

For Lease

11 N Allen Street

# Former Heights Kitchen & Wine Bar

11 N ALLEN ST  
MADISON, WI 53726

the  
Heights

Price: \$32 p/sf Modified Gross

Kitchen equipment and large  
outdoor patio space included.



**BRYANT MEYER, CCIM**  
Broker, Associate  
(608) 443-1004  
bmeyer@oakbrookcorp.com

**TONY KEUNTJES**  
Associate  
(608) 443-1039  
akeuntjes@oakbrookcorp.com

# PROPERTY SUMMARY

11 NORTH ALLEN STREET



## Property Summary

Lease Rate: \$32.00 p/sf MG  
Lease Rate includes kitchen equipment

Available SF: 1,870

Occupancy: Available Now

Condition: Full Build Out - Turnkey

Zoning: Neighborhood Mixed Use (NMX)

## Property Overview

Turnkey Kitchen and Bar. The lease rate includes the use of all kitchen equipment.

The space features a kitchen prep space with FRP washable walls and ceilings, walk-in cooler, ansul hood system, bar with 4-handle tap system, basement storage, 2 ADA restrooms, large outdoor patio space and more.

Tenant responsible for separately metered electric, pro-rata share of gas and water, phone/data, trash/recycling, and kitchen equipment maintenance.

## Location Overview

Great location on Madison's west side - 4 blocks from Camp Randall Stadium and just off Regent Street.

# PROPERTY PHOTOS

11 NORTH ALLEN STREET



**OAKBROOK CORPORATION**  
2 Science Court, Suite 200  
Madison, WI 53711

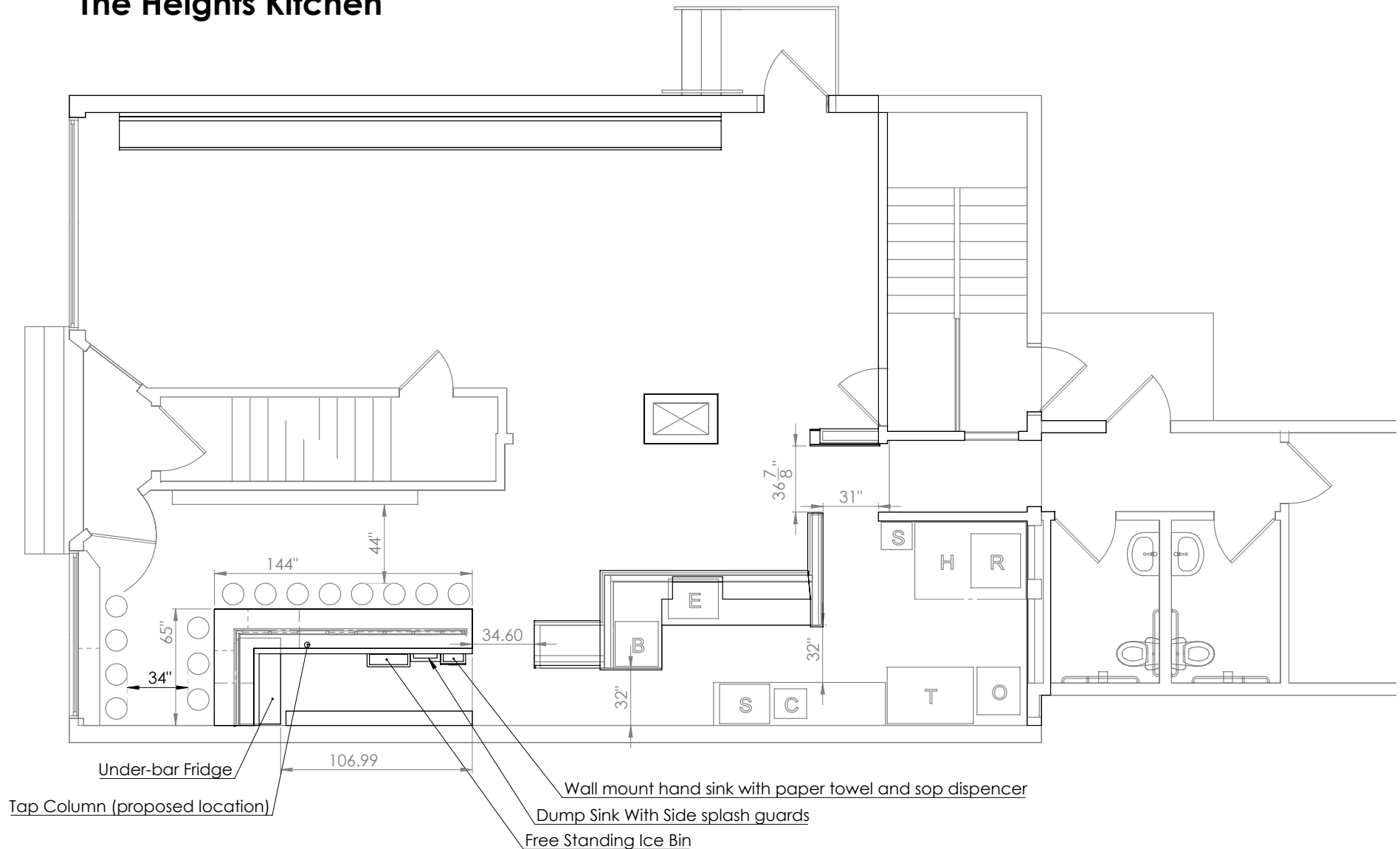
**BRYANT MEYER, CCIM**  
Broker, Associate  
O: (608) 443-1004  
C: (608) 633-2242  
bmeyer@oakbrookcorp.com

**TONY KEUNTJES**  
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C: (715) 451-3252  
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# FLOOR PLAN

11 NORTH ALLEN STREET

## The Heights Kitchen



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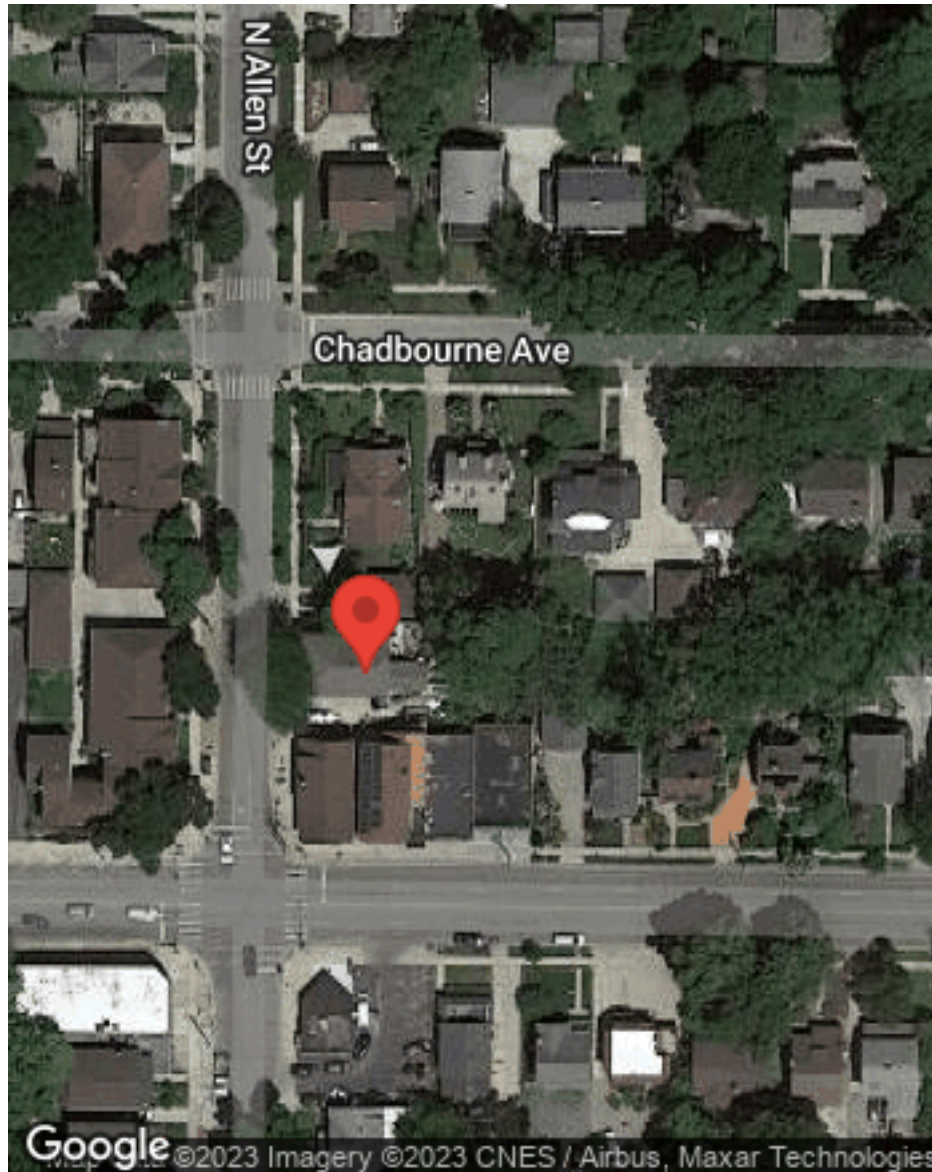
# BUSINESS MAP

11 NORTH ALLEN STREET



# LOCATION MAPS

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11 NORTH ALLEN STREET

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*PRESENTED BY:*

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