



FOR LEASE

University Crossing

749 UNIVERSITY ROW, SUITE 320
MADISON, WISCONSIN

Price: \$18.00 - \$20.00
P/SF NNN
9,426 SF + 570 SF
Basement storage



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PROPERTY SUMMARY

749 UNIVERSITY ROW



Property Summary

Lease Rate	\$18 - \$20 P/SF NNN
Lease Term:	3 years
Building SF:	69,594
Suite Number:	#320
Available SF:	9,426
Year Built:	2013
Building Class:	A
Floors:	3
Parking:	38 Garage + Surface Parking
Parking Ratio:	0.47/1,000

Property Overview

3-Story Class A Office Building Completed in 2013. Both building and space are LEED Platinum. Very bright space with large windows & skylights. Great layout – mix of open space and private offices, 36 workstations + hoteling space, 8 private offices and multiple conference rooms. Also includes a training room (dividable with folding wall), a large kitchen & break area reception area, copy/work area, and IT room. Indoor bike storage, lockers, and showers. Includes 38 underground parking stalls. Surface parking also available. Existing new furniture, work stations, and breakroom appliances available at no cost. Monument signage facing University Ave. Additional 520 SF of basement storage included.

Location Overview

Walk to coffee shops and other nearby amenities. Near the Blackhawk Bike Path. On or near 12 Madison Metro Bus routes. On Madison's near west side near the Hildale Shopping Mall. Only 5 minutes from UW Hospital, the UW campus and the Capitol.

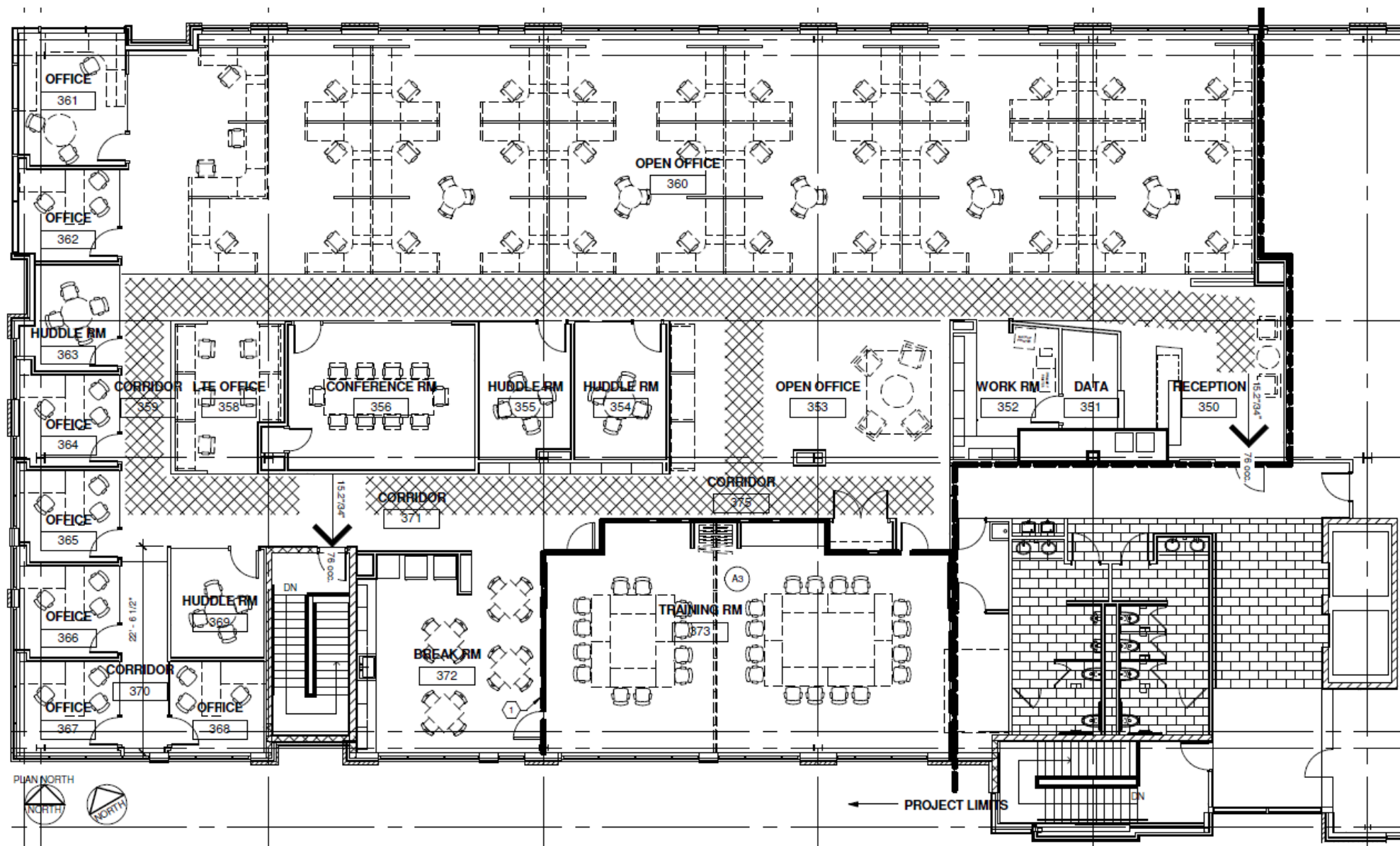
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FLOOR PLAN WITH FURNITURE

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PROPERTY PHOTOS

749 UNIVERSITY ROW



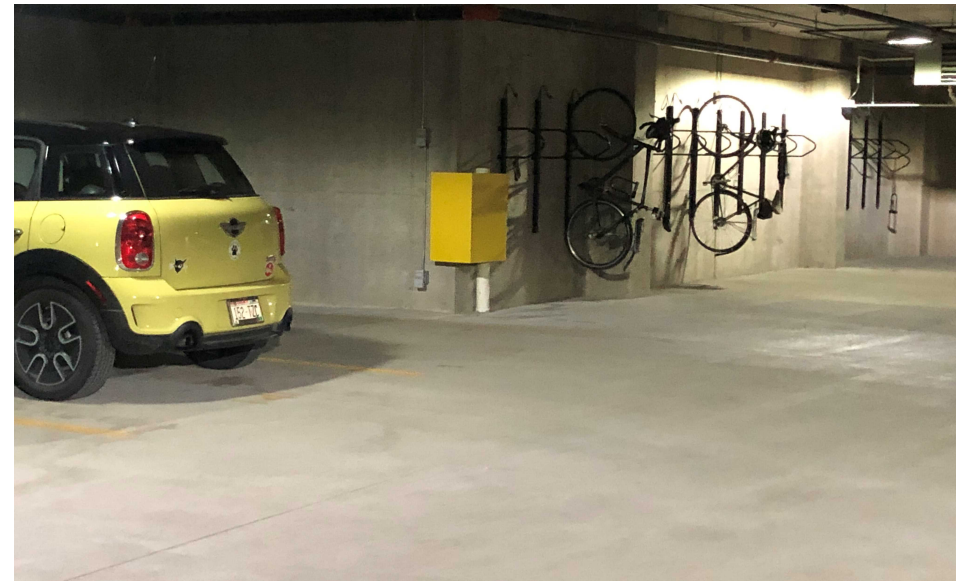
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REGIONAL MAP

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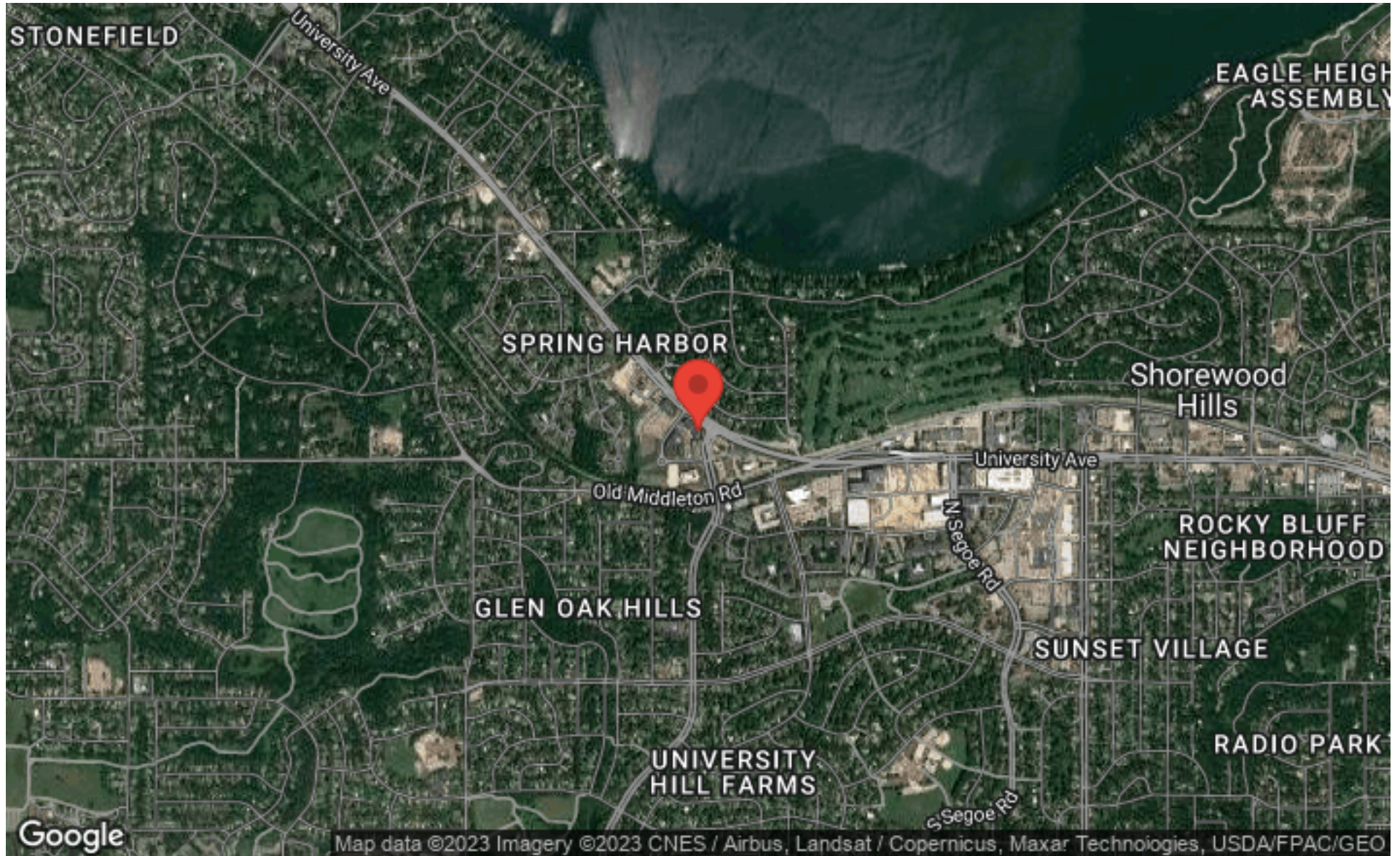
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AERIAL MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	5,299	40,524	96,370
Female	5,965	44,069	98,702
Total Population	11,264	84,593	195,072

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,475	12,372	30,468
Ages 15-24	1,051	8,946	20,562
Ages 25-54	4,473	37,482	95,502
Ages 55-64	1,564	10,892	22,062
Ages 65+	2,701	14,901	26,478

Income	1 Mile	3 Miles	5 Miles
Median	\$60,391	\$64,508	\$53,590
< \$15,000	635	4,202	13,367
\$15,000-\$24,999	477	3,265	8,765
\$25,000-\$34,999	615	3,351	8,280
\$35,000-\$49,999	904	5,930	11,883
\$50,000-\$74,999	1,212	7,081	14,494
\$75,000-\$99,999	625	4,777	9,537
\$100,000-\$149,999	635	5,233	9,933
\$150,000-\$199,999	268	2,408	4,415
> \$200,000	375	2,280	4,439

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,001	41,006	90,753
Occupied	5,681	38,769	85,294
Owner Occupied	3,008	20,561	37,662
Renter Occupied	2,673	18,208	47,632
Vacant	320	2,237	5,459

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PRESENTED BY:

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