

2208 REGENT ST

MADISON, WI 53726



PROPERTY DESCRIPTION

Wonderful turnkey office in the heart of Regent Street. Just steps from campus and downtown without all the hectic hustle and bustle. 3 offices, conference room, reception and kitchenette. Ideal lease start date 7/1/23. Modified gross lease at \$27/ft.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$23,335.00 per year (MG)
Number of Units:	2
Available SF:	865 SF
Lot Size:	0.13 Acres
Building Size:	1,513 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,328	47,960	101,218
Total Population	22,613	108,263	220,016
Average HH Income	\$91,647	\$76,819	\$85,247



PREFERRED COMMERCIAL GROUP
Each office independently owned and operated

JOE VOELL
Commercial Director
608.234.7208
joevoell@remax.net

5320 Monona Dr
Monona, WI 53716-3127

800.236.4411

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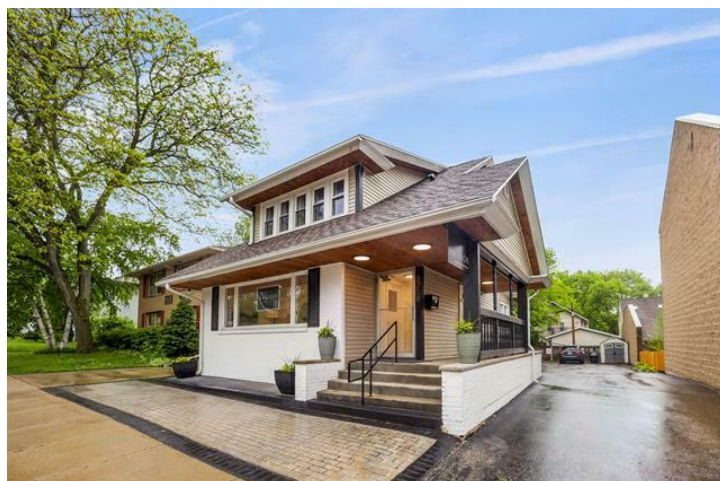
FOR LEASE

OFFICE BUILDING

ADDITIONAL PHOTOS

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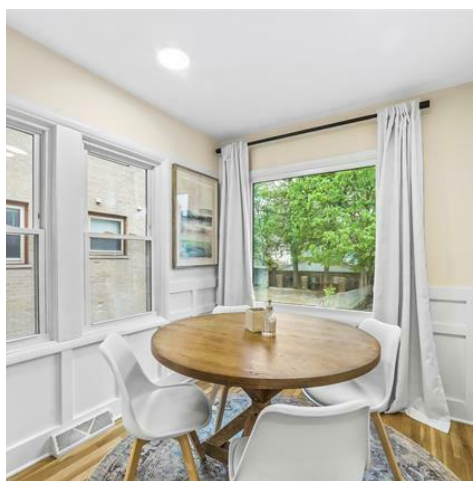
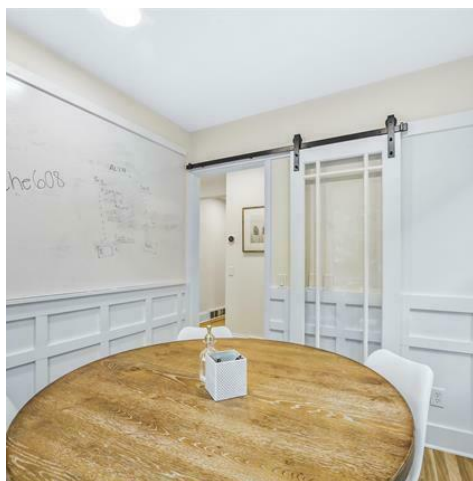
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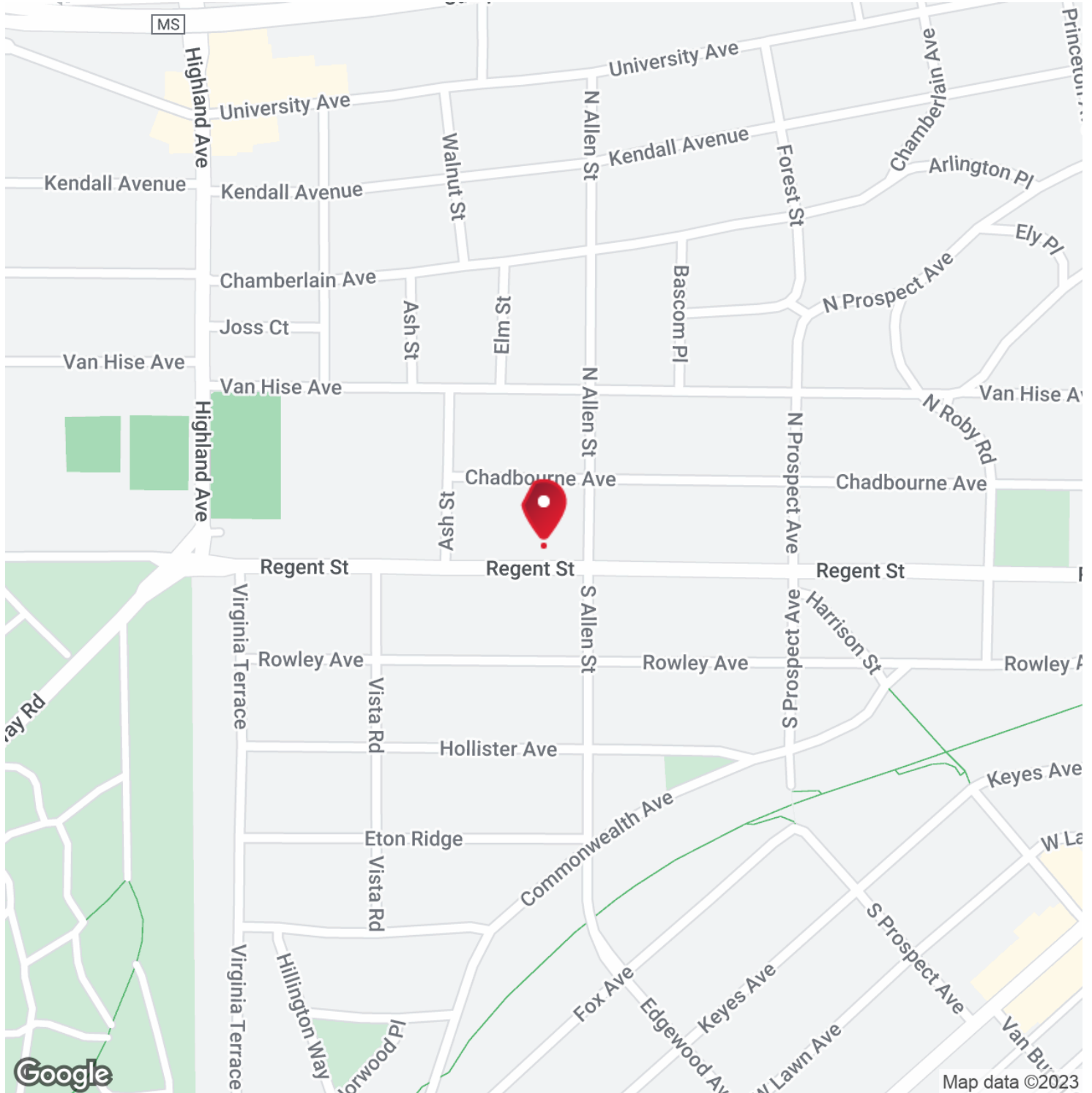
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LOCATION MAP

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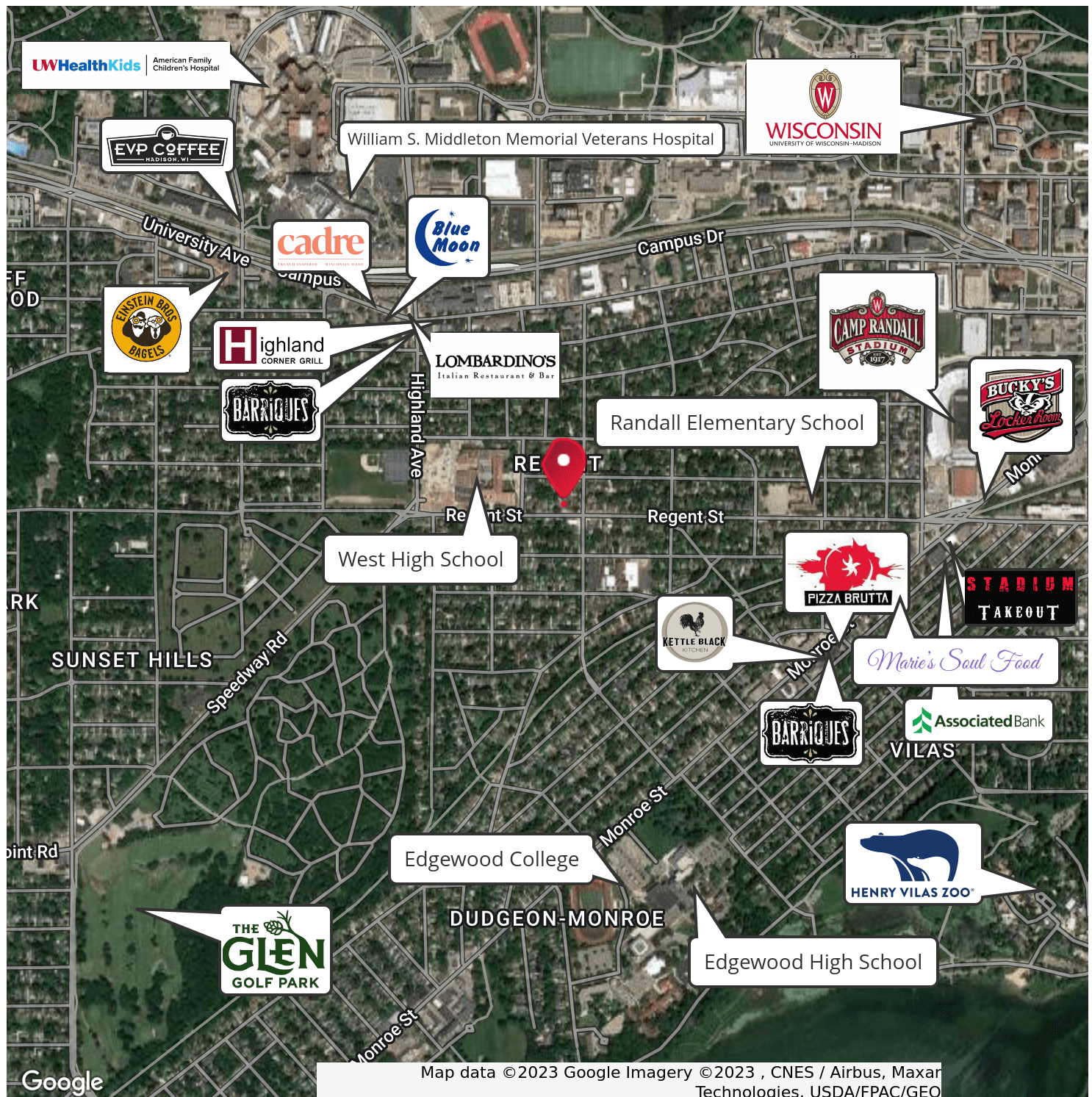
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RETAILER MAP

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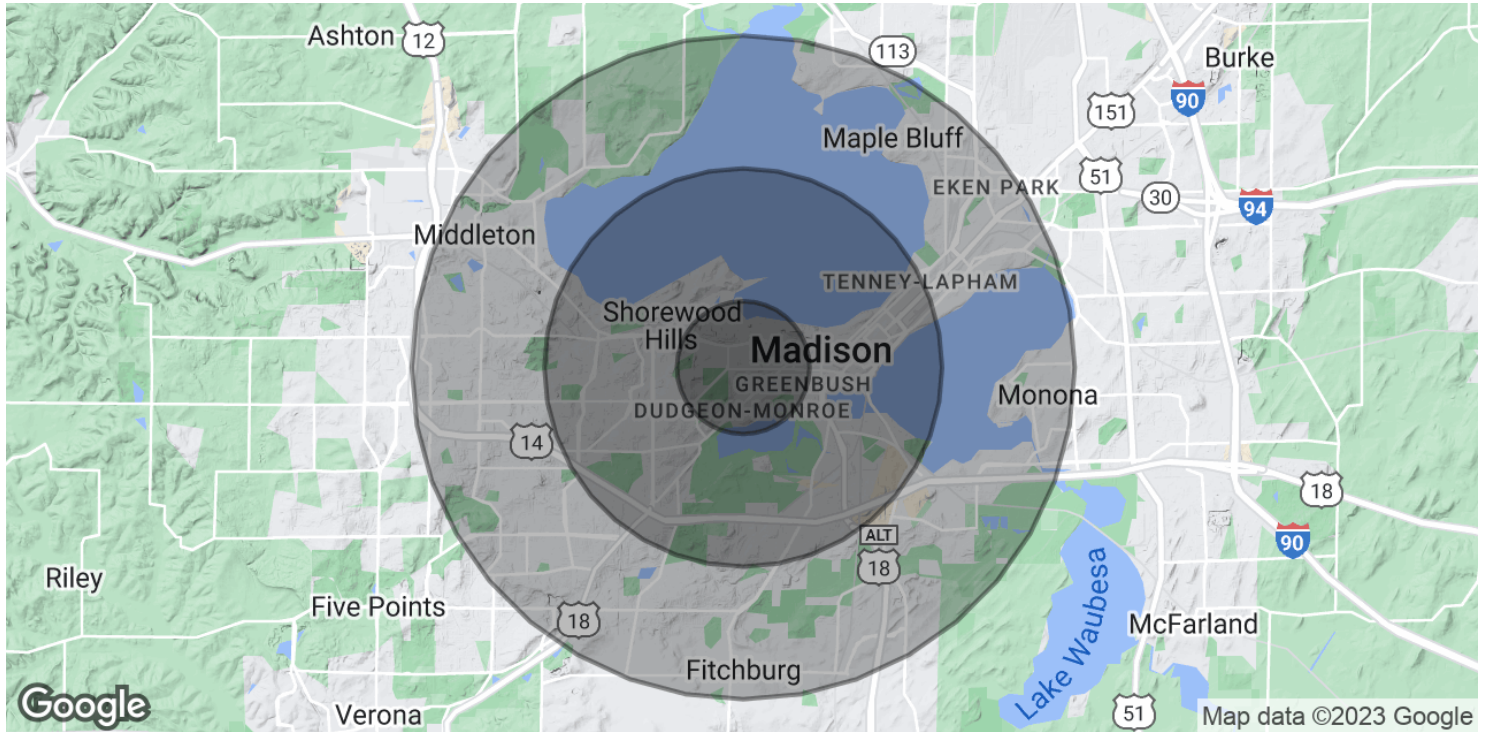
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	22,613	108,263	220,016
Average Age	26.7	30.2	34.2
Average Age (Male)	28.2	29.8	33.7
Average Age (Female)	26.2	31.2	35.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,328	47,960	101,218
# of Persons per HH	2.7	2.3	2.2
Average HH Income	\$91,647	\$76,819	\$85,247
Average House Value	\$365,745	\$250,958	\$260,637

* Demographic data derived from 2020 ACS - US Census



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