

# 4600 AMERICAN PARKWAY

4600 American Parkway, Madison, WI 53718



**Available for Lease**

Office Space



608-294-9400

[leasing@compassproperties.com](mailto:leasing@compassproperties.com)

[www.compassproperties.com](http://www.compassproperties.com)

# Property Summary

4600 American Parkway is conveniently located in the American Center business park with excellent access from Interstate 90/94/39 and U.S. Highway 151. The impressive three-story 76,891 square foot building features several tenants with national and international presence. The building is an excellent choice for any company and their employees — located in a park-like setting on over five acres, 4600 American Parkway features ample free parking and expansive views.

Near several restaurants, shopping, and entertainment destinations, this convenient location is and less than 10 minutes to Sun Prairie, East Towne Mall, and Praire Lakes development and less than 20 minutes from downtown Madison and the Dane County Regional Airport.

**Building Description:** 76,891 square foot, four-story professional building. Part of the nearly 450-acre American Center business park.

<b>Space Availability:</b>	Suite 108	3,011 RSF
	Suite 200	10,242 RSF
	Suite 202	6,214 RSF
	Suite 206	1,067 RSF

**Lease Rate:** \$13.00 - \$13.50 NNN

**Occupancy:** Suite 200 – Immediate      Suite 108, 202 – 60 days      Suite 206 – 9/1/2023

**Improvements:** Negotiable

**Parking:** Four parking stalls per 1,000 SF leased

**Amenities:**

- Easy access to downtown, shopping, restaurants, and the interstate/highways
- Common conference room and breakroom
- Secure building with after-hours card access
- Ample on-site parking at no additional charge
- GPS Needlepoint Bipolar Ionization air purification system
- Touch-free restroom features
- Storage space available
- Professionally managed by Compass Properties

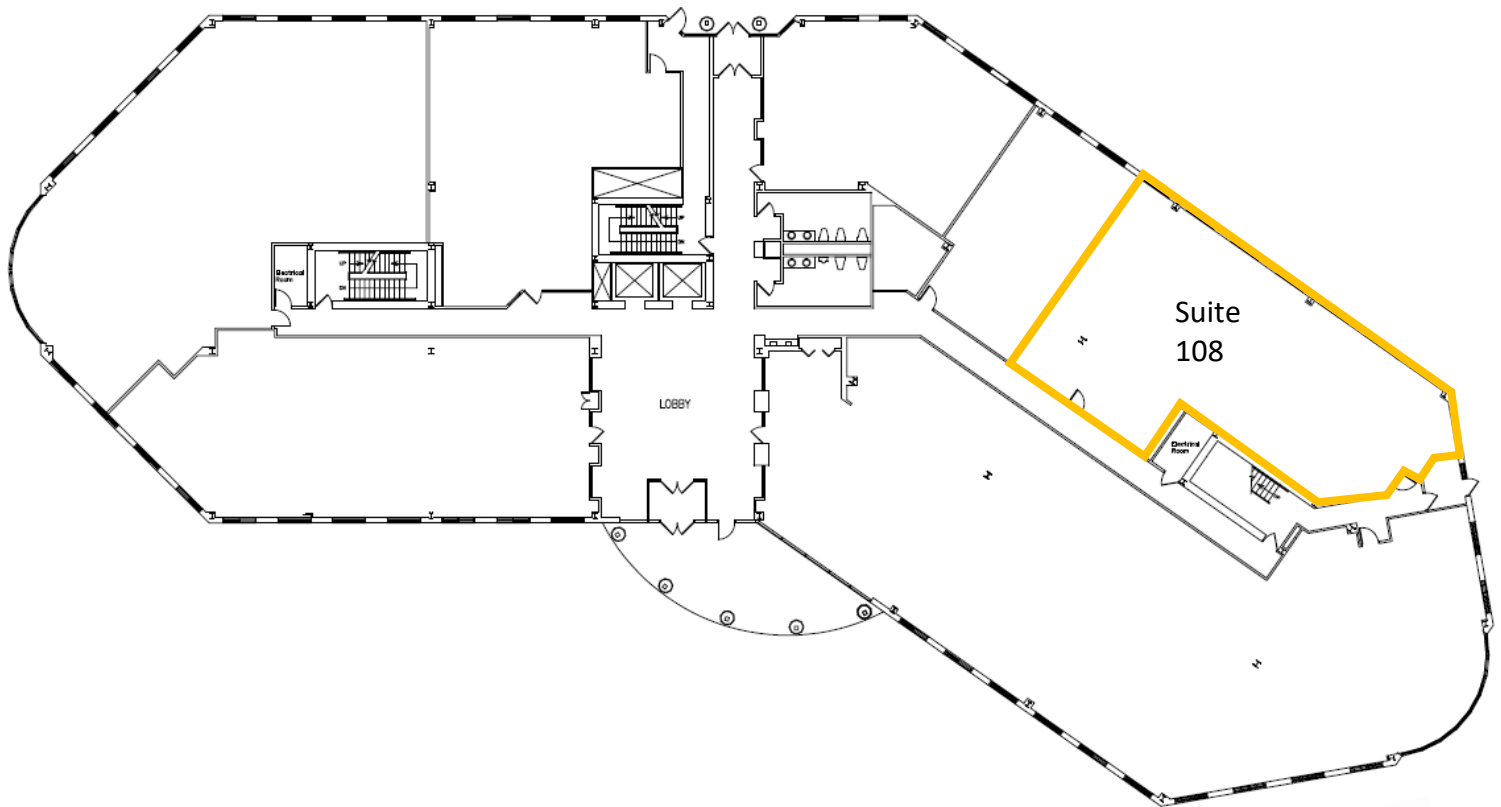


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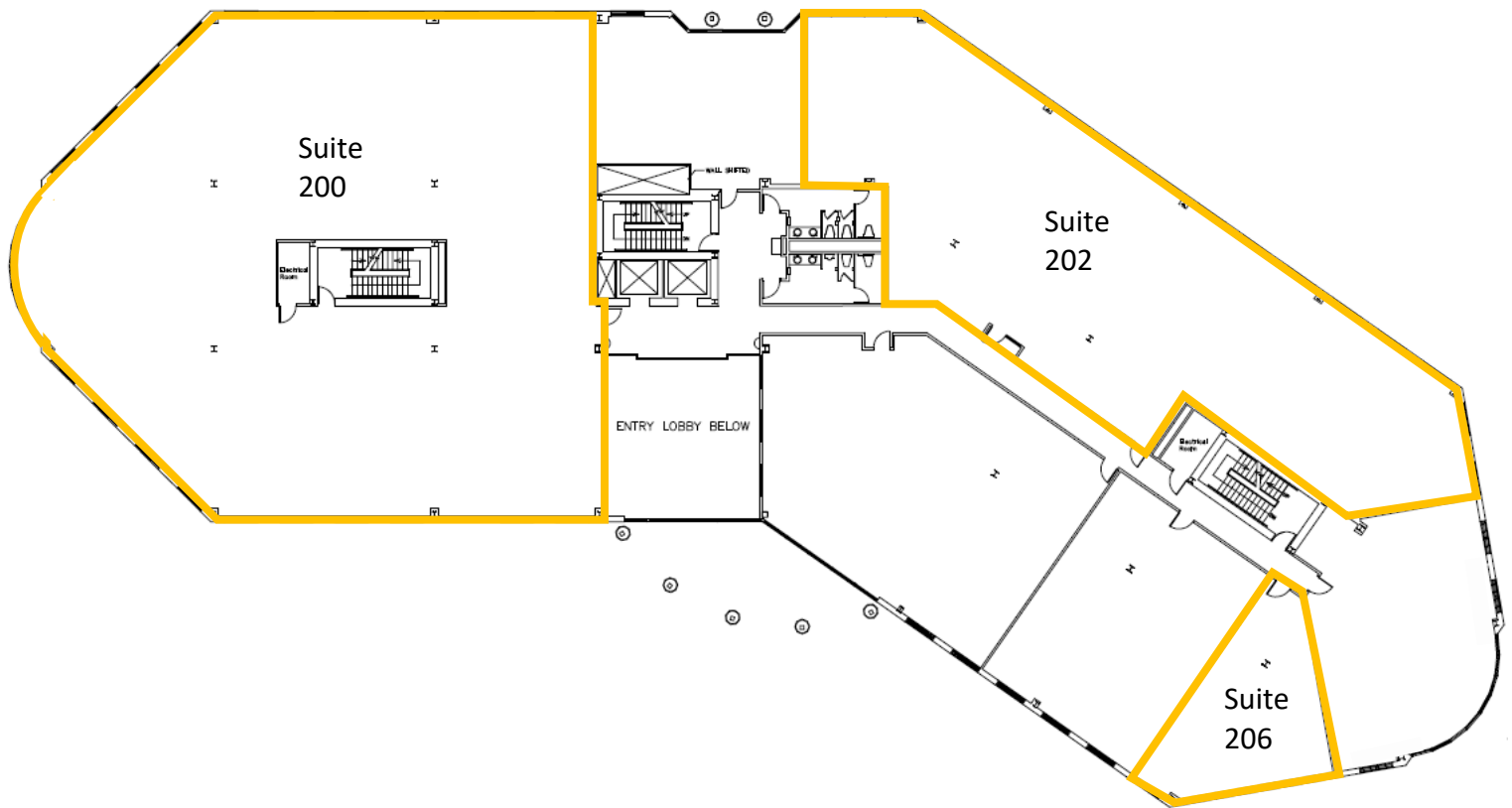
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# First Floor



Suite 108      3,011 RSF

# Second Floor



Suite 200      10,242 RSF

Suite 202      6,214 RSF

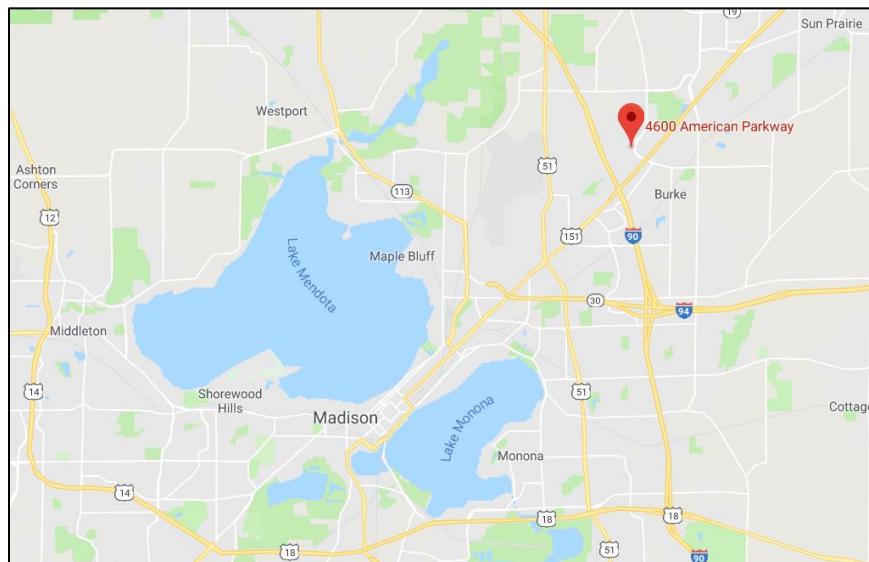
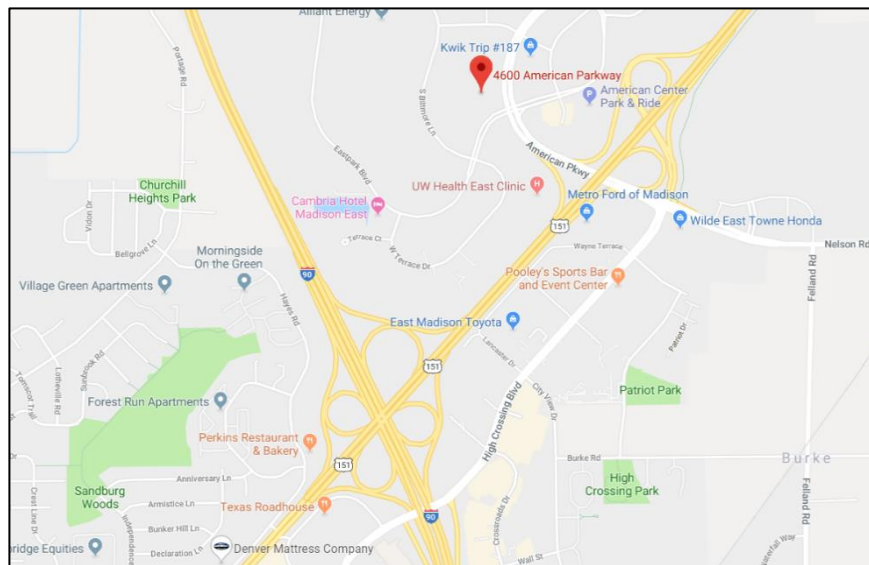
Suite 206      1,067 RSF

# Location

Established in 1992, the American Center business park, one of the largest in the state, offers a wide variety of financial and professional services businesses, restaurants, hotels, multifamily housing, and healthcare providers.

4600 American Parkway is less than 3 miles from East Towne Mall and less than 20-minute drive from downtown Madison and Dane County Regional Airport. Also, just a few miles to the northeast is a mix of shops and restaurants including Target, Costco, Starbucks, Noodles & Company, and Marcus Palace Cinema.

Bus service is also available on American Parkway near the entrance of the property.





# Area and Site Overview

