on Madison's far west side, just off the 12/18 Beltline Highway and adjacent to Greenway Station, the recently renovated Esser Place offers Class A image and amenities. Its distinctive design, impressive 800-square-foot lobby, crisp exterior finishes, and available building signage with excellent freeway visibility make it a perfect solution for discriminating value-conscious professionals.

With bike paths bordering the property, sidewalks along Esser Pond that connect to downtown Middleton and Greenway Station, and the numerous shopping and dining accommodations surrounding the property, Esser Place provides a professional, welcoming, and exciting, work environment for all. In the middle of the far west side business district, with its distinct design details, lush landscaping, large windows providing natural light, and Class A finishes and amenities throughout, Esser Place truly offers truly a premier and professional office experience.

Building Description: 82,000 square foot, four-story professional office building precisely designed for corporate headquarters and medium to large sized service professional organizations. Adjacent is a 65,000 square foot single story flex-office building.

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|----------------------------|-----------|------------|--------------------|
| Space Availability: | Suite 100 | 5,806 RSF | Available 7/1/2023 |
| | Suite 200 | 12,749 RSF | Available 1/1/2023 |
| | Suite 202 | 9,034 RSF | Available 7/1/2023 |
| | Suite 300 | 21,747 RSF | Available 7/1/2023 |
| | Suite 400 | 21,445 RSF | Available 7/1/2023 |

Lease Rate: \$17.00 NNN (est. NNN: \$6.00/RSF)

Improvements: Negotiable

Parking: Four parking stalls per 1,000 SF leased

Amenities:

- Freeway visibility with building signage available
- Easy access to Madison, Middleton, downtown, and suburbs
- Conference/training room available at no additional charge
- Secure building with after-hours card access
- Exercise facility, bike storage, and showers on site
- Handsfree restroom features
- Professionally managed by Compass Properties



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Property Photographs



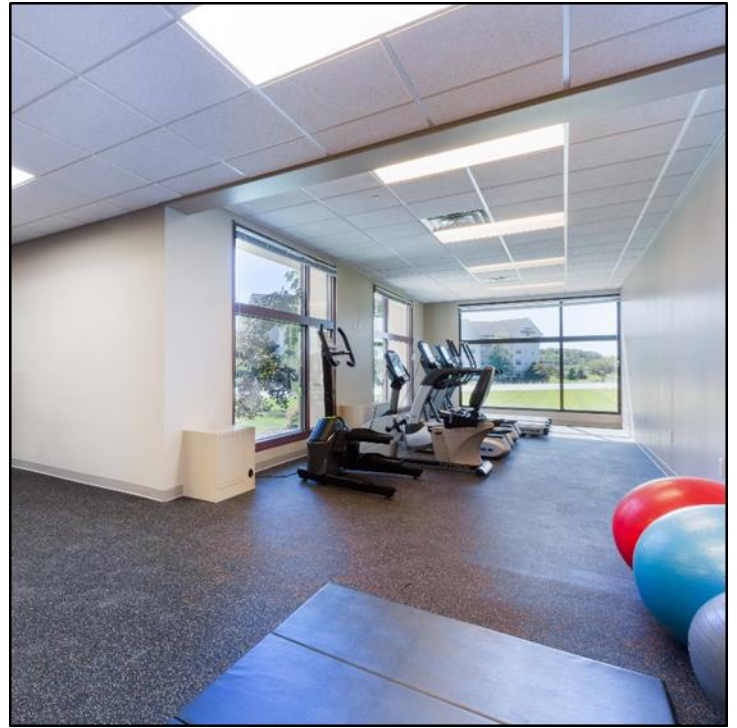
Building Entrance



Building Lobby

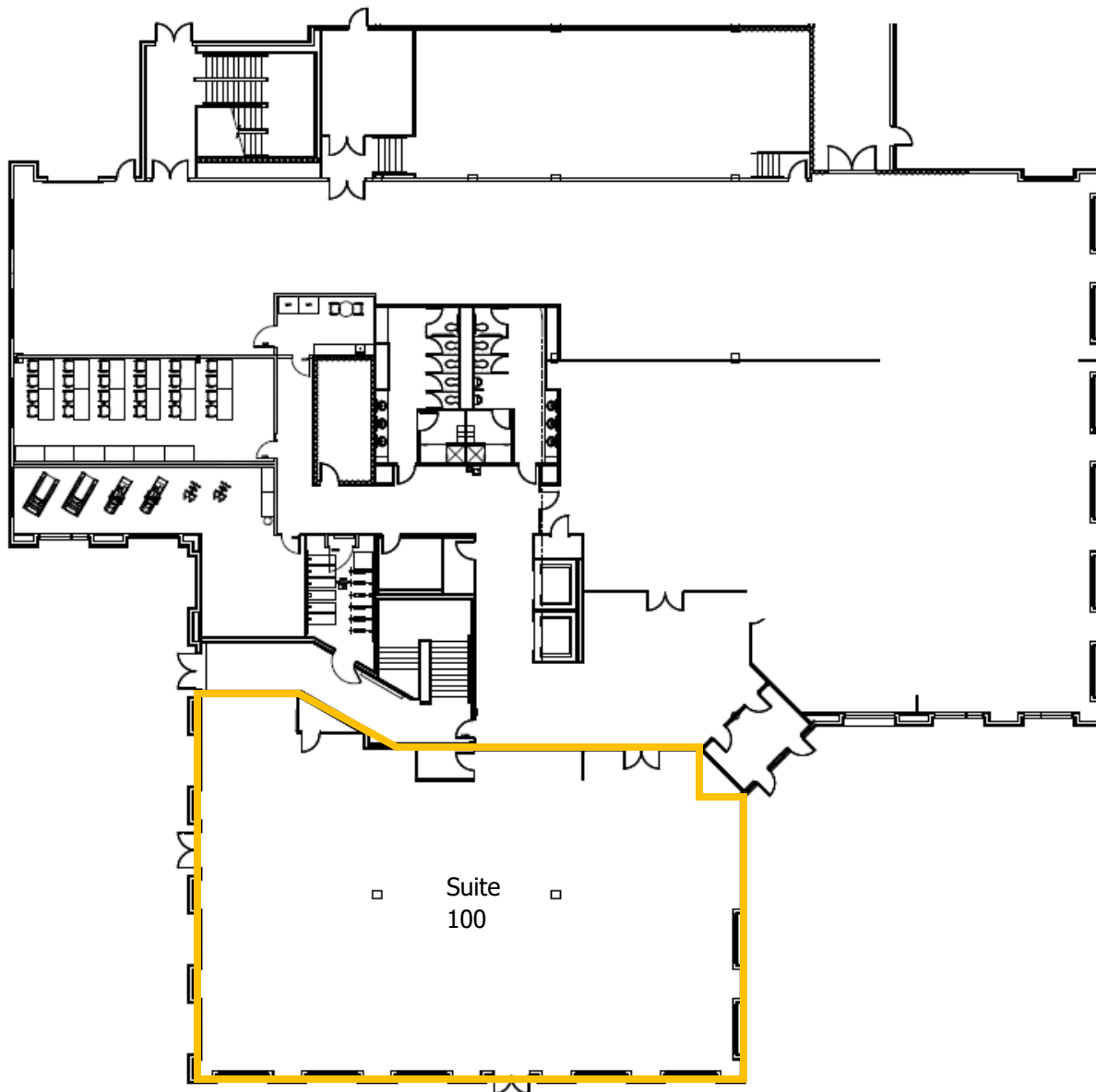


Conference/Training Room



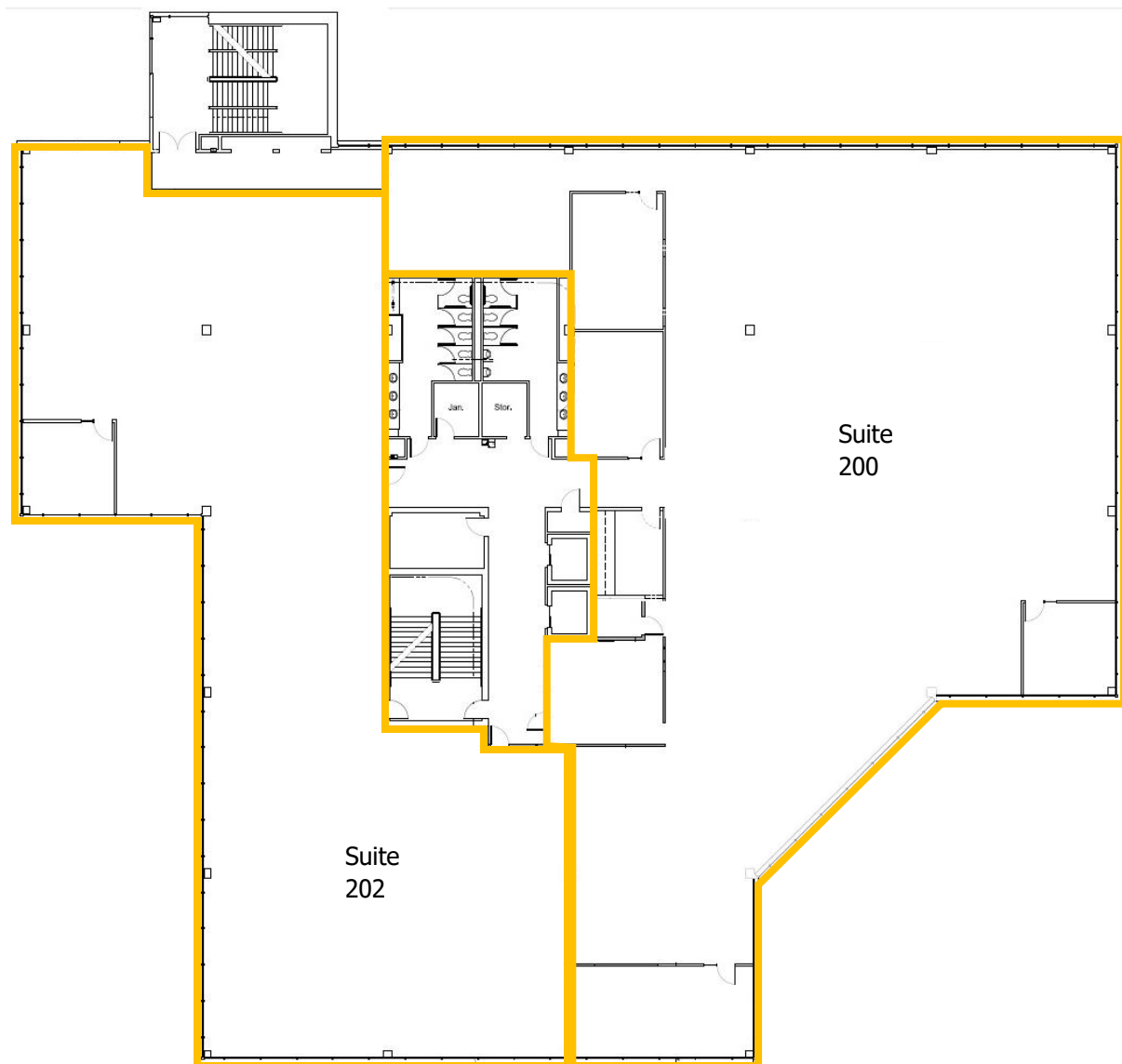
Exercise Room

First Floor



Suite 100 5,806 RSF

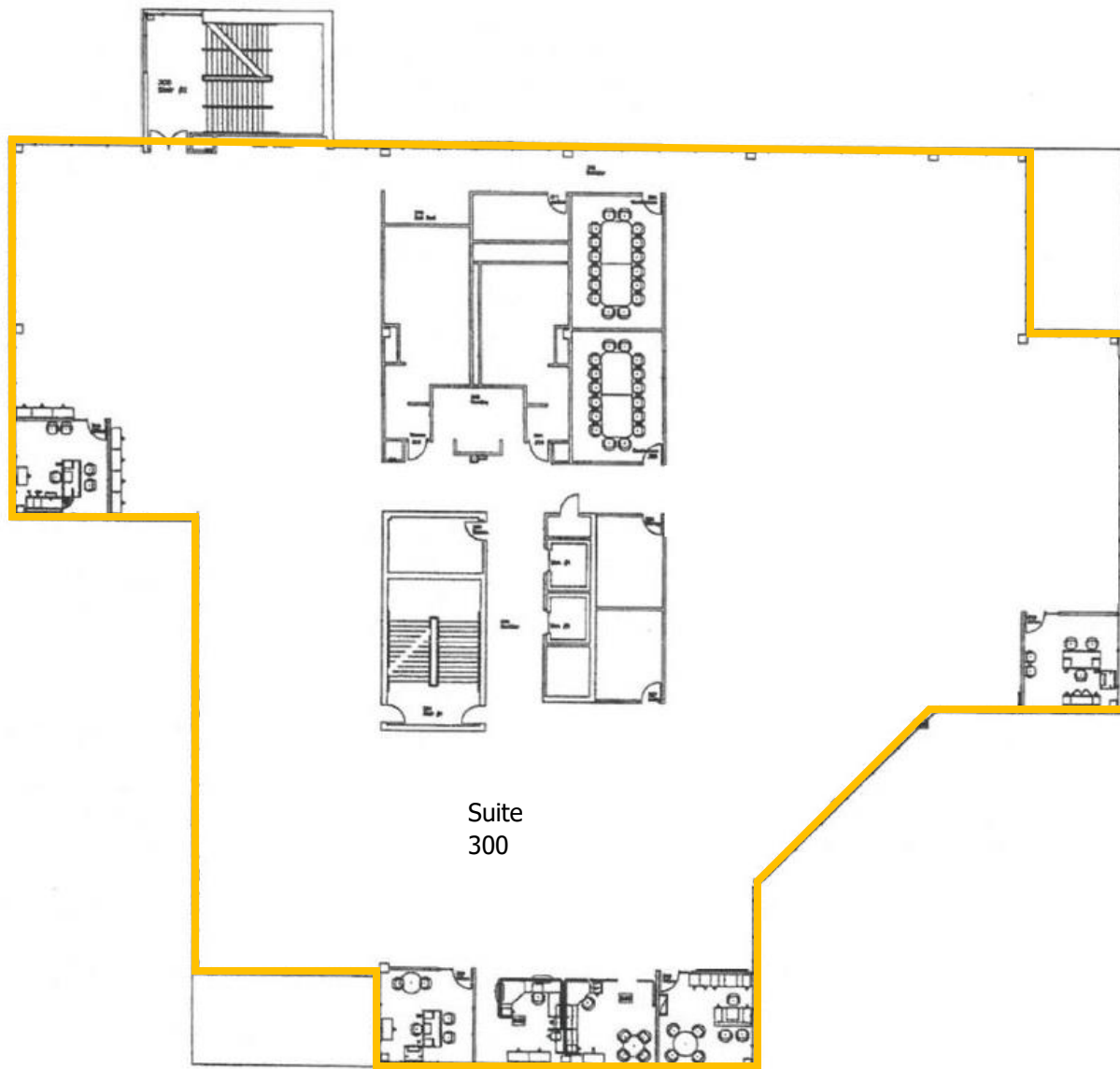
Second Floor



Suite 200 12,749 RSF

Suite 202 9,034 RSF

Third Floor



Suite
300

Suite 300 21,747 RSF

Fourth Floor



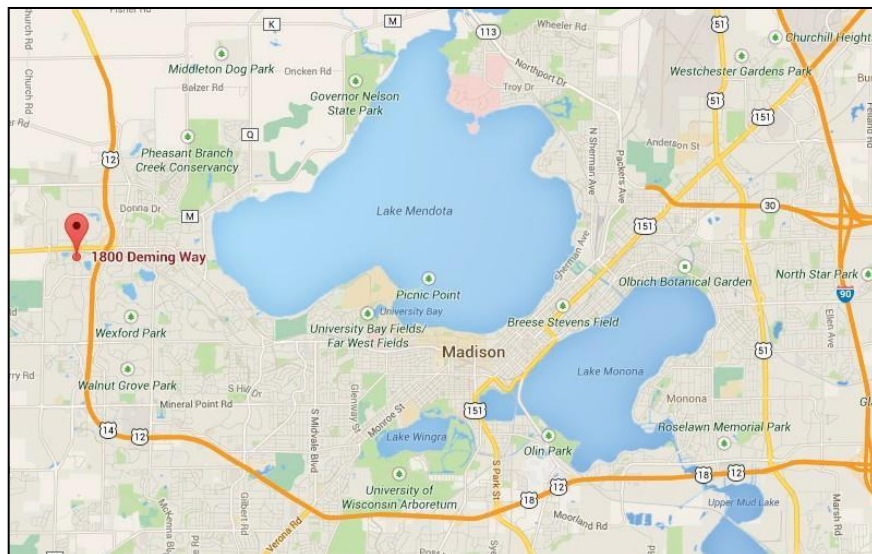
Suite 400 21,445 RSF

Location

Just north of Greenway Station and the Old Sauk Trails Business Park, Esser Place is an easy to find location surrounded by amenities. Many restaurants, shops, and hotels are within walking distance or a few minutes' drive.

Highly visible from the Beltline and University (Highway 14), Esser Place puts you in the hub of activity. Esser Place is a 14 mile, 30-minute drive to Madison's regional airport and only 7 mile, 15-minute drive to downtown Madison.

A regional bike path fronts Esser Place on Deming Way and connects to the larger trail system. Bus service is available on University Boulevard and Deming Way within a short walking distance of the property.



Area Overview & Amenities

