

FOR LEASE

**3801 Regent Street**

MADISON, WI 53705

**Price: \$13 - \$16 psf/gross  
Economical Office Space  
on Madison's Near  
Westside**



**CHRIS CAULUM, CCIM, SIOR**  
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(608) 443-1040  
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# PROPERTY SUMMARY

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3801 REGENT STREET

## Property Summary

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Building SF:	15,800
Lease Rate:	\$13 - \$16
Lease Term:	Negotiable
Space 2:	900 SF
Space 3:	4,900 SF
Parking:	47 onsite with 2 electric vehicle chargers

## Property Overview

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Economical office space on the near west side of Madison with 3 suites to choose from. All operating expenses are included except in-suite janitorial.

Space 2: 900 SF 2 private offices and open workspace - Available Now

Space 3: 4,900 SF (entire 2nd floor) 7 private offices, 1 conference room, kitchen, copy/print room, IT Room, reception, and room for 22 workstations. Available with a 3-month Notice.

## Location Overview

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Situated in a residential area on the near west side. Near Hoyt Park, University Hospitals & Clinics, the Glen Golf Park, West High School, and the Village Bar.

# PROPERTY PHOTOS

3801 REGENT STREET



**OAKBROOK CORPORATION**  
2 Science Court, Suite 200  
Madison, WI 53711

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# LOCATION MAPS

3801 REGENT STREET



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# REGIONAL MAP

3801 REGENT STREET



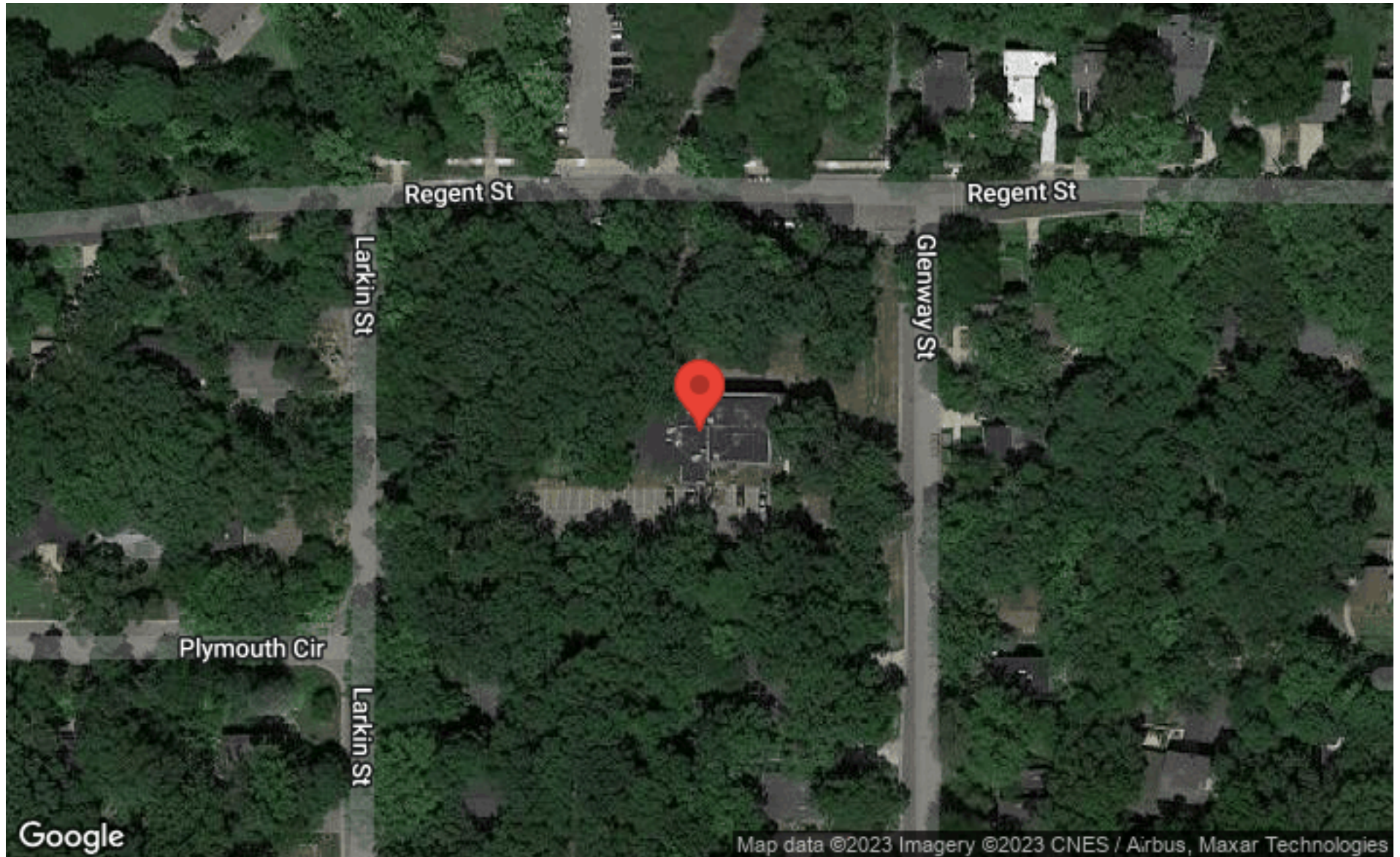
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# AERIAL MAP

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# DEMOGRAPHICS

3801 REGENT STREET



Population	1 Mile	3 Miles	5 Miles
Male	8,987	52,357	98,657
Female	10,068	52,707	100,630
Total Population	19,055	105,064	199,287

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,634	14,545	30,788
Ages 15-24	1,776	9,687	20,402
Ages 25-54	8,629	56,517	98,814
Ages 55-64	2,528	10,621	22,514
Ages 65+	3,488	13,694	26,769

Income	1 Mile	3 Miles	5 Miles
Median	\$79,577	\$48,426	\$51,581
< \$15,000	1,573	10,300	14,205
\$15,000-\$24,999	629	5,099	9,732
\$25,000-\$34,999	705	4,300	8,896
\$35,000-\$49,999	894	5,732	12,180
\$50,000-\$74,999	1,515	6,808	15,221
\$75,000-\$99,999	1,136	4,260	9,562
\$100,000-\$149,999	1,289	4,347	9,918
\$150,000-\$199,999	665	1,957	4,226
> \$200,000	638	1,881	4,048

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,311	47,349	93,788
Occupied	8,922	44,515	88,206
Owner Occupied	4,911	17,236	38,335
Renter Occupied	4,011	27,279	49,871
Vacant	389	2,834	5,582



# DISCLAIMER

3801 REGENT STREET

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*PRESENTED BY:*

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