



FOR LEASE

2909 LANDMARK PLACE

Price: \$20.75 RSF/Gross

**Class A Office Building
with High Quality Finishes
& New Huge Conference
Center**

PROPERTY SUMMARY

2909 LANDMARK PLACE



Property Summary

Lease Rate:	\$20.75 RSF/Gross
Lease Term:	3-5 years
Building SF:	51,600
Available SF:	12,885
Year Built:	1991
Building Class:	A
Floors:	3
Parking:	130

Property Overview

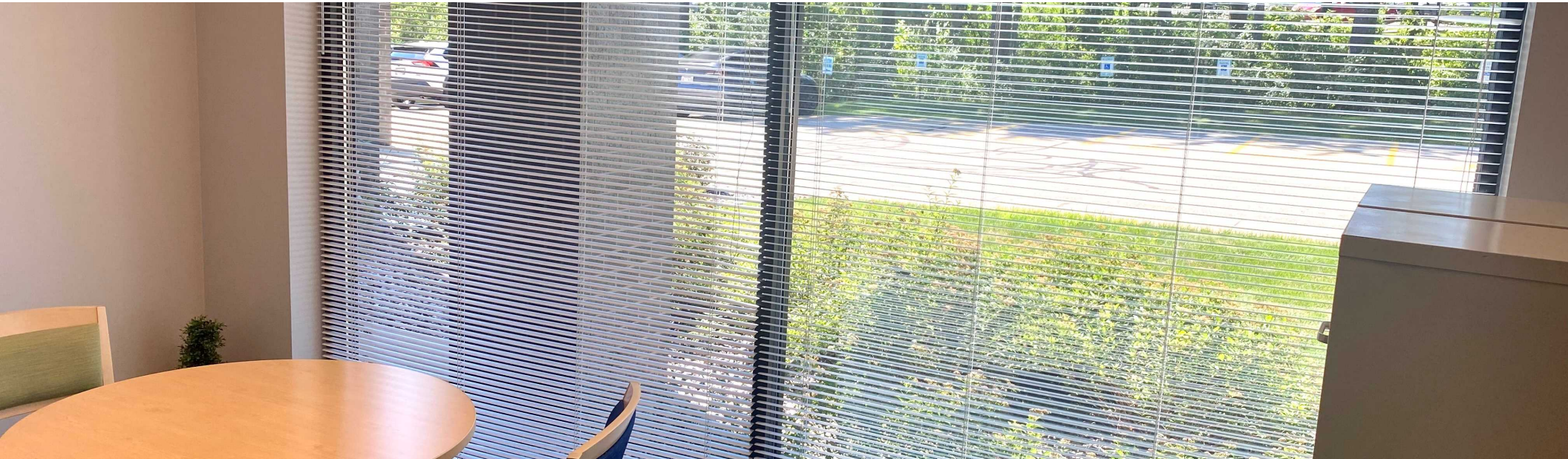
New, huge conference center that seats 100 people. Free of charge to tenants. Class A facility features high-quality finishes with a mixture of private offices and open spaces. Common conference/training rooms and large break room with outdoor patio area. Generous on-site parking for tenants and guests. Beautiful views of the Capitol, Arboretum, and downtown skyline. Variety of space and floorplan options to choose from; please inquire with the broker.

Location Overview

Central beltline location for convenient access to east, west, and downtown Madison.

AVAILABLE SPACES

2909 LANDMARK PLACE



Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
10	2,715		\$20.75 /sf/yr	Office		Now
100	2,092		\$20.75 /sf/yr	Office		Now
101	3,317		\$20.75 /sf/yr	Office		Now
102	1,312		\$20.75 /sf/yr	Office		Now
110	1,931		\$20.75 /sf/yr	Office		Now
215	1,518		\$20.75 /sf/yr	Office		Now

#101 & #102 may be combined for a total of 4,629 SF

- Includes in-suite janitorial service
- Available now
- 10% load factor

PROPERTY PHOTOS

2909 LANDMARK PLACE



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Madison, WI 53711

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PROPERTY PHOTOS

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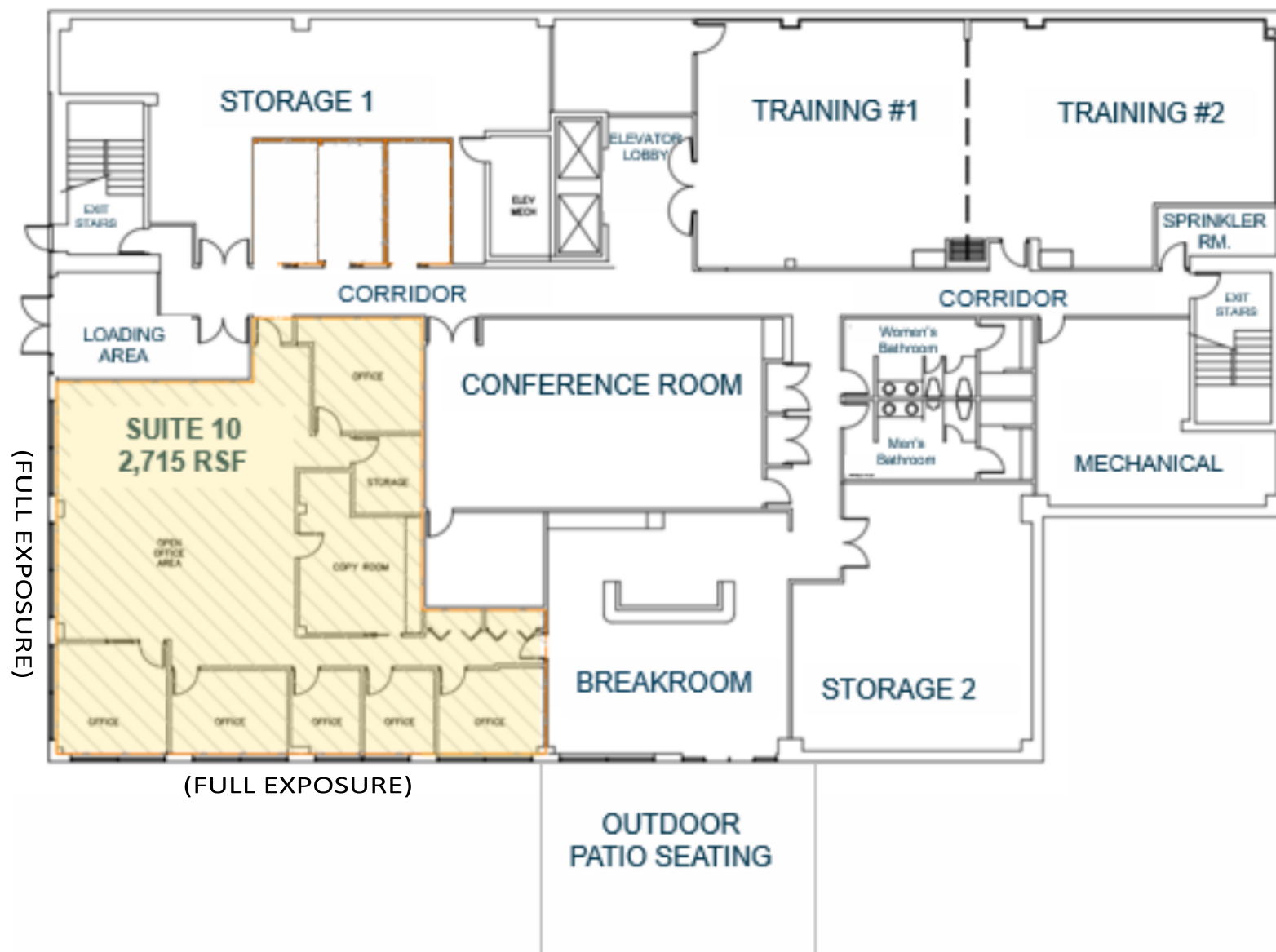


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GARDEN LEVEL FLOOR PLAN

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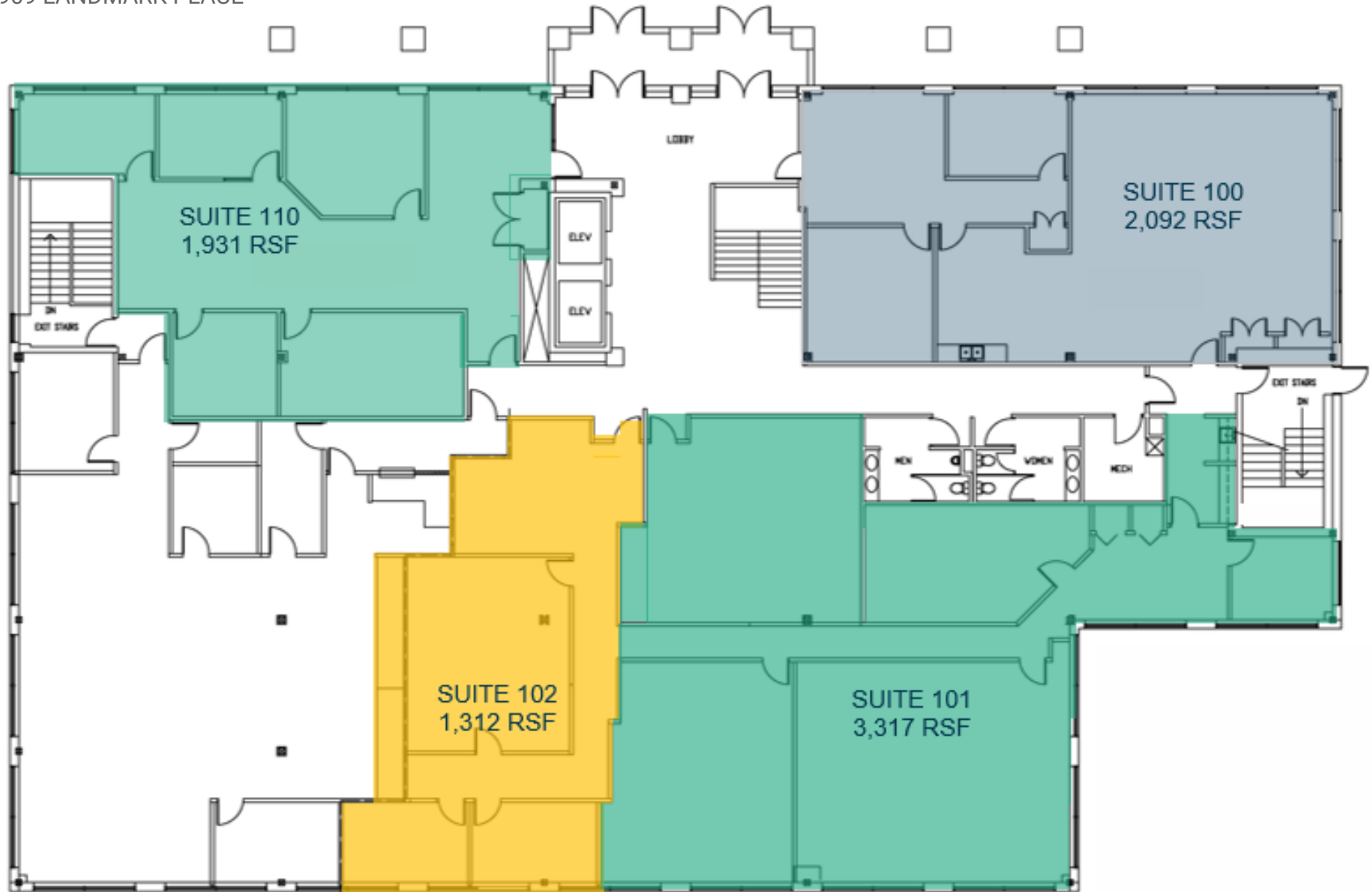


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1ST FLOOR PLAN

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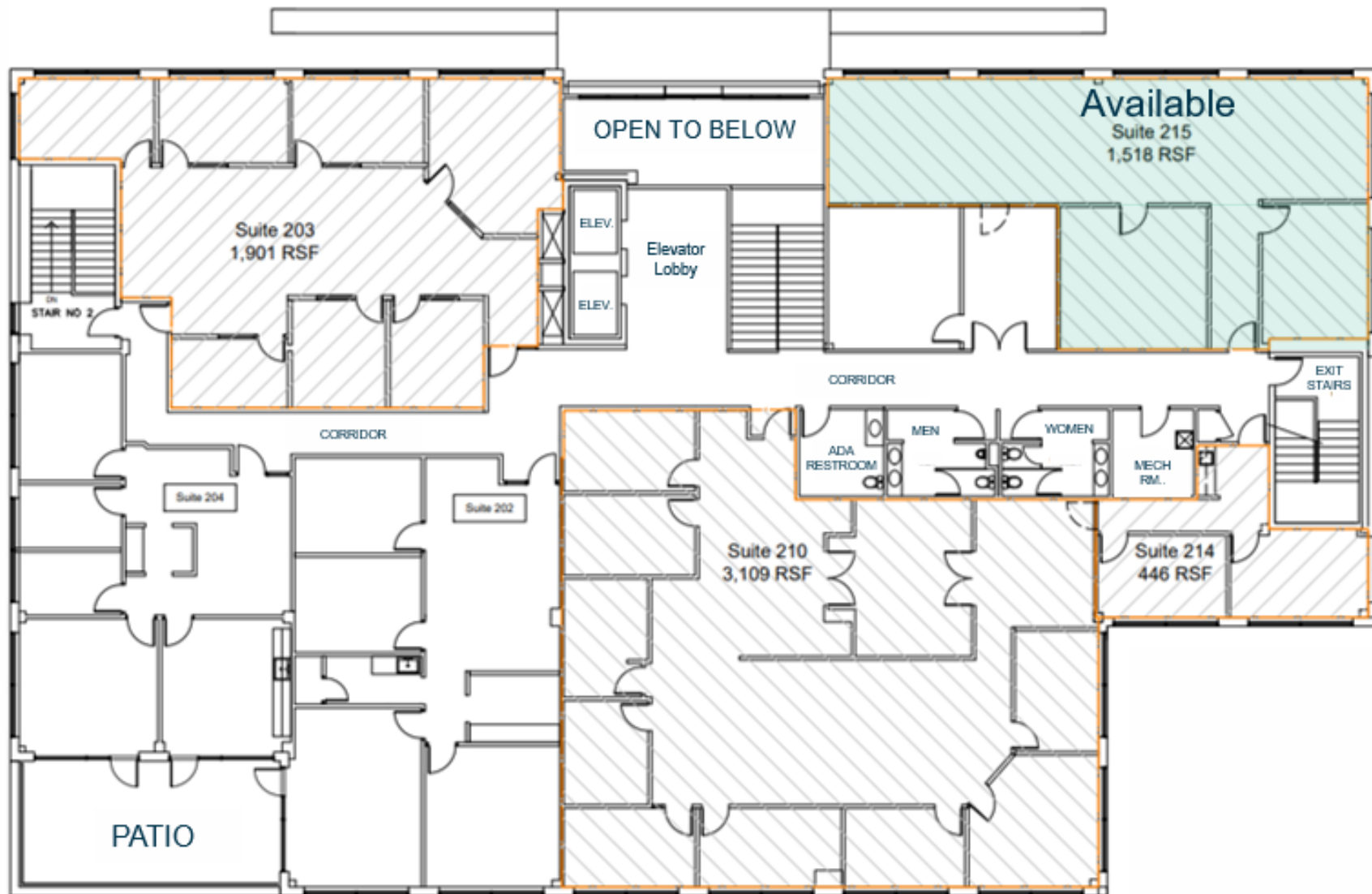


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2ND FLOOR PLAN

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REGIONAL MAP

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AERIAL MAP

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BUSINESS MAP

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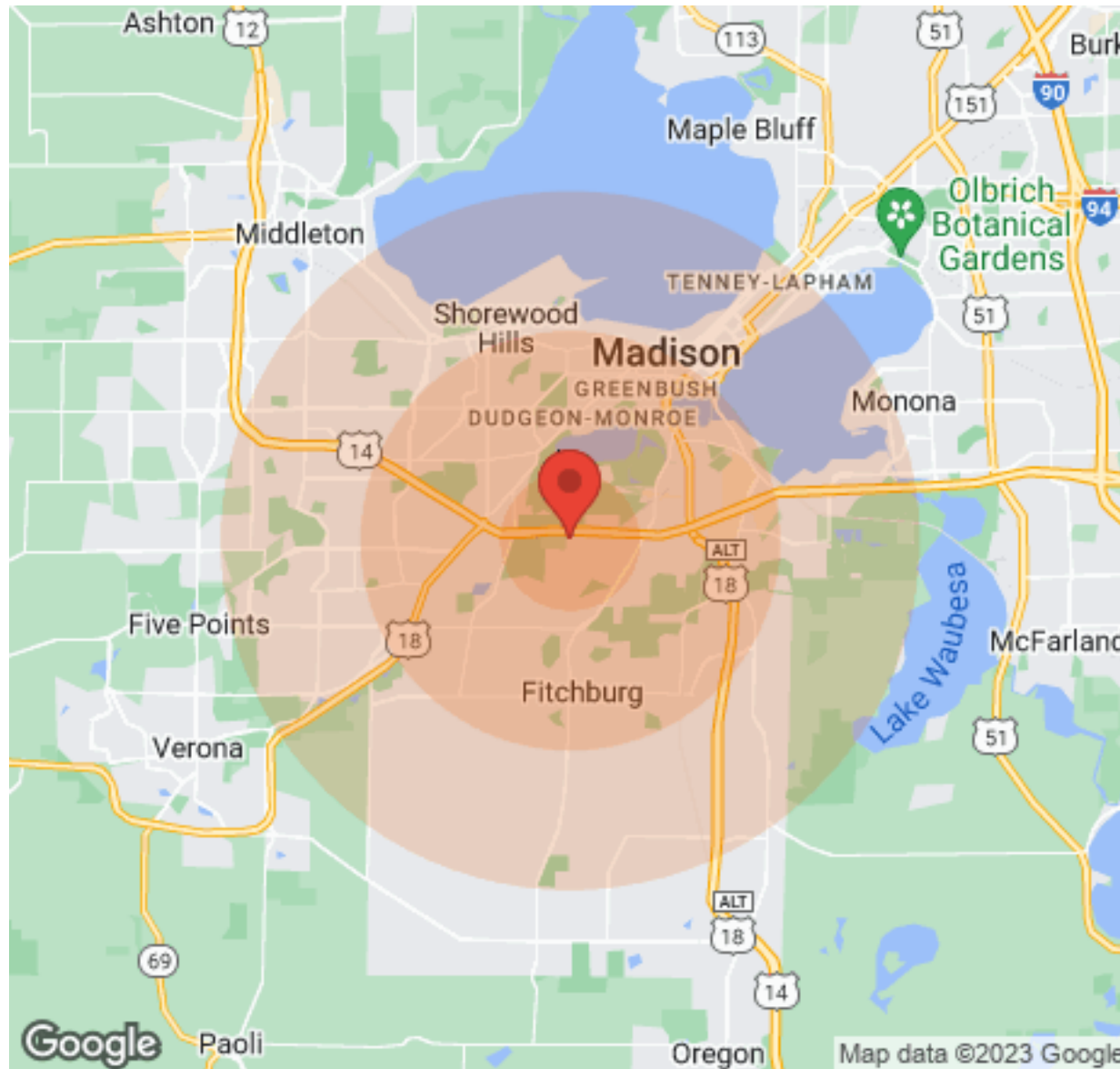


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	5,169	42,615	93,665
Female	5,293	44,025	94,984
Total Population	10,462	86,640	188,649

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,368	15,122	29,692
Ages 15-24	1,276	9,834	19,658
Ages 25-54	4,946	40,634	93,528
Ages 55-64	941	9,634	20,991
Ages 65+	931	11,416	24,780

Income	1 Mile	3 Miles	5 Miles
Median	\$48,565	\$59,914	\$52,013
< \$15,000	557	4,869	13,569
\$15,000-\$24,999	469	3,639	8,812
\$25,000-\$34,999	413	3,255	8,127
\$35,000-\$49,999	996	4,611	10,667
\$50,000-\$74,999	658	6,490	14,325
\$75,000-\$99,999	594	4,584	9,137
\$100,000-\$149,999	305	4,085	9,600
\$150,000-\$199,999	145	1,770	3,865
> \$200,000	263	1,780	3,498

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,911	37,490	86,819
Occupied	4,537	35,373	81,594
Owner Occupied	1,465	17,533	36,344
Renter Occupied	3,072	17,840	45,250
Vacant	374	2,117	5,225

DISCLAIMER

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PRESENTED BY:

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