

# HIGH POINT PLAZA

7617 Mineral Point Road, Madison, WI 53717



**Available for Lease**

Office Space



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# Property Summary

Located on Madison’s near west side, just off the 12/18 Beltline Highway and three blocks west of West Towne Mall, High Point Plaza offers premier, centrally located commercial office space. The building is within walking distance of several dining and shopping destinations.

**Building Description:** Three-story multi-tenant office building. Each unit has a private entrance with eight-foot doors that access common hallways to elevators, stairs, and restrooms. A central atrium spans all three floors and is capped with a skylight bringing natural light into the building.

<b>Space Availability:</b>	Suite 150	2,900 RSF (private entrance)
	Suite 202	5,164 RSF

**Lease Rate:** \$12.00/SF/YR NNN

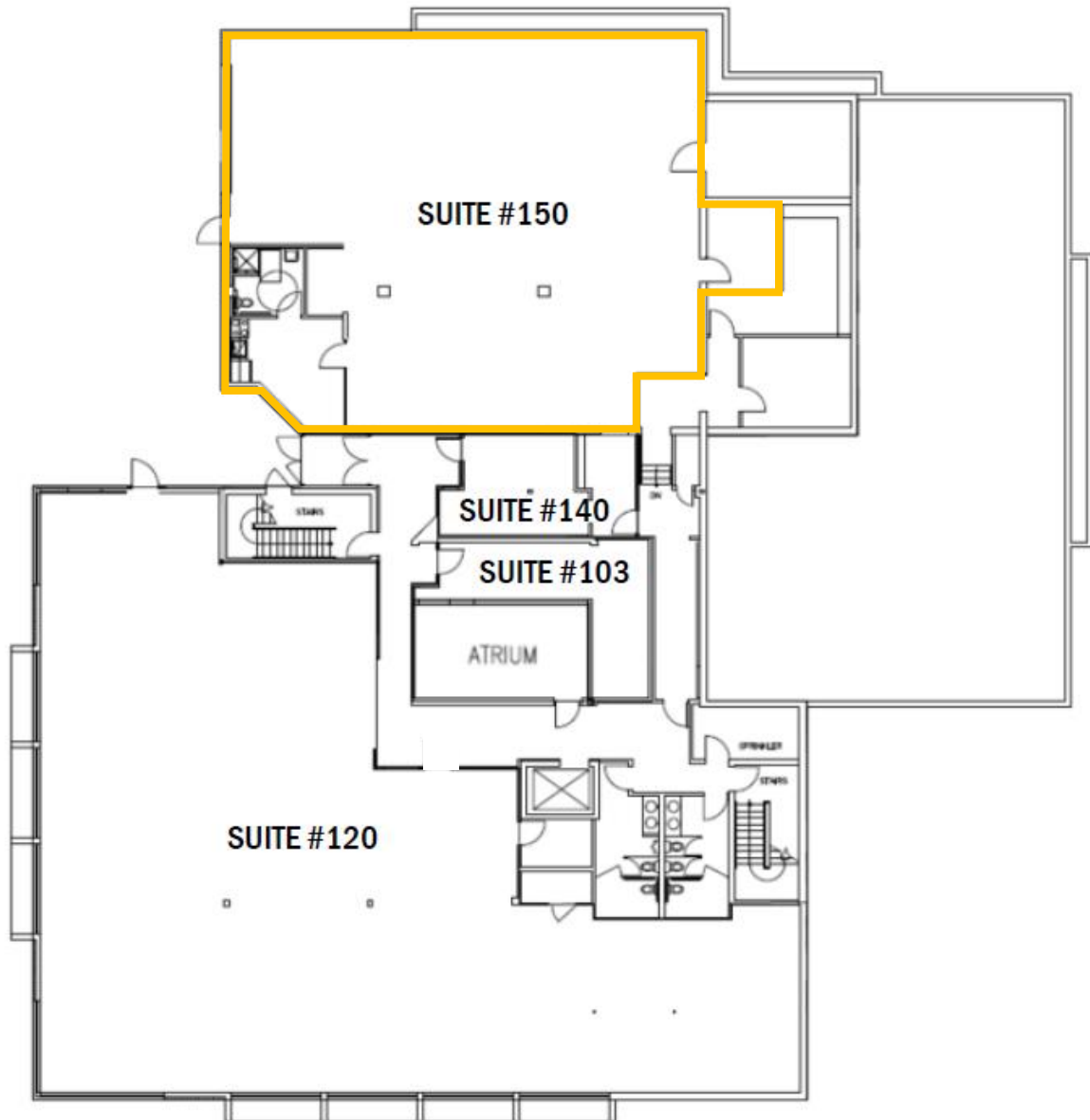
**Occupancy:** Immediate

**Improvements:** Negotiable

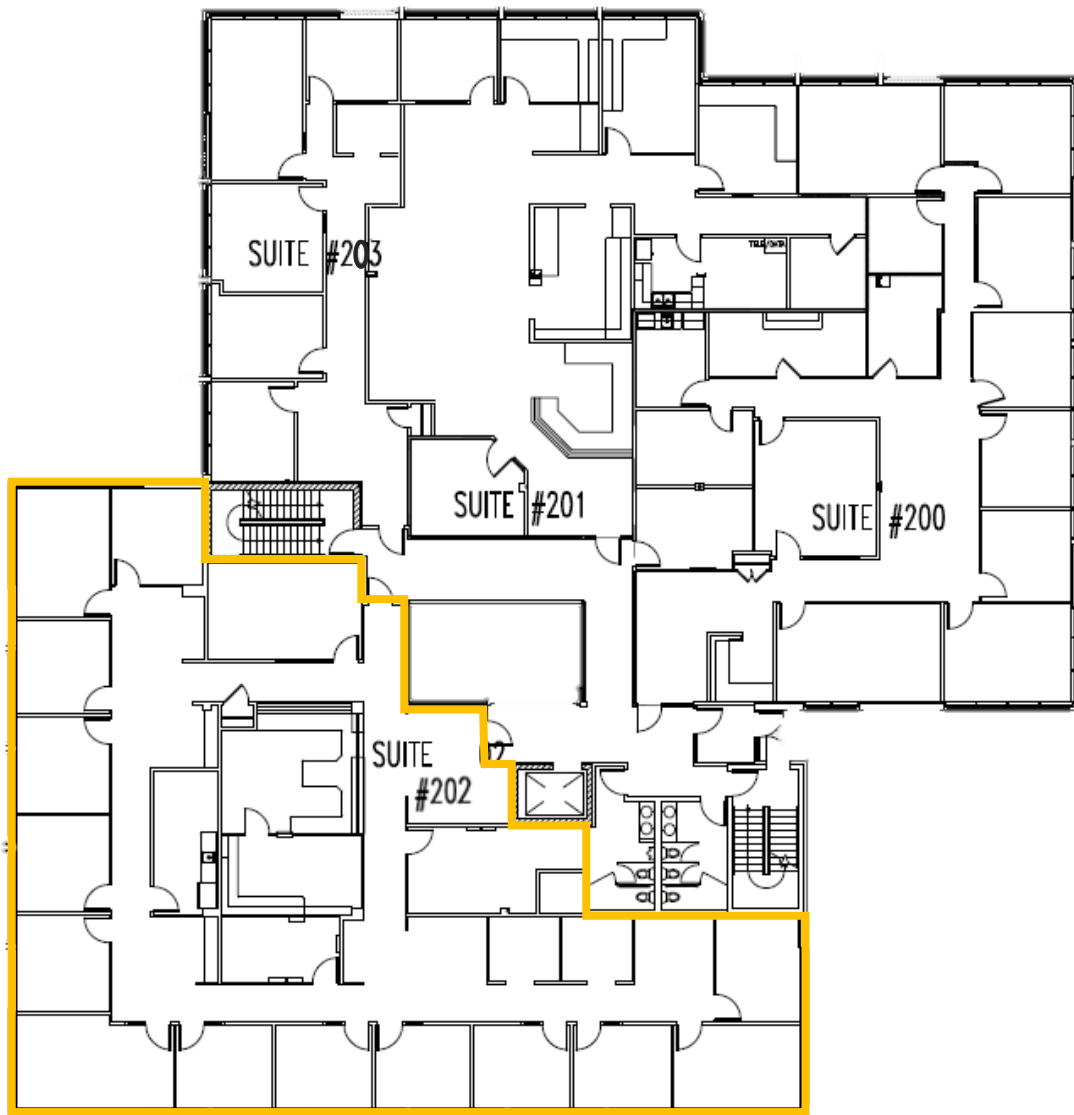
**Parking:** Ample surface parking

- Amenities:**
- Easy access to downtown Madison, Middleton, and surrounding suburbs
  - Private entrance to each office with 8-foot doors
  - Tenant signage visible from Mineral Point Road
  - Beautifully landscaped grounds surround the building
  - Mix of financial, medical, and technology firms
  - Professionally managed by Compass Properties

# First Floor – 2,900 RSF



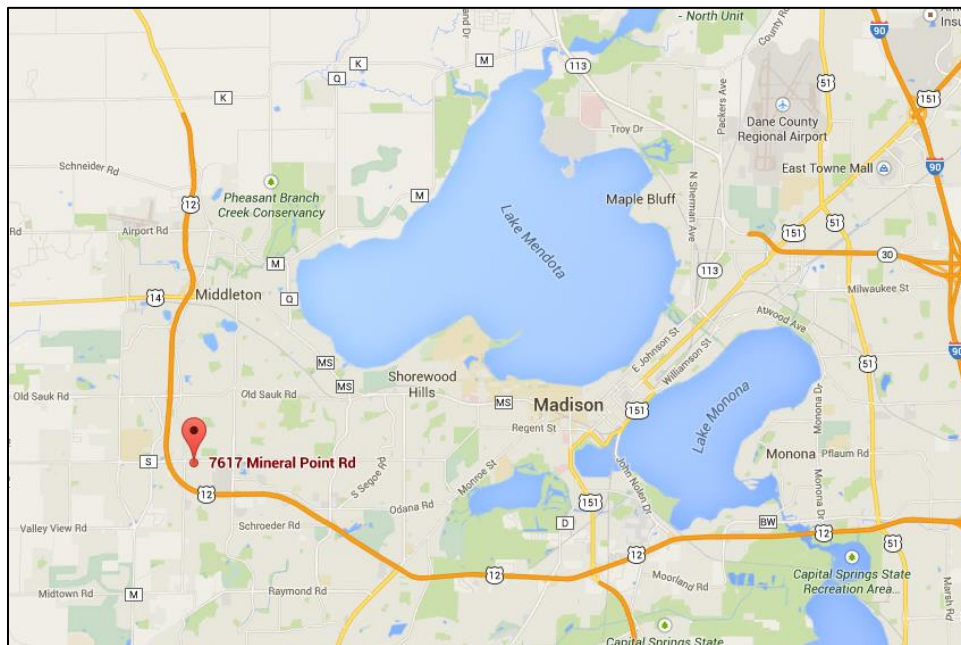
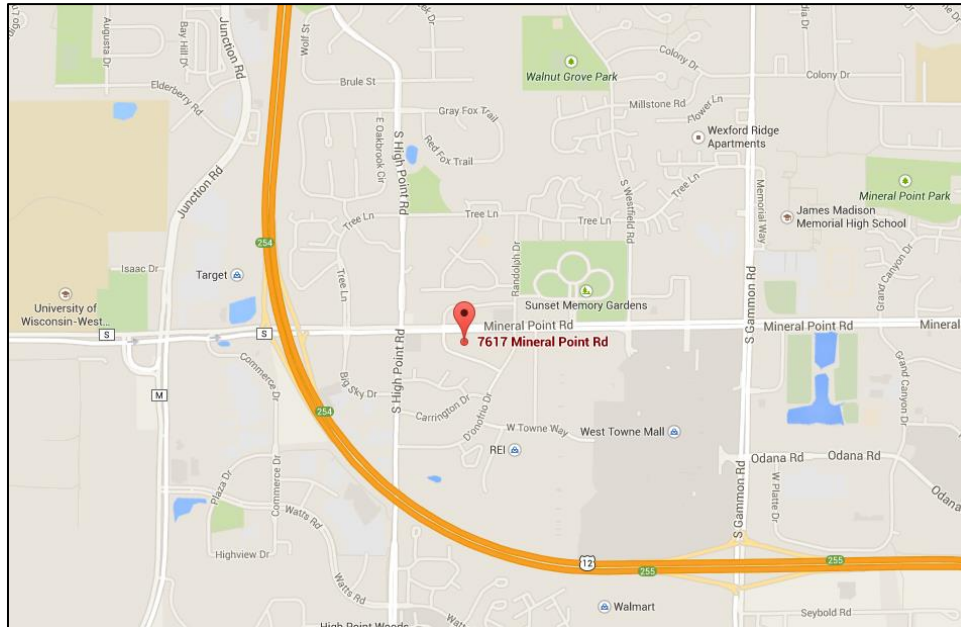
## Second Floor – 5,164 RSF



# Location

High Point Plaza is located three blocks west of West Towne Mall, on Mineral Point Road (26,600 CPD). Easy access to and from the 12/18 Beltline Highway. There are several restaurants and stores within walking distance of the building.

Less than 30 minute drive (17 miles) to the Dane County Regional Airport and 20 minutes (8 miles) to downtown Madison.





# Area and Site Overview

