



5201

EAST TERRACE DRIVE
MADISON, WI

OVERVIEW

Built in 2009, 5201 East Terrace Drive is a Class A office building on the east side of Madison. The 44,709-square-foot building is constructed of brick and steel and is strategically located at the intersection of Interstate 90/94 and Highway 151.

LOCATION

This building is conveniently located in the American Center business park. Its proximity to Interstate 90/94 and Highway 151 provides great exposure and access to many hotel, dining, and shopping options, as well as several walking trails.

AMENITIES

Features of this property include a conference room, workout room, ATM, and below-grade, tempered parking. Tenants have access to all fitness facilities, conference centers, and boardrooms throughout The Park at High Crossing. Our in-house team of first-class property and maintenance personnel are always available to make sure things are running smoothly!



CONTACT BEN HURD

608.828.8888 | info@iamgtllc.com



BUILDING DETAILS

YEAR BUILT	2009
NUMBER OF FLOORS	3
PARKING	Covered and surface
BREAK ROOM/LOUNGE	Yes
CONFERENCE ROOM	Yes
EXERCISE ROOM	Yes
SHOWER	No
ELEVATOR	Yes
CONSTRUCTION TYPE	Concrete with brick
BUILDING SECURITY	Keycard entry
PHONE/CABLE/INTERNET	TDS Metrocom/Charter Communications/AT&T
SIGNAGE OPPORTUNITIES	Monument and suite included Building negotiable
NUMBER OF COMMON AREA RESTROOMS	8
ADA COMPLIANT	Yes
HIGHWAY EXPOSURE	Yes
OUTDOOR SEATING	No