



Property Data

Location	6418 Normandy Lane Madison, WI
Building	Three-Story Metal, Glass and Masonry Exterior
Gross Size	25,550 SF
Space Available	Suite 200: 4,427 SF Suite 210: 3,711 SF
Amenities	Common Conference Room, Break Room, Showers, 3 internet providers, 2 with fiber in the building, FedEx and UPS daily pick-ups

6418 NORMANDY LANE



Here is an opportunity to lease space in a solid Class B building on Madison's near west side. This building has easy access from either Mineral Point Road or Odana Road. There are 3 internet providers, two that have fiber in the building. FedEx and UPS make daily pick-ups. Multiple city bus routes are within three blocks. Three hotels, multiple restaurants and West Towne Mall are all within 4 blocks of this location. The West Beltline can be accessed by two different ramps within a mile.

LEASE RATE & TERMS

Suite 200: \$18.00 per square foot or \$6,640.50 per month
Gross plus tenant electric and in-suite janitorial.

Suite 210: \$18.00 per square foot or \$5,566.50 per month
Gross plus tenant electric and in-suite janitorial.

*Lease rates are based on a minimum three-year lease term.
Tenant improvement allowance or other lease terms subject to
negotiation with owner.*

- *Contact* -

MIKE RING
miker@parktowne.com

*This property is being marketed by
Park Towne Realty, LLC.*