



HALLICK HOLDING AND INVESTMENT, INC.



## EXCELSIOR

8310 Excelsior Dr. Madison, WI

### PROPERTY

Single story with open ceilings completely remodeled in 2010, 8310 Excelsior features over 45,749 square feet of class A office space. This property is also ideal for a Lab or small production facility.

### LOCATION

Nestled in the middle of Old Sauk Trails Park on the west side of Madison just minutes off the beltline. Close and easily accessible to the top talent of employees in Madison and near restaurants, hotels and many other services. Adjacent to walking paths and a park.

### AMENITIES

Building includes conference rooms, meeting areas, outdoor patio, full kitchen, three private covered parking spots, loading docks and a 100 kW backup generator (installed in 2017). All furniture and cubicles currently in property are included with rent. Small family owned business with top notch property management.

FRONT ENTRY



LOBBY





# EXCELSIOR 8310 Excelsior Dr. Madison, WI

## OVERVIEW

### BUILDING DESCRIPTION

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8310 Excelsior features 45,749 square feet of Class A office space located on the west side of Madison in the Old Sauk Trails Park. Located minutes off the beltline is easily accessible to employees and customers in a highly desirable office park. Single story with tall ceilings and loading docks make it ideal for both offices and labs..

### SIGNAGE

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Monument signage provided on Excelsior Drive

### PARKING

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Surface Stalls:	Covered Stalls:	ADA Accessible:	Visitor:	Motorcycle Stalls:
199	3	9	2	9

### HVAC SYSTEM

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Closed loop system utilizing a cooling tower and heat exchanger. Individual zones controlled with water source heat pumps.

### LOADING DOCK

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Three loading docks with two being semi height and one for small trucks and vans. Extremely large parking lot making it easily accessible for deliveries.

### OTHER

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Building includes conference rooms, meeting areas, outdoor patio, full kitchen, 3 private covered parking spots, loading docks and a 100kW backup generator. Power enters the building from multiple directions to limit outages. Internet provided by Lumen but other providers may be connected. All furniture and cubicles currently in property are included with lease.

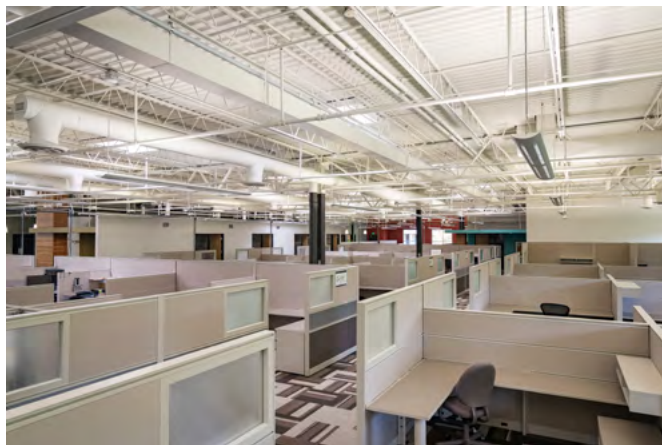


## EXCELSIOR 8310 Excelsior Dr. Madison, WI

INTERIOR CUBICLES / FRONT WINDOWS



INTERIOR CUBICLES AND OFFICES



COMMONS AREA



COMMONS FIREPLACE



KITCHEN



CONFERENCE ROOM





## EXCELSIOR 8310 Excelsior Dr. Madison, WI

RECEPTION DESK



EXECUTIVE OFFICE



PATIO / FIREPIT



BACK LAWN

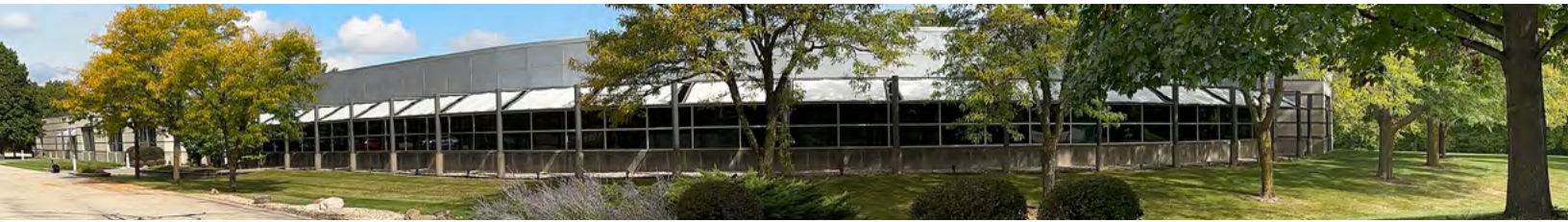


LOADING DOCK

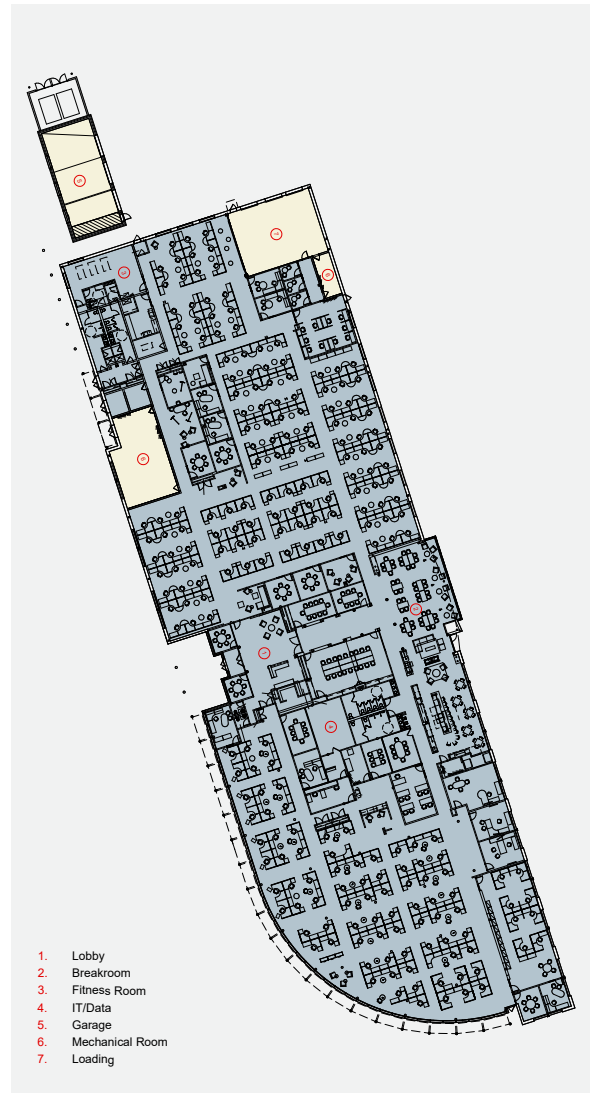


COVERED PARKING





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**LEARN MORE**

[www.hallick.com/8310Excelsior](http://www.hallick.com/8310Excelsior)  
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