

OFFICE FOR LEASE

US Cellular Building
5117 West Terrace

MADISON, WI 53718

Price: \$14.50 - \$15.50 RSF NNN

**Variety of suite options with
high quality finishes**



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PROPERTY SUMMARY

5117 WEST TERRACE DRIVE



Property Summary

Lease Rate:	\$14.50 - \$15.50
Lease Term:	3-5 years
Building SF:	101,726
Available SF:	1,800 - 54,889 RSF
Year Built:	1996
Oper. Expenses:	\$8.75/SF
Building Class:	A
Floors:	4
Parking:	380
Parking Ratio:	3.7
Zoning:	O-4
Load Factor:	12%

Property Overview

Class A 4-Story office building with easy access to major highways and the airport. Variety of suite options with lots of natural light, open floor plans, and high-quality finishes. Generous onsite parking and a beautiful 2-story glass atrium lobby.

New common area conference/training suite, lockers/showers, freight elevator, load docking. Four fiber/internet providers (TDS, AT&T, Charter/Spectrum, Century Link).

Tenant improvements are negotiable. Brand new furniture - may be negotiated into the lease. Entire recently remodeled 3rd floor available (27,300 RSF); may be subdivided in approximately half.

Location Overview

Located on the east side of Madison in the American Center Office Park. With easy access to the Beltline and Hwy. 90/94. 10 minutes to downtown/campus.

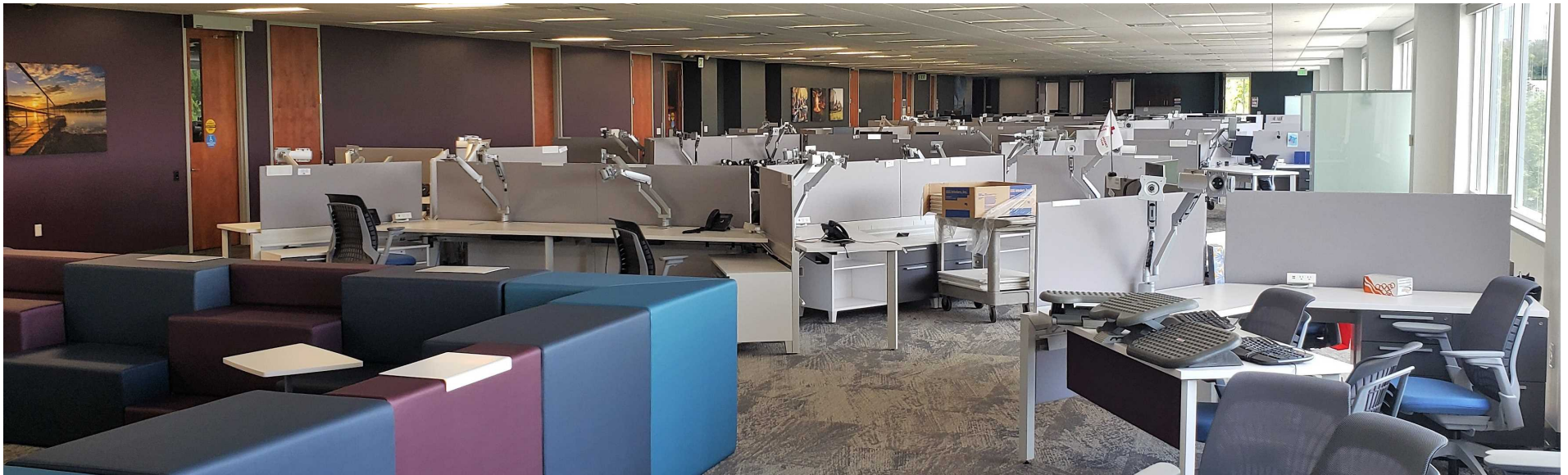
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PROPERTY PHOTOS

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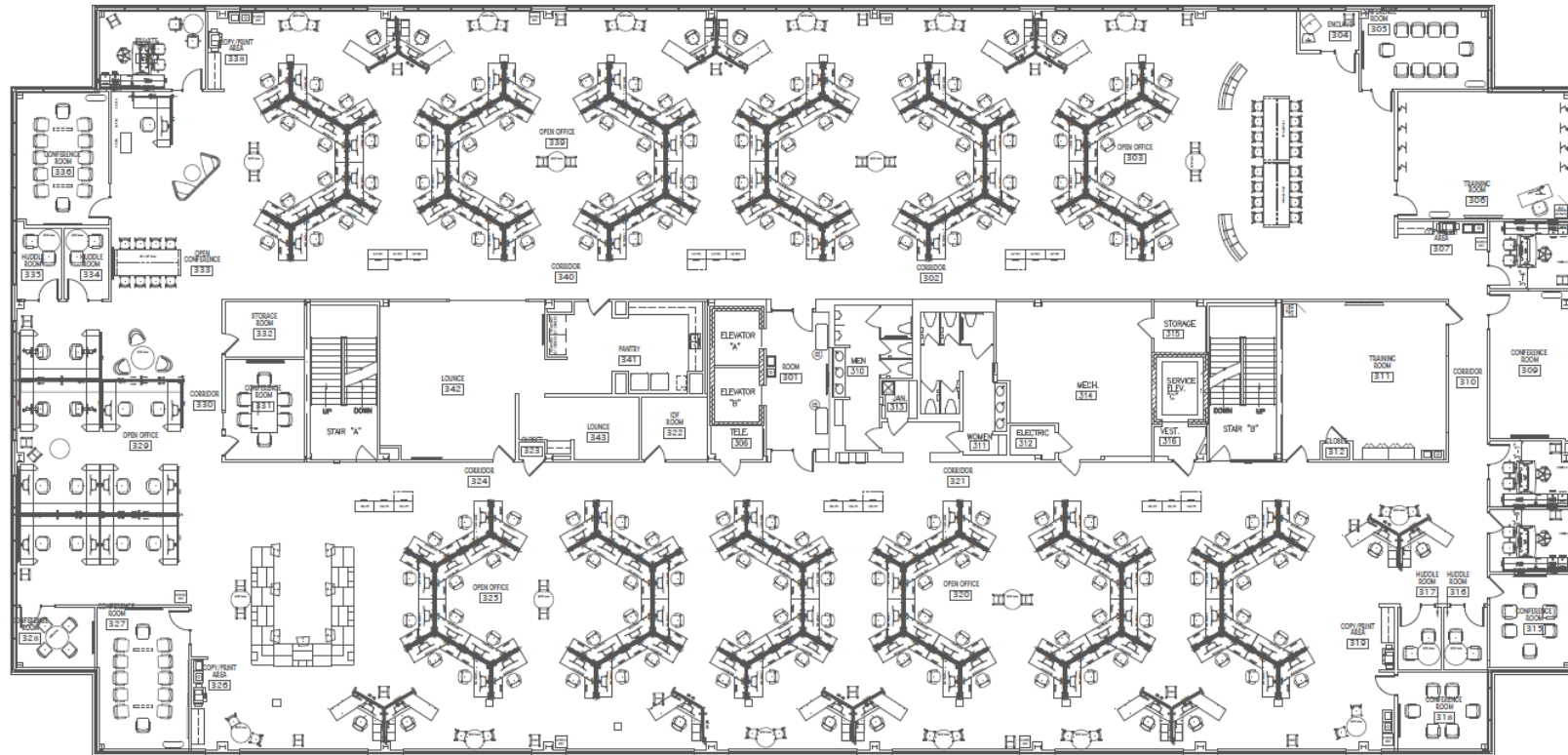
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3RD FLOOR PLAN

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Approx. 27,300 RSF (Entire floor; may be subdivided in approx. half)

Base Lease Rate: \$14.50 — \$15.50 NNN

Oper. Expenses: 2023 Budget - \$8.75/SF

Workstations Shown: 178 (~45 sq. ft. each)

Private Offices Shown: 8

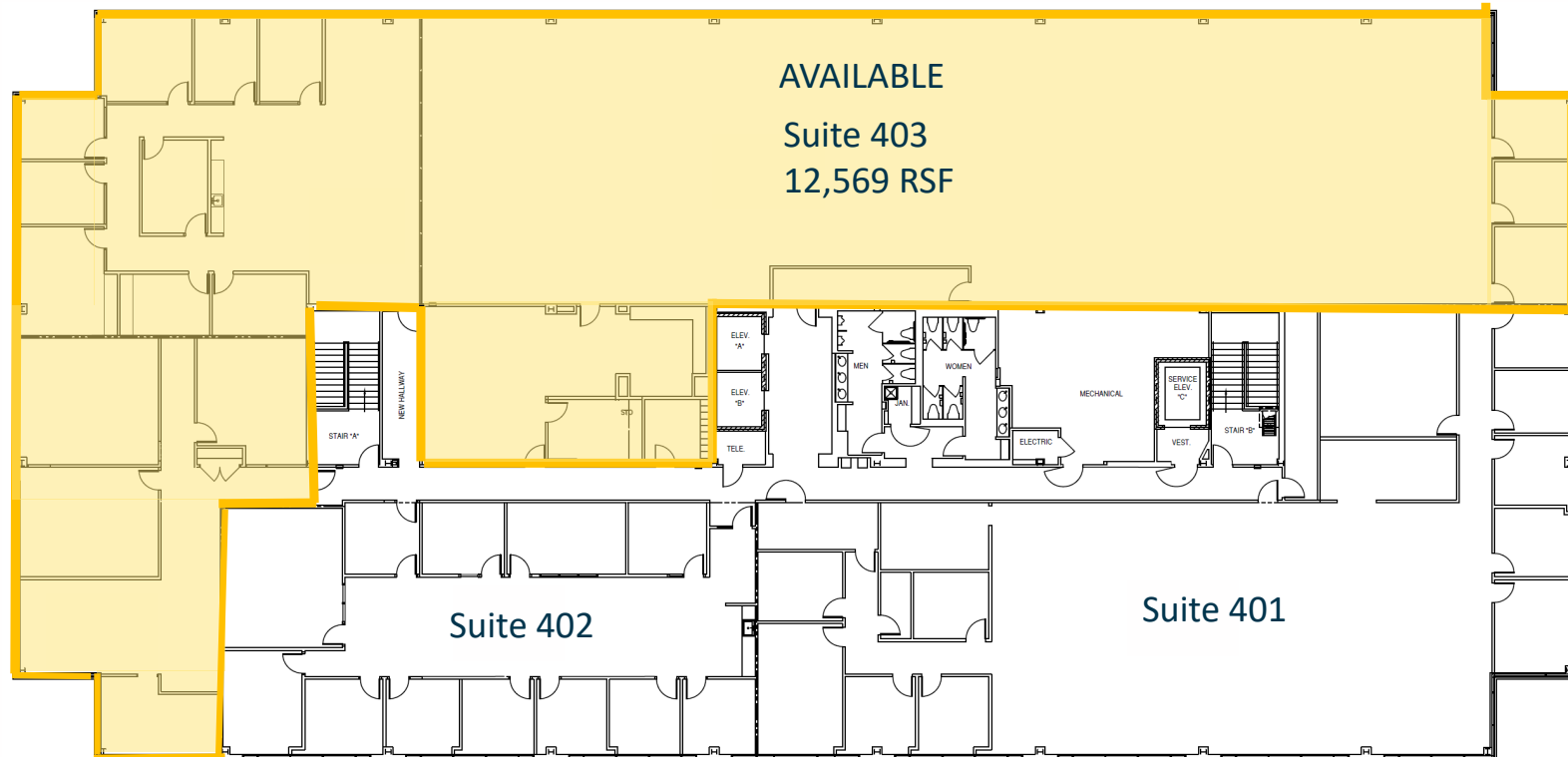
Huddle Rooms Shown: 5

Conf/Training Rooms: 6

Recently remodeled in 2020



4th Floor Plan



ADDITIONAL INFORMATION

Available Spaces: Suite 403 – 12,569 SF (Divisible down to approx. 2,500 RSF)
Base Lease Rate: \$14.50 — \$15.50 NNN
Oper. Expenses: 2023 Budget - \$8.75/SF

AERIAL MAP

5117 WEST TERRACE DRIVE



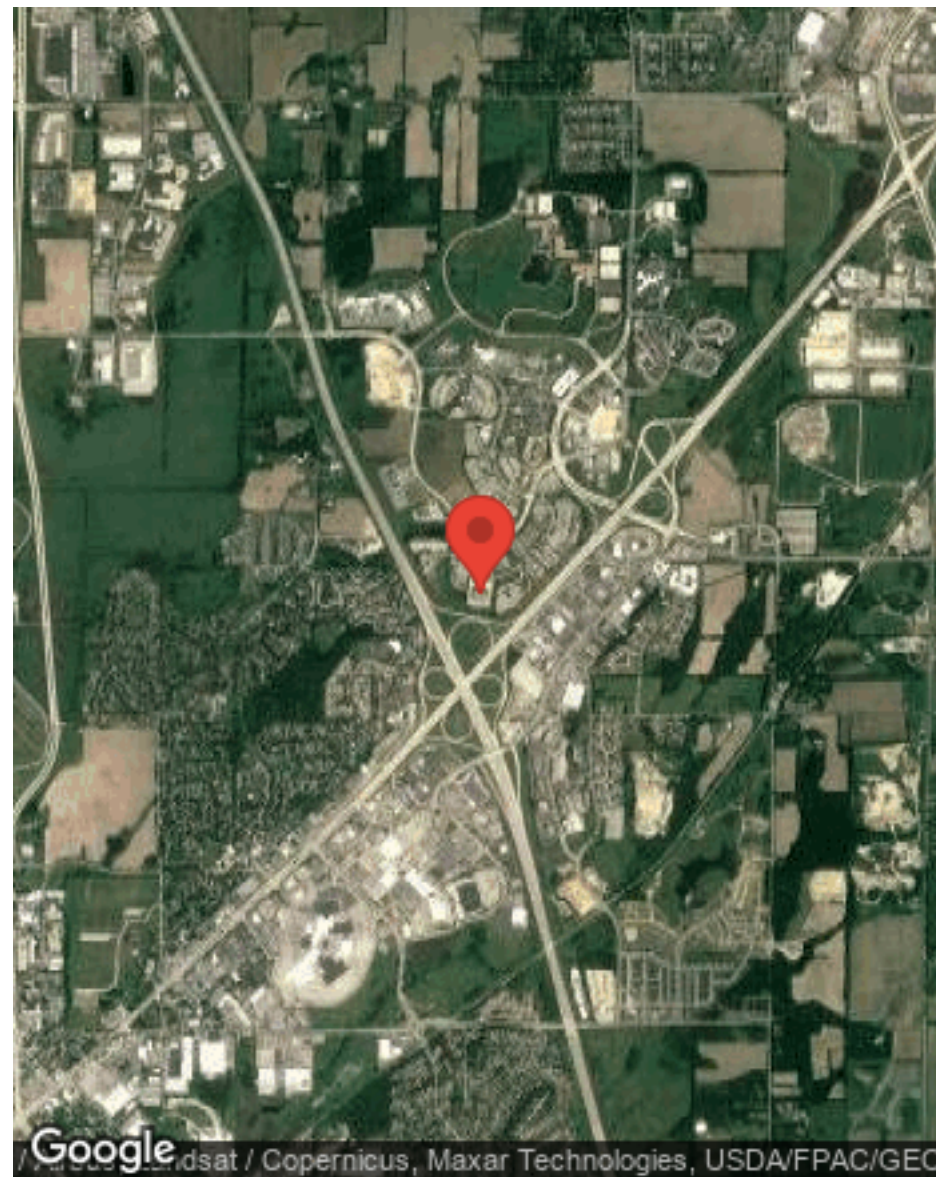
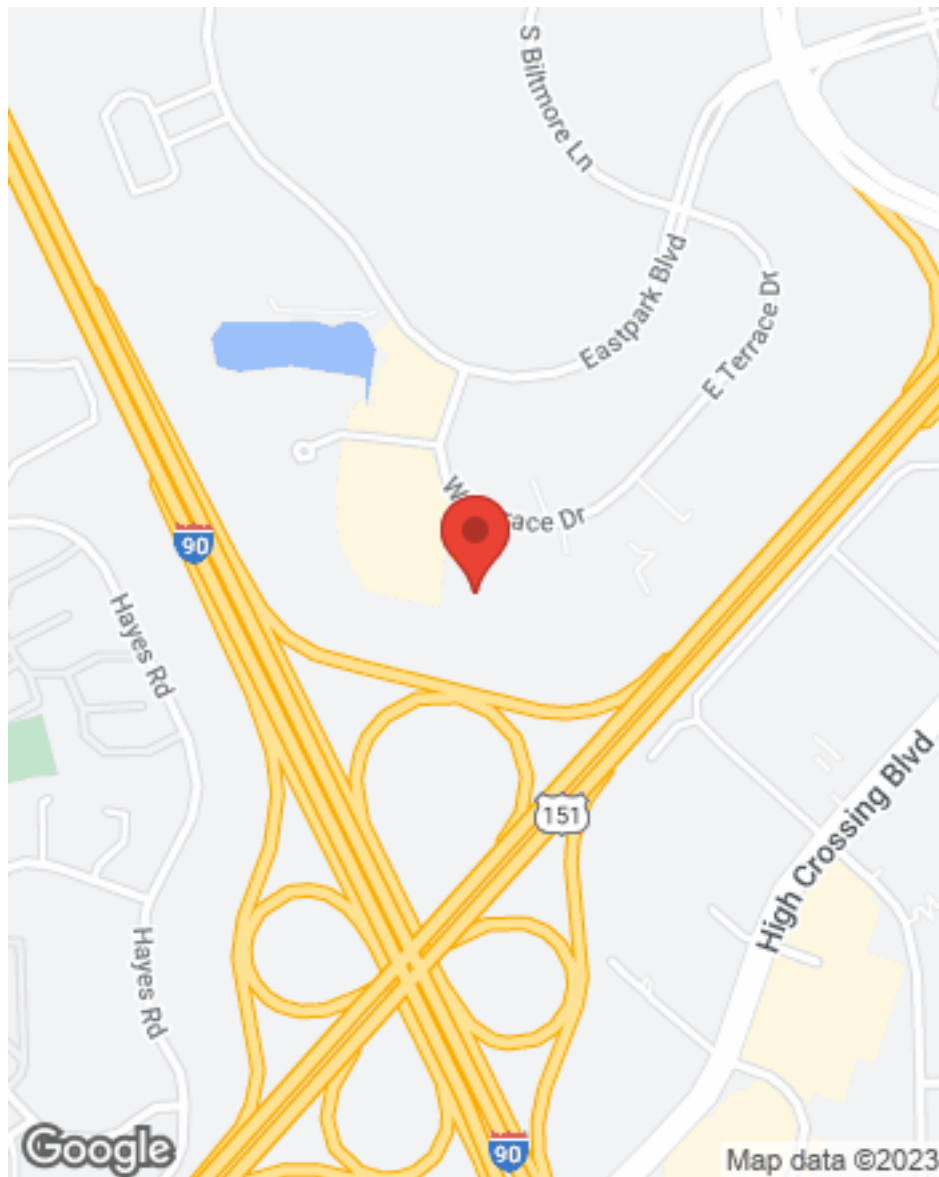
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LOCATION MAPS

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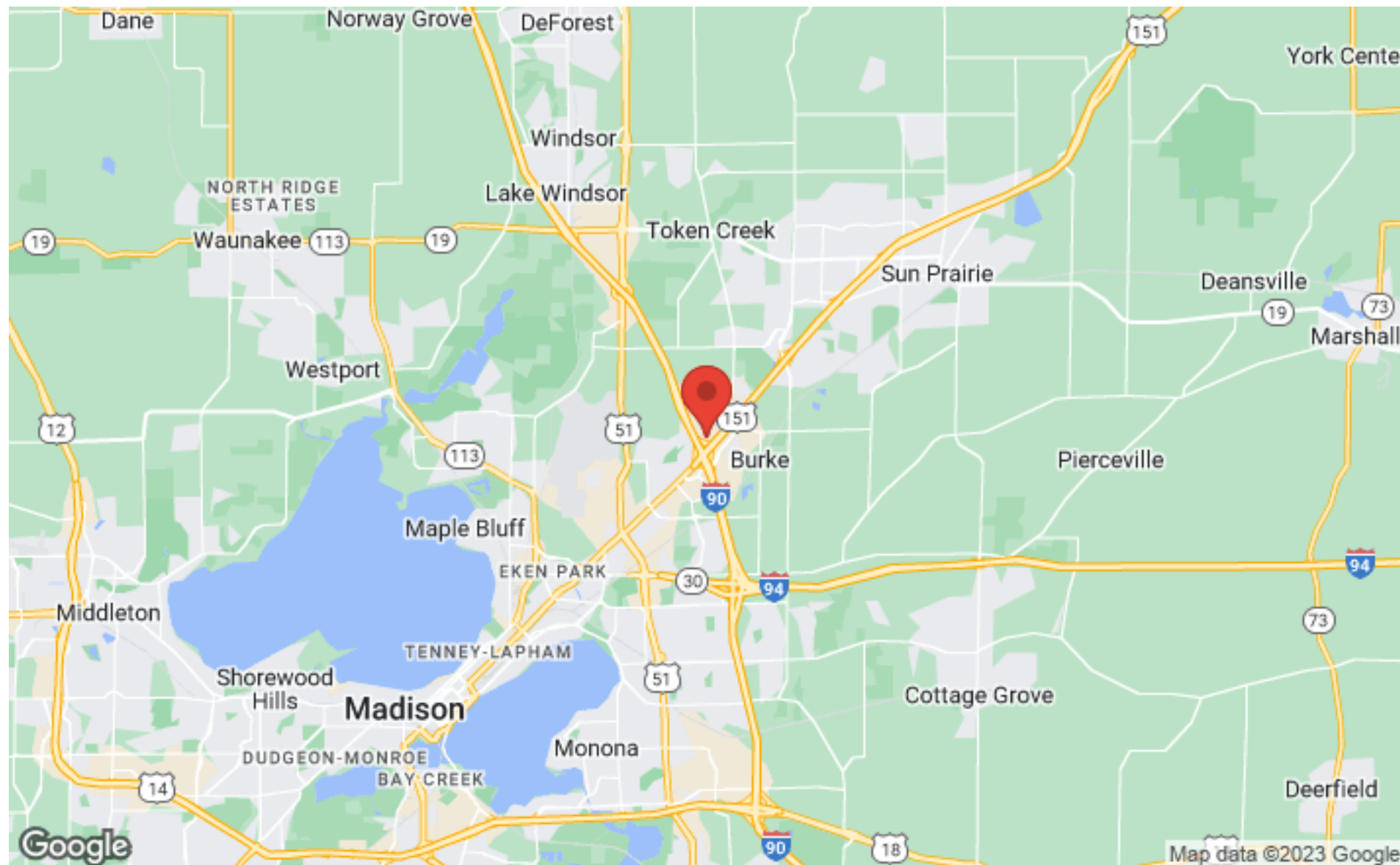
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REGIONAL MAP

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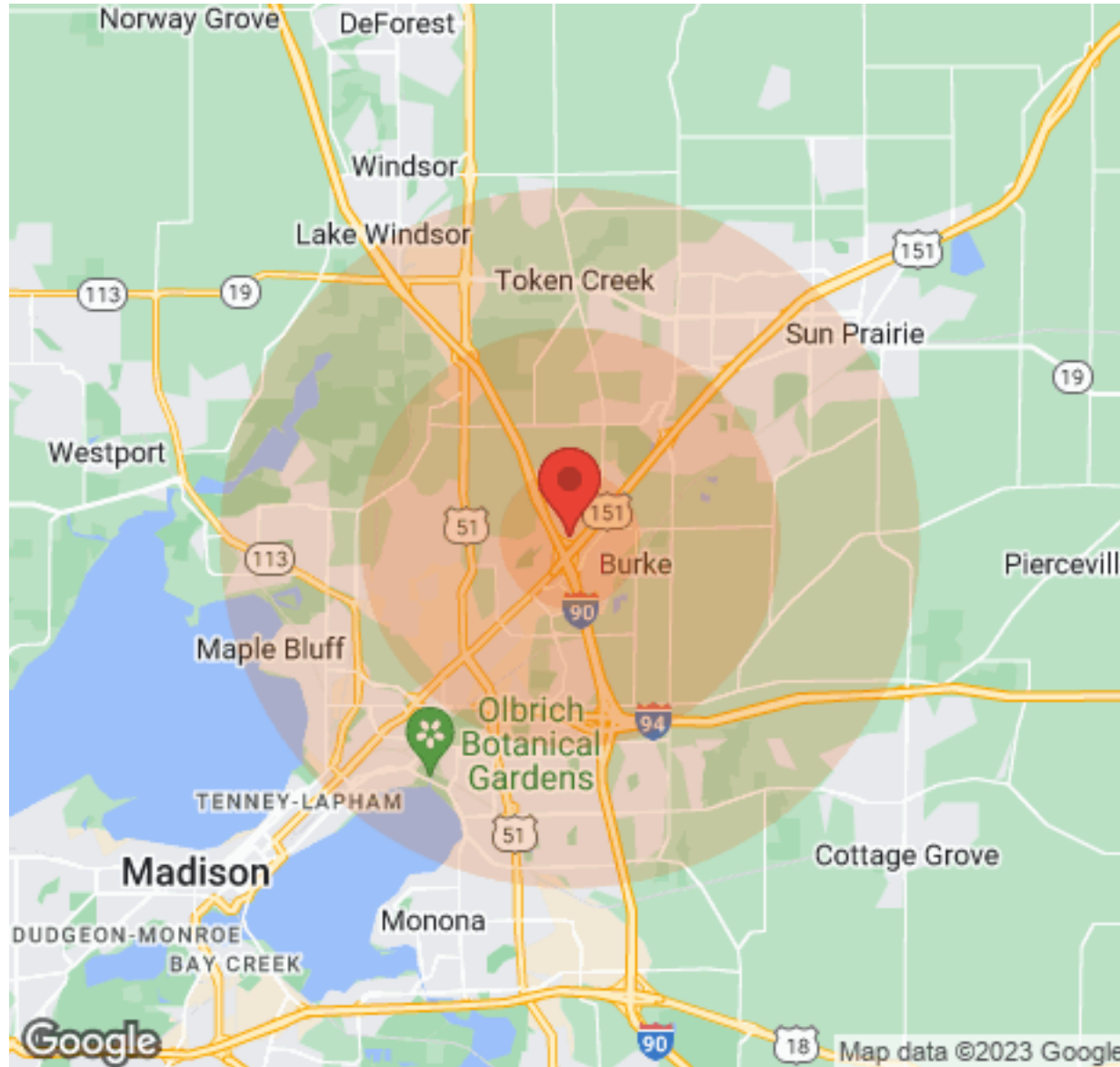
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,758	16,462	53,511
Female	1,557	16,039	54,805
Total Population	3,315	32,501	108,316

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	506	6,194	19,292
Ages 15-24	300	3,803	13,200
Ages 25-54	1,675	14,174	43,892
Ages 55-64	371	3,802	14,578
Ages 65+	463	4,528	17,354

Income	1 Mile	3 Miles	5 Miles
Median	\$69,499	\$55,992	\$56,273
< \$15,000	160	948	3,847
\$15,000-\$24,999	101	1,279	4,315
\$25,000-\$34,999	159	1,318	4,994
\$35,000-\$49,999	210	1,858	6,409
\$50,000-\$74,999	378	3,549	10,286
\$75,000-\$99,999	352	2,367	7,917
\$100,000-\$149,999	222	1,994	6,475
\$150,000-\$199,999	18	492	1,657
> \$200,000	9	220	924

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,661	14,308	49,211
Occupied	1,541	13,461	46,482
Owner Occupied	474	6,897	28,025
Renter Occupied	1,067	6,564	18,457
Vacant	120	847	2,729

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