

DANCE & EXERCISE FACILITY FOR LEASE



4013 Lien Road Madison, WI 53718
(Corner of Lien Rd & Parkside Drive)

- Madison's Eastside has a lack of dance/exercise space
- Adjacent to a non-profit child daycare
- 2,760 SF finished space @ \$11.30/SF modified gross
- Includes CAM, RE Tax & Ins. Rent = \$2,600/month
- Tenant pays separately metered utilities
- 1,494 SF floating wood sub-floor dance/exercise area
- 600 SF of unfinished storage area
- Close proximity to East Towne Regional Mall
- Flexible with 2 HVAC units and 2 electric sub-panels.
- Excellent visibility and access on a corner lot
- Building and monument signage available
- Shares 1.3 acre site with Laredo's Restaurant 74+ stalls

For more information call:

Fred Campbell, CRE
The Cascade Group, Ilc


THE CASCADE GROUP Ilc
REAL ESTATE SERVICES
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Note: While care was used in compiling the information contained here in, and is believed to be from reliable sources. The Cascade Group, Ilc does not warrant or guarantee its accuracy. Investors and clients need to conduct their own independent verification and due diligence.

60'

4013 Lien Road (2,760 SF)

Hash Marks = 8' high wall with ceiling supports

Viewing Windows along this wall

1,494 SF floating wood
sub floor dance/exercise area

Unfinished
Storage Area

17'5"

38'4"

9'

Demising Wall between Suites 4013 and 4017

80'

4017 Lien Road (2,040 SF)

Currently Leased to a Non-profit
Child Daycare Organization

TOTAL AREA
4799 sq ft