

OFFICE SPACE FOR LEASE

25 Kessel Court

MADISON, WI 53711

Price: \$ 17.50/RSF MG

1,946 - 4,261 RSF Available

**Tenant's additionally
responsible for
phone/data and janitorial.**



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PROPERTY SUMMARY

25 KESSEL COURT



Property Summary

Lease Rate:	\$17.50/RSF MG (utilities incl.)
Lease Term:	Minimum 3 years
Year Built:	1990
Available SF:	4,261
Suite 100	2,315 RSF
Suite 103	1,946 RSF
Floor:	1st Floor
Parking:	1 Garage Stall / 100+ Exterior
Parking Ratio:	4.60/1000
Signage:	Beltline Signage Capable
Additional Amenities:	75 Person Training Room
Available:	August 1, 2023

Property Overview

25 Kessel Court is location on Madison's westside with premium Beltline access and visibility.

- Suite 100: 5 Offices, Conference Room, Storage Room, Break Room, Cubicle Space
 - Suite 103: 5 Offices, Conference Room, Reception, Cubicle Space.
- *The suites may be combined for a total of 4,261 RSF.*

Tenant's are separately responsible for phone/data and in-suite janitorial.

A common training room is available for tenant use that can hold roughly 75 persons. Additionally, 100+ surface parking stalls and 1-2 underground garage stalls are available. Occupancy available August 1, 2023.

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PROPERTY PHOTOS

25 KESSEL COURT



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25 KESSEL COURT



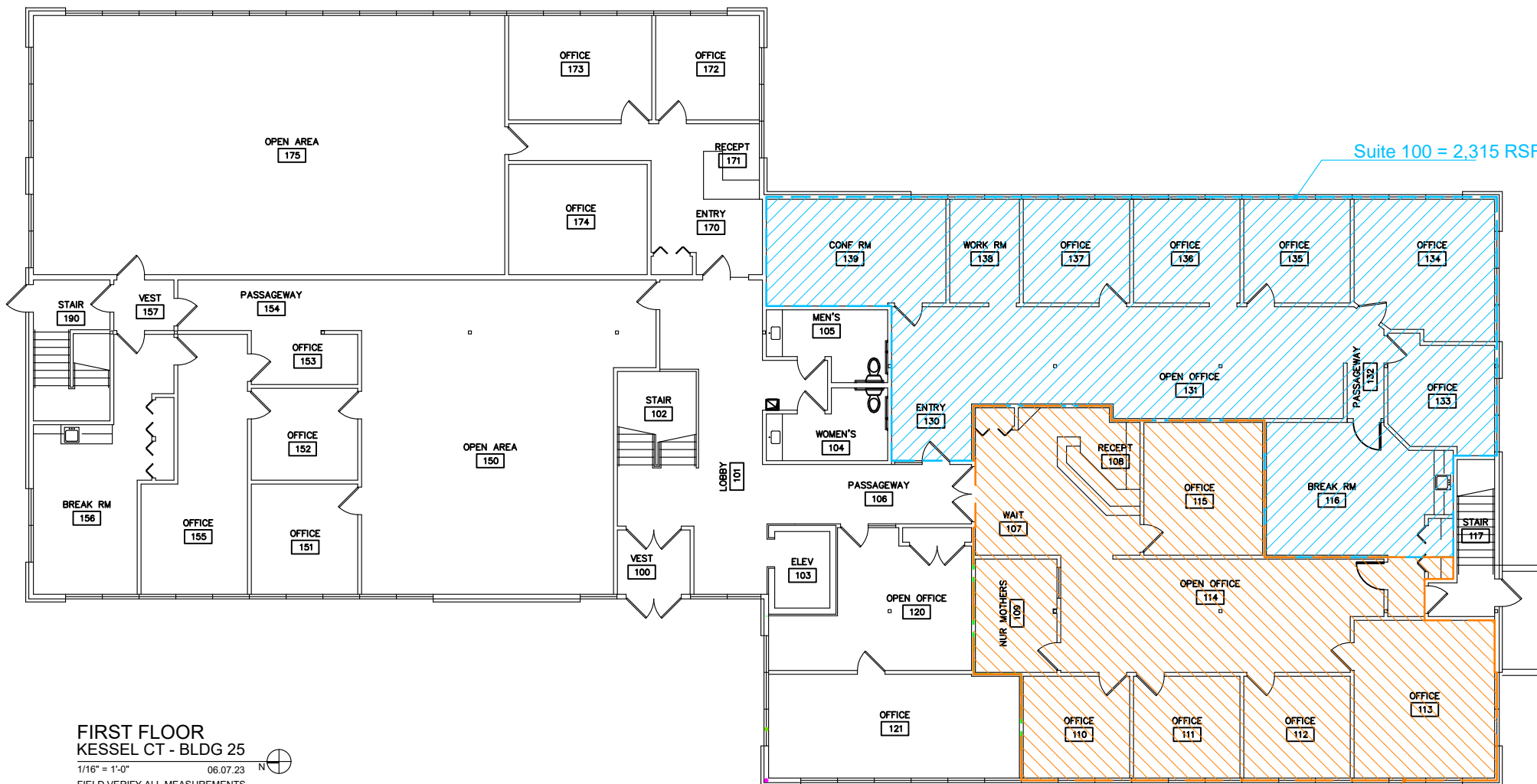
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FLOOR PLAN

25 KESSEL COURT



FIRST FLOOR KESSEL CT - BLDG 25

1/16" = 1'-0" 06.07.23 N
FIELD VERIFY ALL MEASUREMENTS

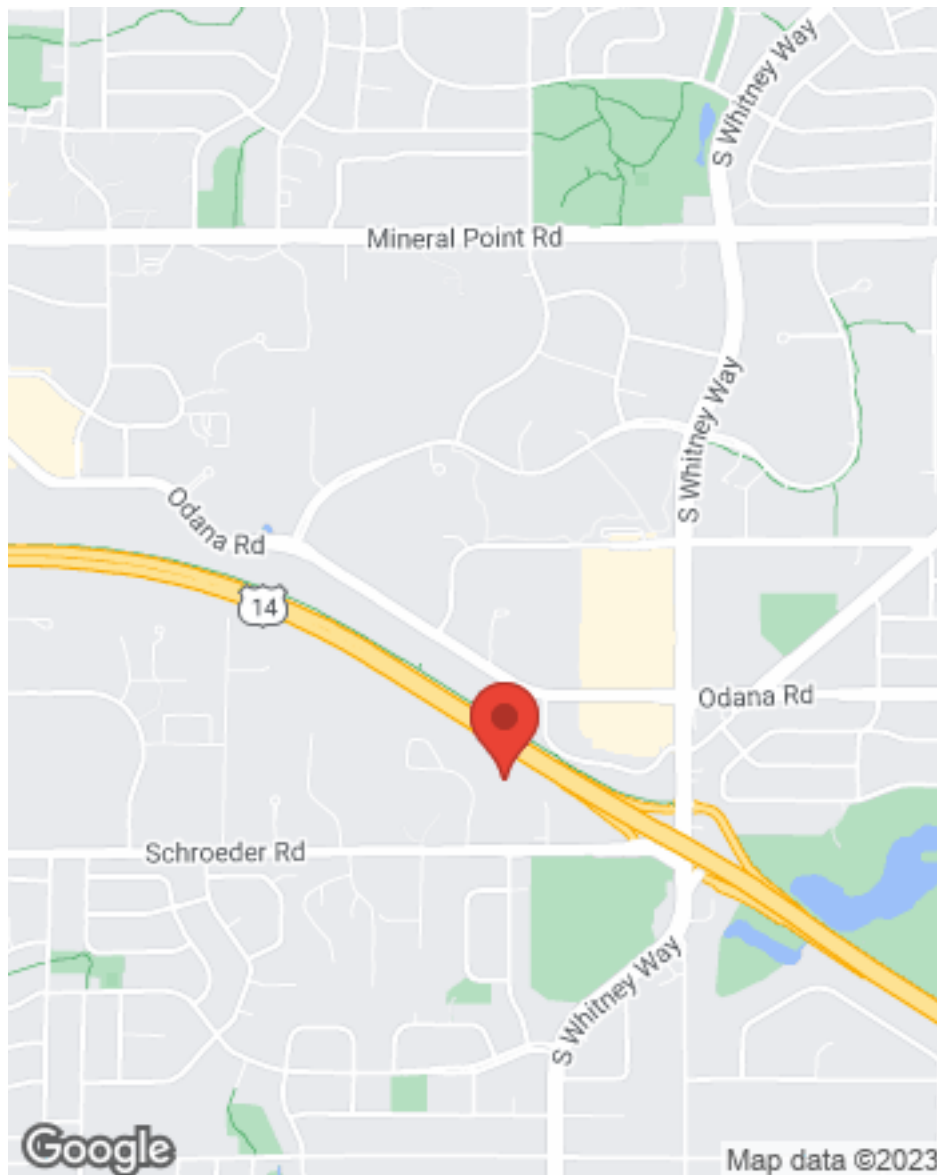
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LOCATION MAPS

25 KESSEL COURT



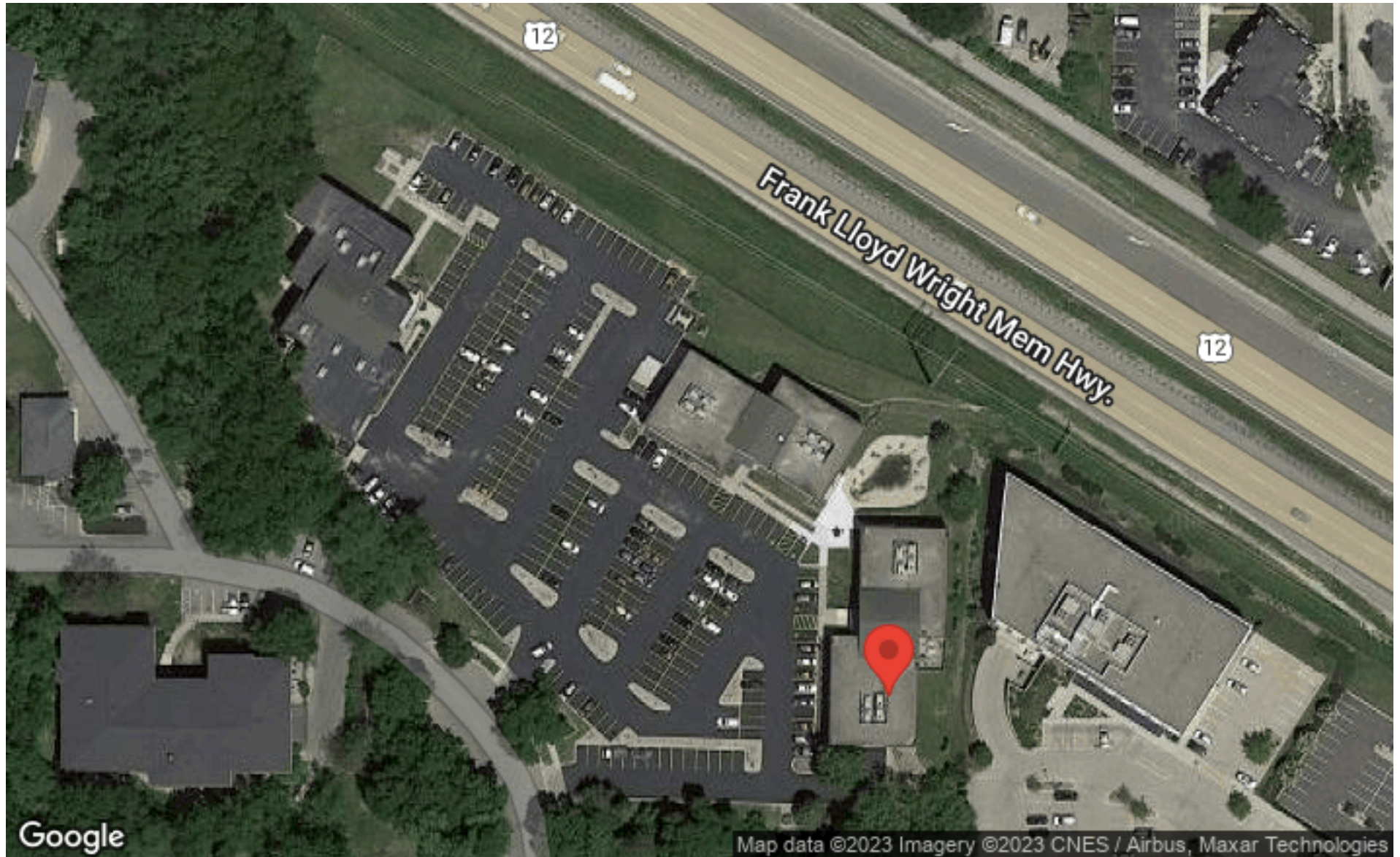
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AERIAL MAP

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DISCLAIMER

25 KESSEL COURT

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PRESENTED BY:

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