

# For Sublease

## 45 Nob Hill Road

Madison, WI 53713

### Space Profile

<b>Available Space</b>	30,000 - 100,000 SF
<b>Building Size</b>	100,000 SF
<b>Stories</b>	3
<b>Year Built</b>	2006
<b>Parking</b>	Free surface parking over 4.0/1,00 SF \$6.00/SF
<b>OpEx</b>	Tenant to pay utilities & in-suite janitorial
<b>Lease Rate</b>	\$15.00 PSF NNN

### Features

- Fitness Center
- Men's and women's locker rooms
- Data/IT room with raised flooring
- Several conference rooms
- Mix of private offices and open areas
- Workstations in place
- Large common break room
- Kitchenette(s) on each floor

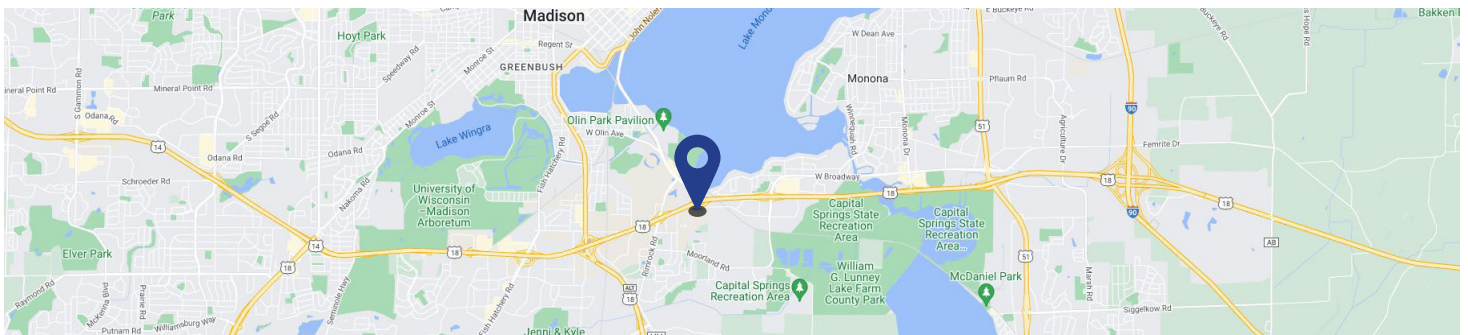
### For More Information

**Cresa**  
613 Williamson Street  
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Madison, WI 53703  
[cresa.com/madison](http://cresa.com/madison)



**TJ Blitz**  
608.444.9440  
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### Map



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**cresa**

Aerial View



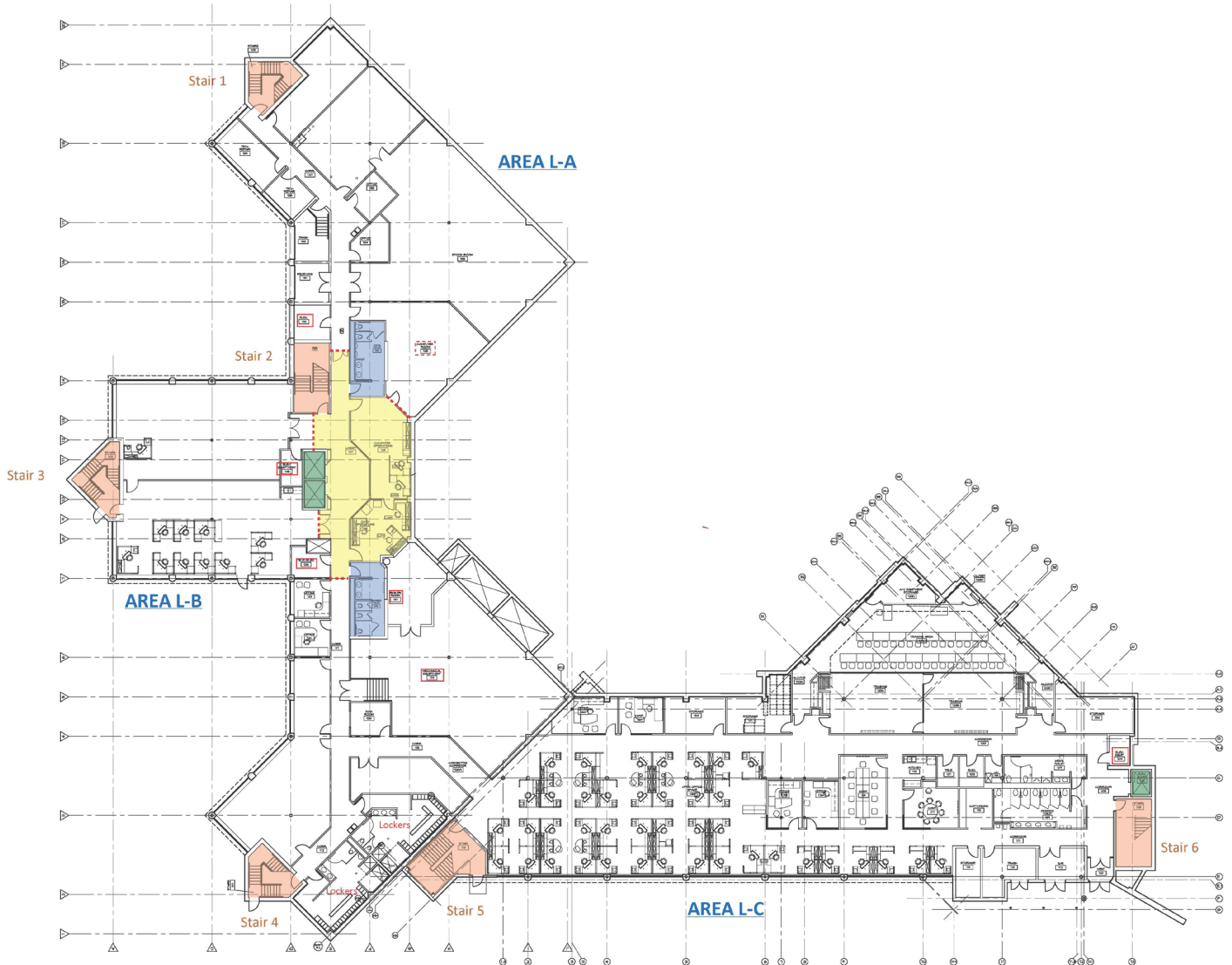
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Lower Level



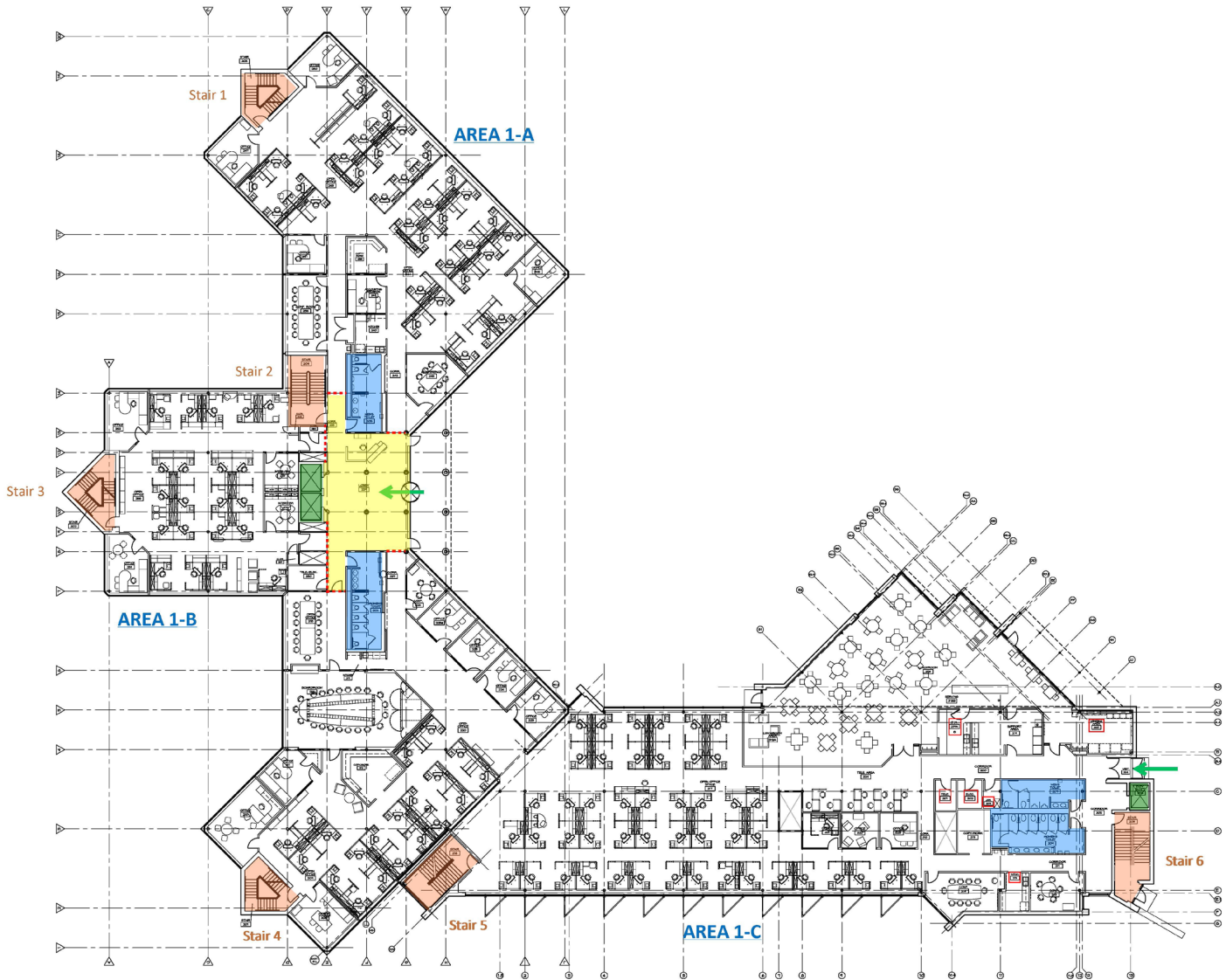
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First Floor



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Second Floor



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