

OFFICE SPACE FOR SUBLEASE

401 Charmany Drive
MADISON, WI 53719

2,700 - 3,933 RSF Available

Price: \$11.75 P/SF NNN
Sublease through 12/31/25

First Business Bank Center



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PROPERTY SUMMARY

401 CHARMANY DRIVE



Property Summary

Lease Rate:	\$11.75 p/sf NNN
Estimated Op Ex:	\$9.00 p/sf
Lease Term:	Sublease ends 12/31/25
Available SF:	2,700 - 3,933
Floor:	3rd
Year Built:	2,000
Building Class:	B
Parking:	250
Parking Ratio:	3.2
Zoning:	RPSM
Available:	Available Now

Property Overview

Office space for sublease. The sublease end date is December 31, 2025. The space offers 4-10 offices, a reception area, a breakroom, a conference room, storage, and a private restroom. Furniture is available. Well below-market lease rate; other space in the building is marketed at \$15.00 per square foot NNN.

Location Overview

Located on Madison's westside in the University Research Park with easy beltline access, close to numerous shopping, restaurants, and service venues.

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2 Science Court, Suite 200
Madison, WI 53711

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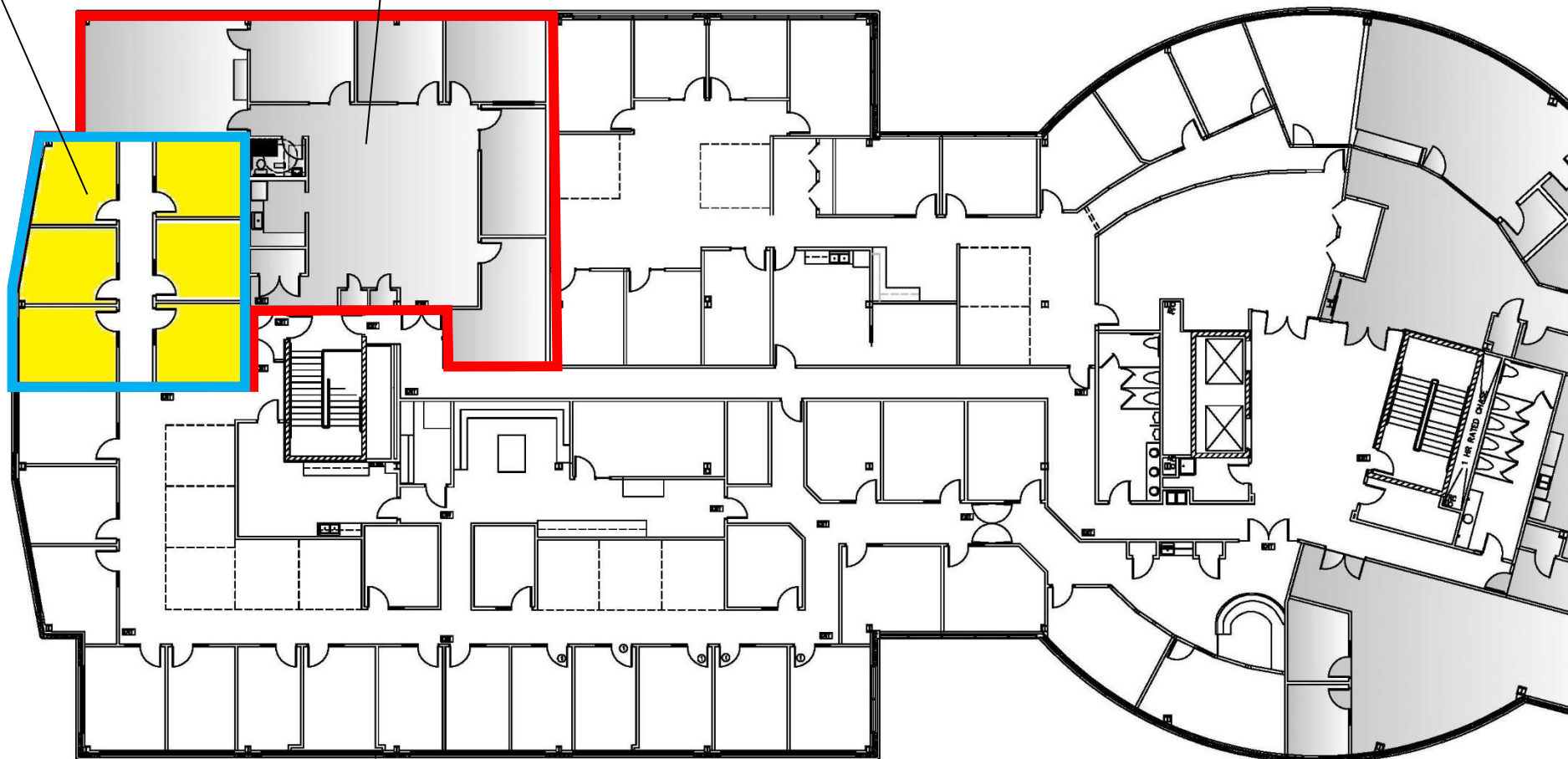
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FLOOR PLAN

401 CHARMANY DRIVE

Add.
1,233 RSF

2,700 RSF



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PROPERTY PHOTOS

401 CHARMANY DRIVE



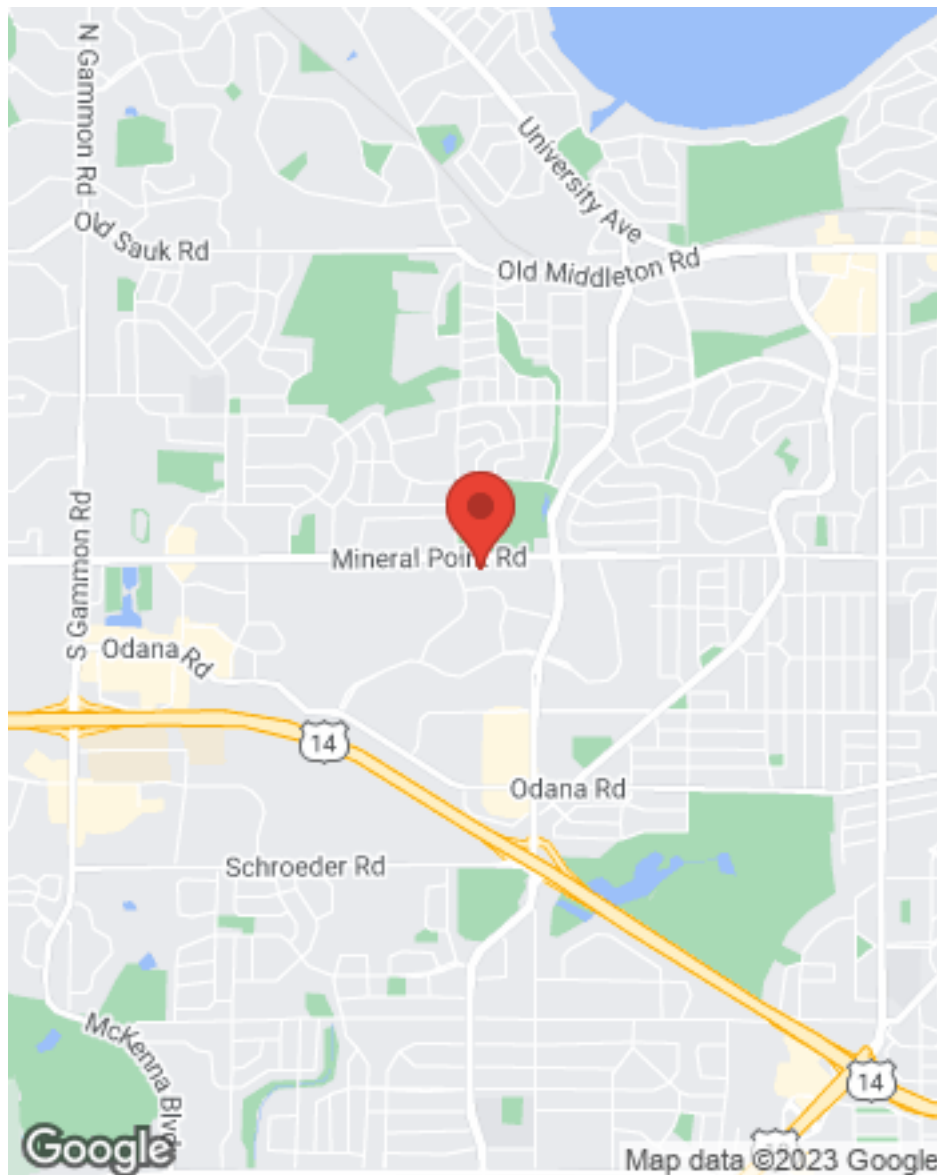
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LOCATION MAPS

401 CHARMANY DRIVE



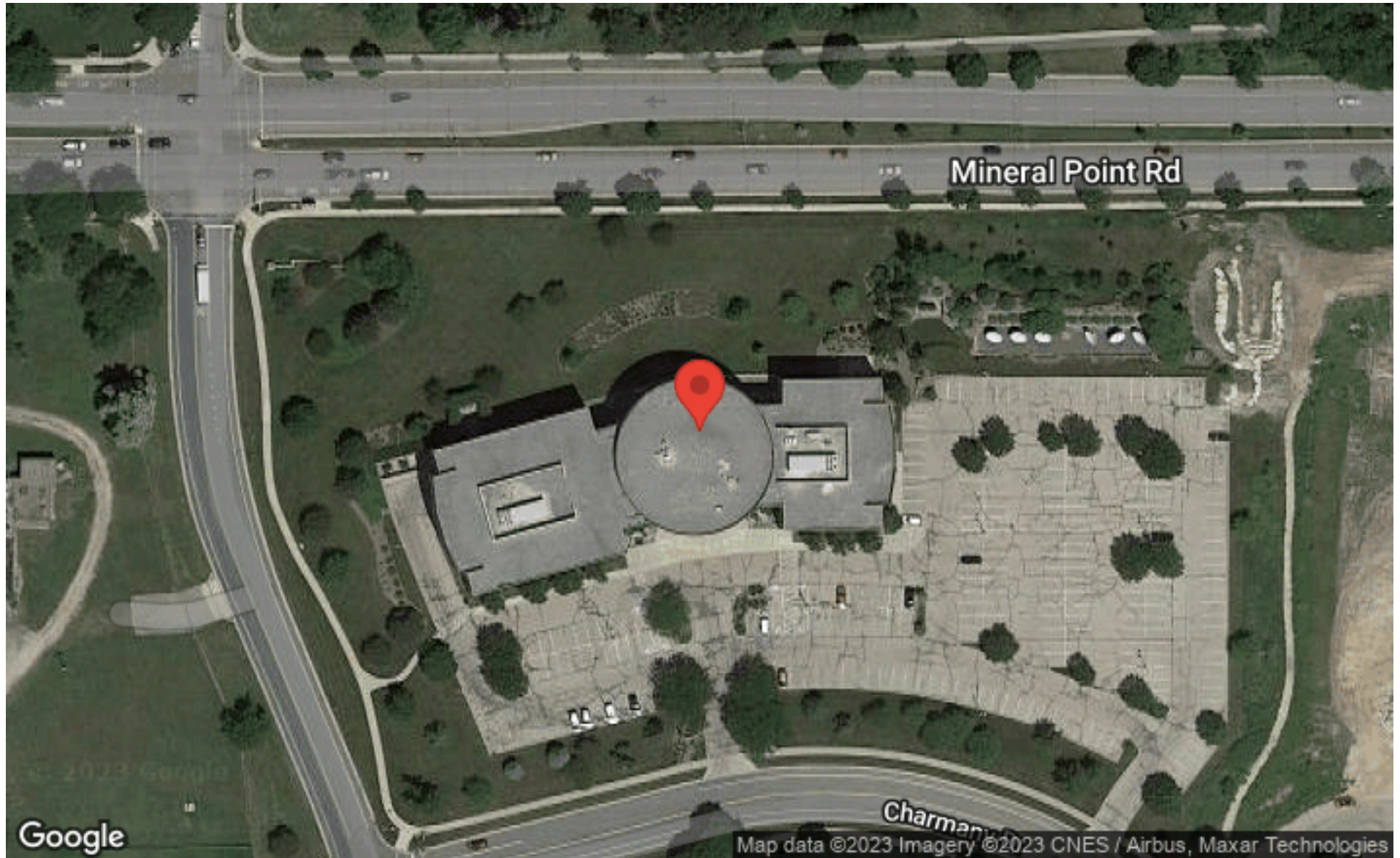
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AERIAL MAP

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