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3591  
Anderson  
Street

MADISON, WI 53704

OFFICE BUILDING FOR SALE OR LEASE



# PROPERTY OVERVIEW

3591 Anderson Street

This 35,540 square foot multi-tenant education/office building is situated on 2.13 acres on the East Side of Madison, Wisconsin. The property is currently on a 75-year land lease. The building is conveniently located near Madison's East Towne Mall retail corridor, Madison College, Dane County Regional Airport and Interstate 90/94. A mere 10 minutes from Downtown Madison, this property is well situated for educational and/or office use. This 20-year old asset has been very well cared for and is prominently located on the corner of Highway 51 and Anderson Street.

Purchase Price: \$4,400,000

Lease Rate: \$12.75 PSF NNN



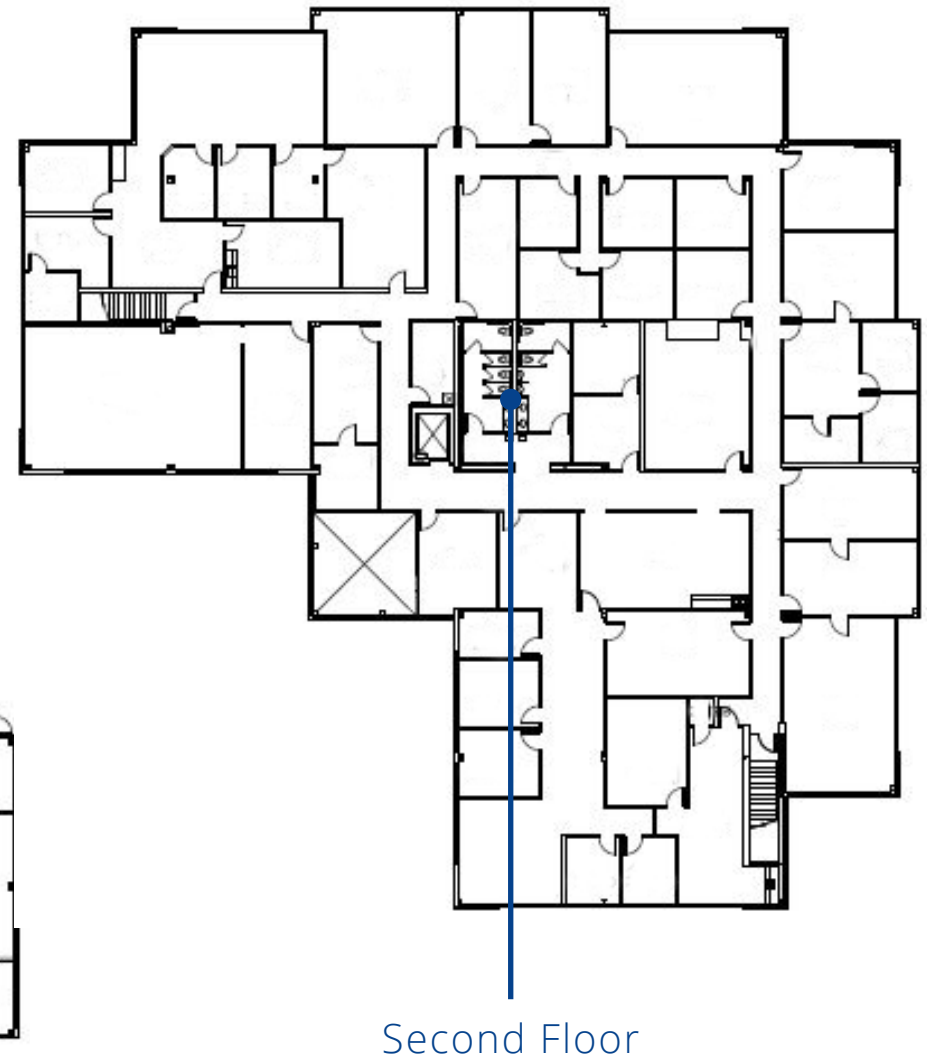
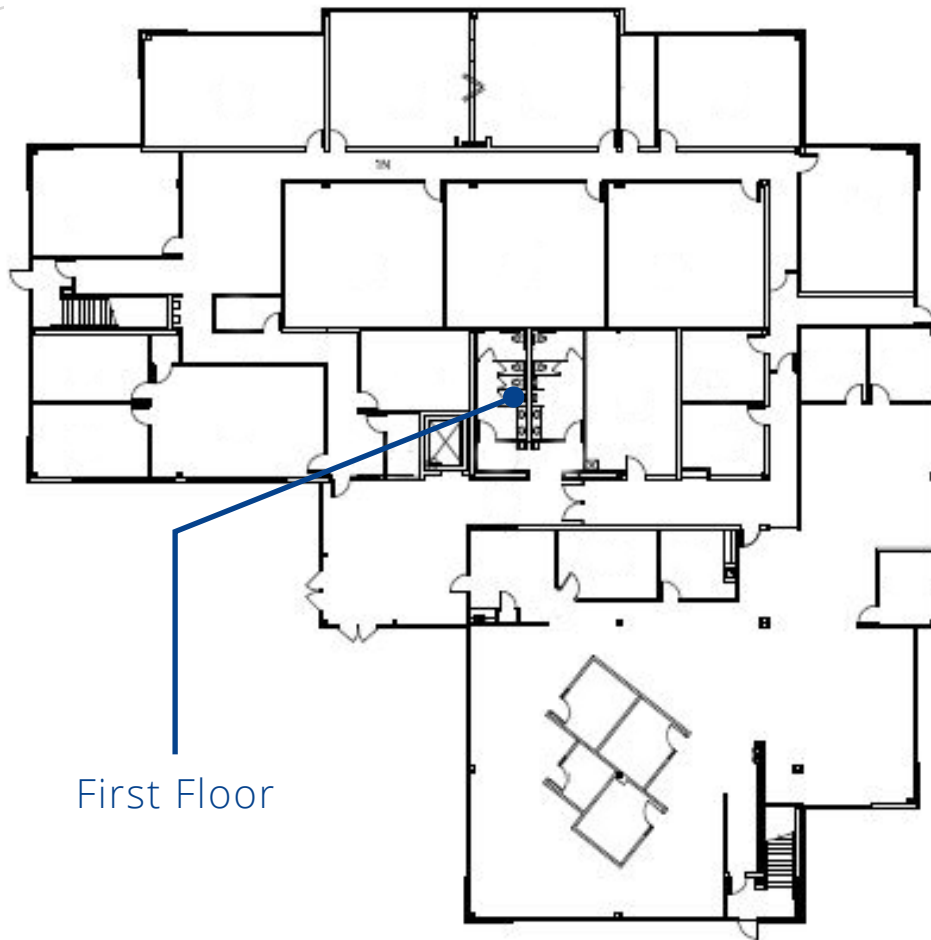


# PROPERTY SPECIFICATIONS

|                |  |
|----------------|--|
| Building Size  | 35,540 SF  |
| Land Size      | 2.13 Acres (92,783 SF)   |
| Parcel Number  | 0810-321-0089-4  |
| User Type      | Office   |
| Stories        | 2  |
| Building Class | A  |
| 2022 Taxes     | \$73,430.26  |
| Year Built     | 2002   |
| Zoning         | PD - Planned Development   |
| Configuration  | A mix of Private Offices, Conference Rooms, Open Office Plans & Common Areas |
| Parking        | 84 Surface Stalls  |
| Sprinklers     | Yes  |



# FLOOR PLANS





# SITE PLAN





# LOCATION



## Drive Times

|                              |                                |
|------------------------------|--------------------------------|
| I-94                         | 1.9 Miles   5 Minutes          |
| Dane County Regional Airport | 2.1 Miles   5 Minutes          |
| Downtown Madison             | 4.6 Miles   12 Minutes         |
| Milwaukee                    | 74 Miles   1 Hour Minutes      |
| Green Bay                    | 130 Miles   2 Hours            |
| Chicago                      | 146 Miles   2 Hours 30 Minutes |

## Demographics:



### Population

1 mi: 4,029  
3 mi: 64,226  
5 mi: 149,316



### Households

1 mi: 1,819  
3 mi: 30,526  
5 mi: 70,482



### White Collar Workforce

1 mi: 57.7%  
3 mi: 67.7%  
5 mi: 71.4%



### Madison Area Top Employers

Epic Systems Corp  
UW Health  
American Family Insurance



# PROPERTY PHOTOS





# 3591 Anderson Street

MADISON, WI 53704

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