

Park West I

406 Science Drive
Madison, WI 53711



Available for Lease

Office Space

Inside:

- Property Summary
- Building Photographs
- Location Maps
- Aerial Overview

Property Summary

Park West I at 406 Science Dr. is conveniently located on the corner of Mineral Point and Whitney Way in the very successful University Research Park. The impressive four-story, 52,353 square foot building features some of Madison's most innovative and flourishing businesses. The building is constantly undergoing improvements to further improve service, performance and energy efficiency.

The building is an excellent home for your company and employees — located in a park-like setting on 6 acres, Park West I features ample free parking and excellent views. Near several restaurants and shopping destinations, this convenient location is just 15 minutes from downtown Madison, Greenway Station, Middleton, Verona and Cross Plains.

Building Description: 52,353 square foot, four-story professional building. Part of the UW Research Park campus which is comprised of over 37 buildings with almost 2 million square feet of space and over 3,500 employees.

Space Availability:	Suite 100	6,033 RSF
	Suite 101	984 RSF
	Suite 110	5,765 RSF
	Suite 200	10,323 RSF (can be divided)
	Suite 320	3,193 RSF

Lease Rate: \$15.50 - \$16.00 NNN

Improvements: Negotiable

Parking: Four parking stalls per 1,000 SF leased

Amenities:

- Professional lobby design, common conference/training center
- Easy access to UW, shopping, restaurants and the 12/18 Beltline Hwy
- Document storage rooms onsite
- Secure building with after-hours card access
- Ample on-site parking at no additional charge
- Handsfree restroom features

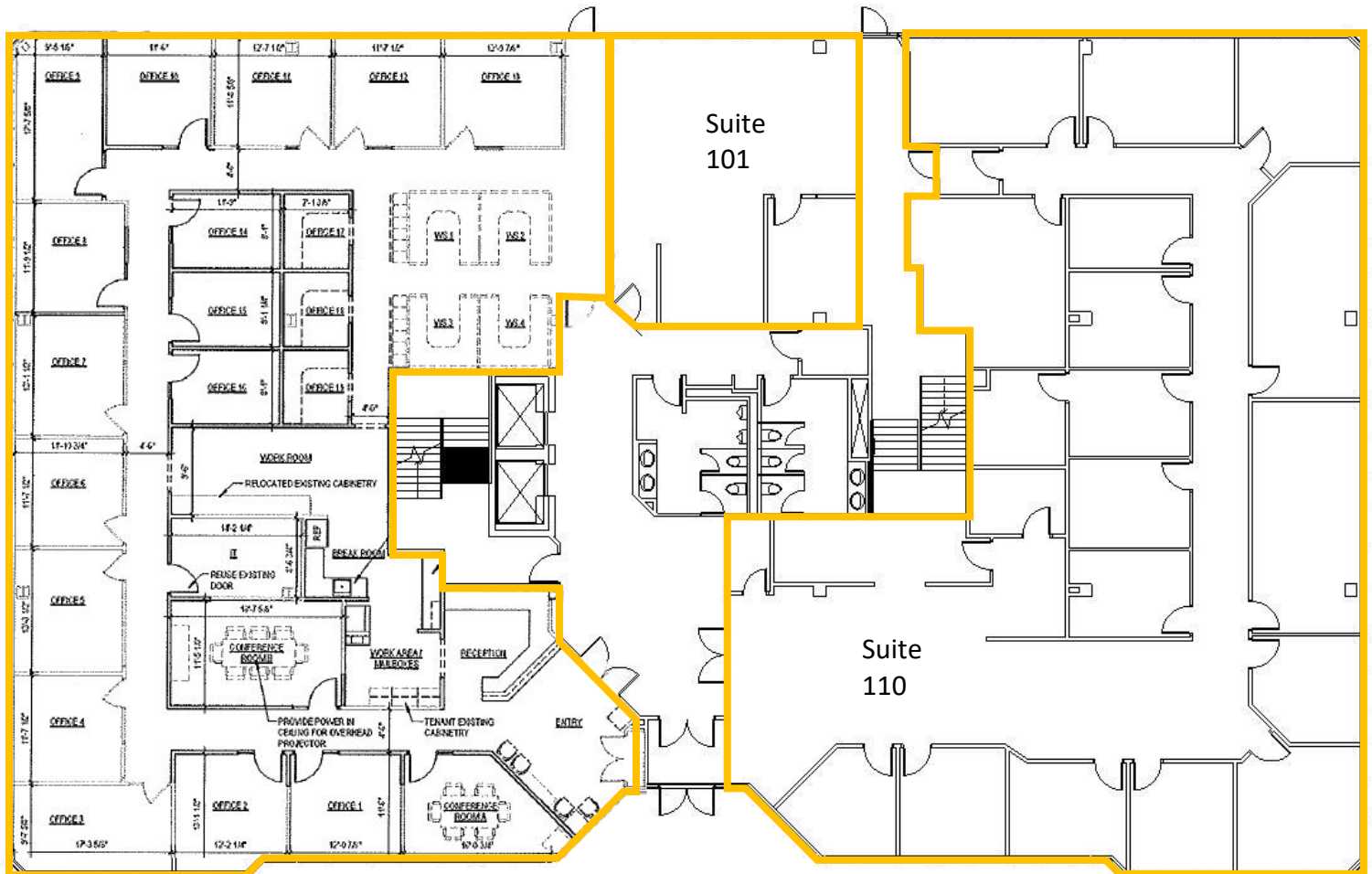


t: 608-294-9400

leasing@compassproperties.com

www.compassproperties.com

First Floor

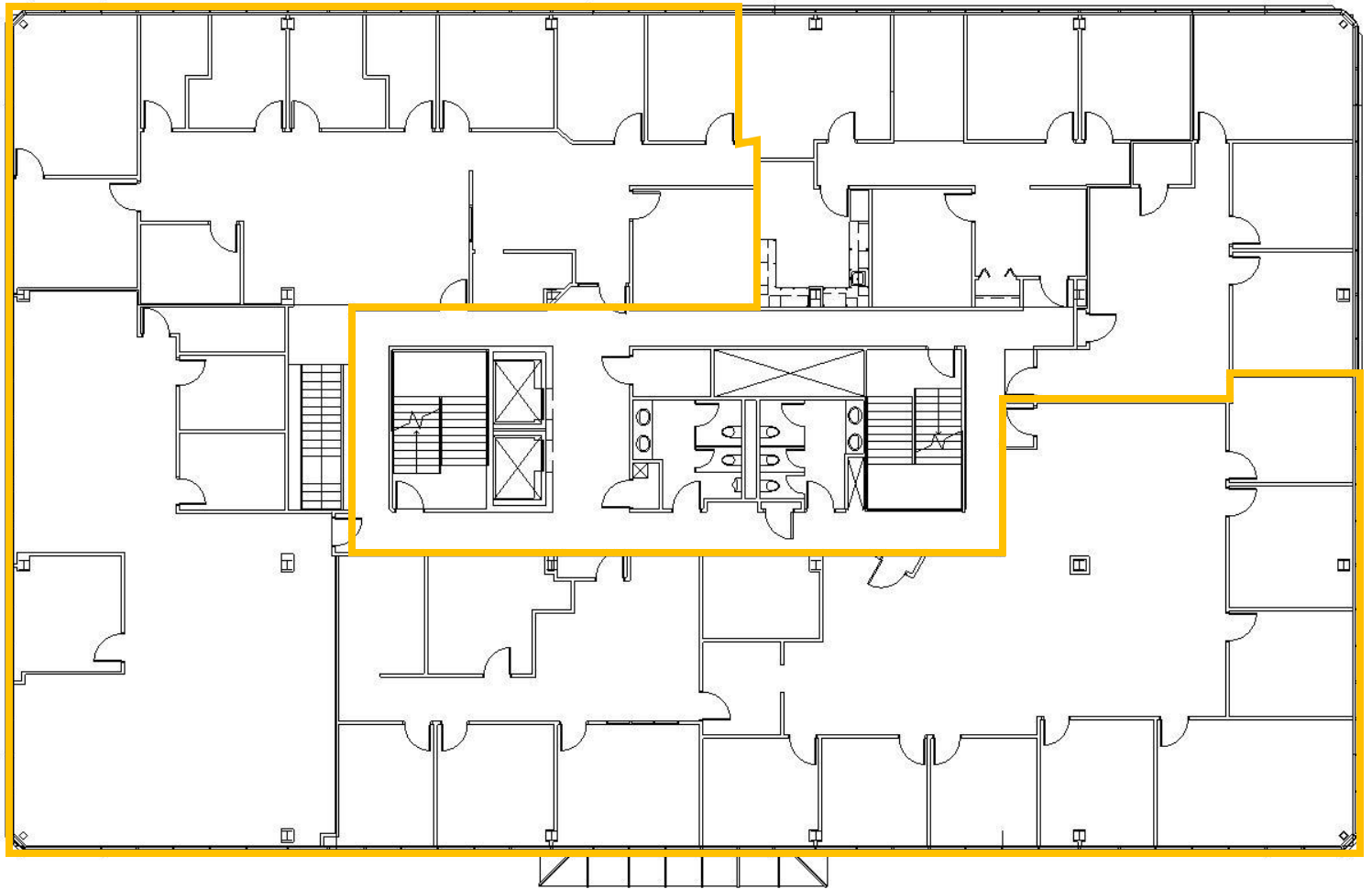


Suite 100 6,033 RSF

Suite 101 984 RSF (available 12/1/2023)

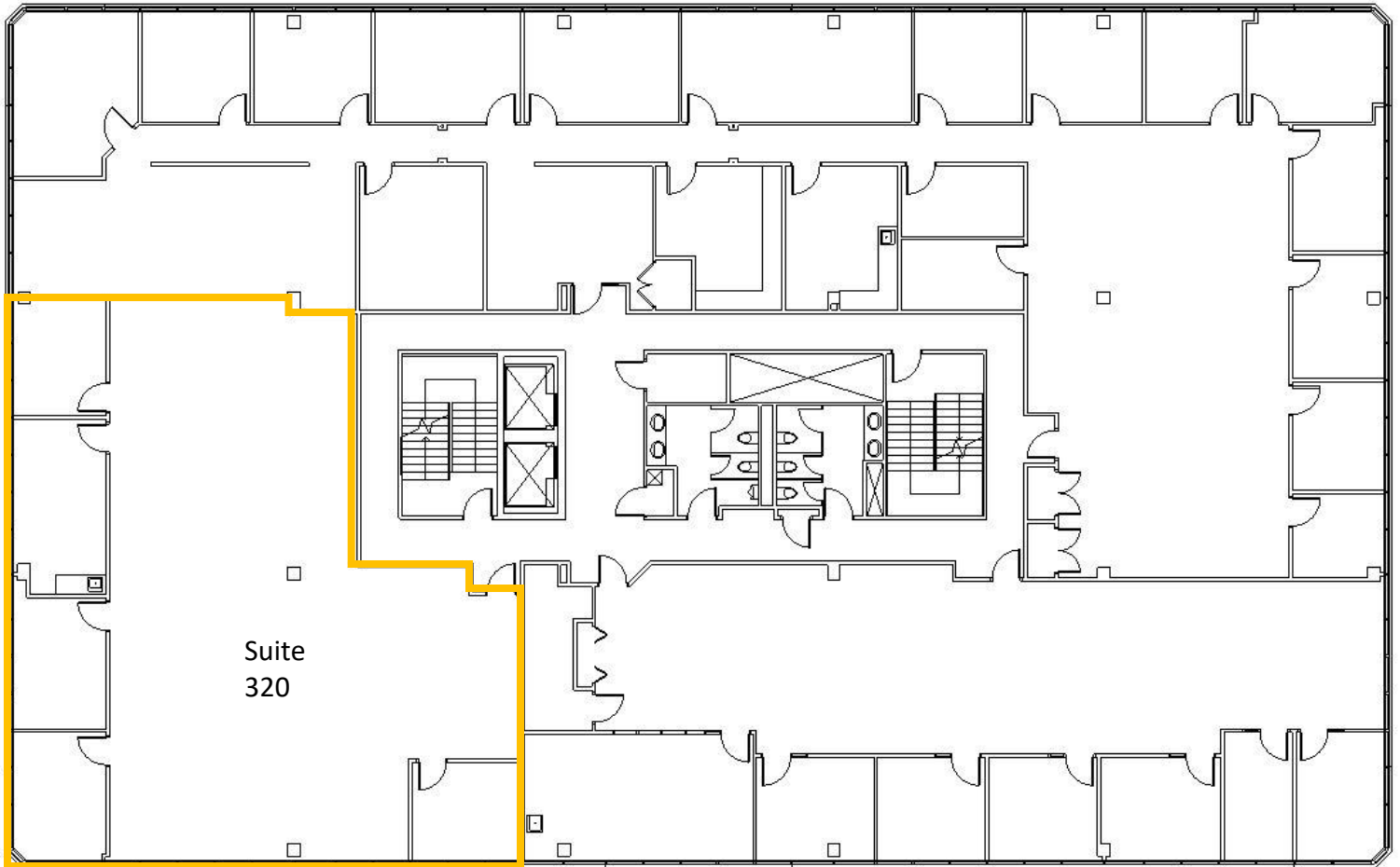
Suite 110 5,765 RSF (available 12/1/2023)

Second Floor



Suite 200 10,323 RSF (available 12/1/2023)

Third Floor



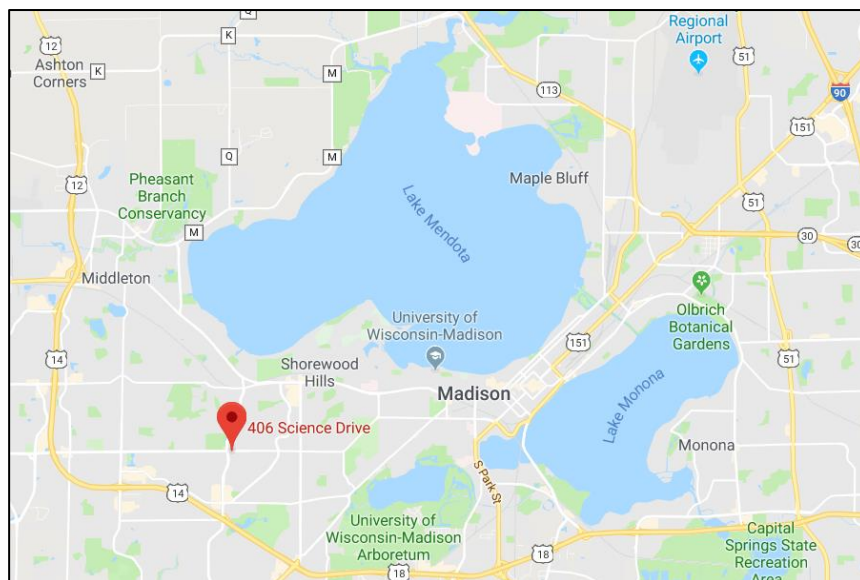
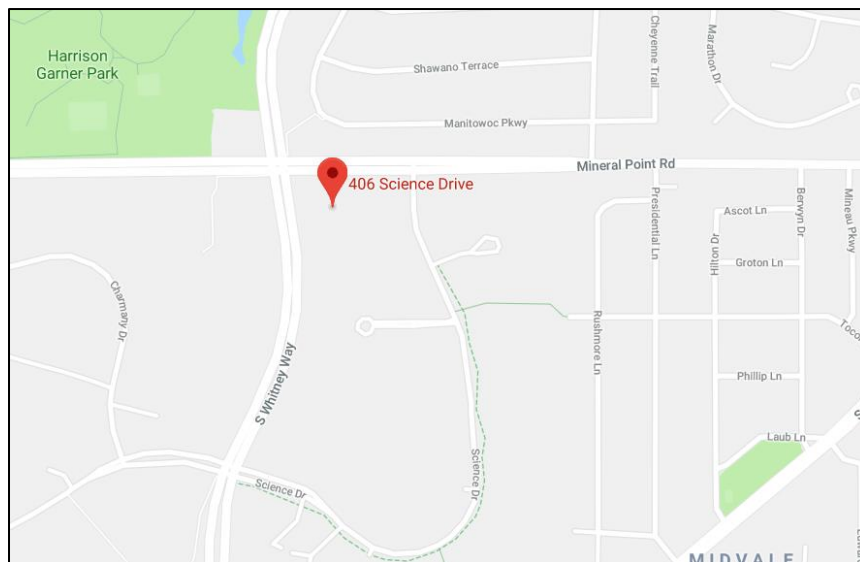
Suite 320 3,193 RSF (available 3/1/2023)

Location

Established in 1984, University Research Park, a University of Wisconsin-Madison affiliate, is an internationally recognized research and technology park that supports early-stage and growth-oriented businesses in a range of sectors including engineering, computational and life sciences.

Park West I is less than 2 miles from West Towne Mall and just a 30-minute drive (10.1 miles) from Dane County Regional Airport. Also, less than 1 mile to the south is a mix of shops and restaurants including Walgreens, Hy-Vee, Vintage Brewing Co., and an Applebee's.

Bus service (routes 06 and 11) is available on Science Drive near the entrance of the property.



Subject Property and Building

