



Price Reduction!

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3591
Anderson
Street

MADISON, WI 53704

OFFICE BUILDING FOR SALE OR LEASE

PROPERTY OVERVIEW

3591 Anderson Street

This 35,540 square foot multi-tenant education/office building is situated on 2.13 acres on the East Side of Madison, Wisconsin. The property is currently on a 75-year land lease. The building is conveniently located near Madison's East Towne Mall retail corridor, Madison College, Dane County Regional Airport and Interstate 90/94. A mere 10 minutes from Downtown Madison, this property is well situated for educational and/or office use. This 20-year old asset has been very well cared for and is prominently located on the corner of Highway 51 and Anderson Street.

Purchase Price: ~~\$4,400,000~~
\$3,550,000

Lease Rate: \$12.75 PSF NNN

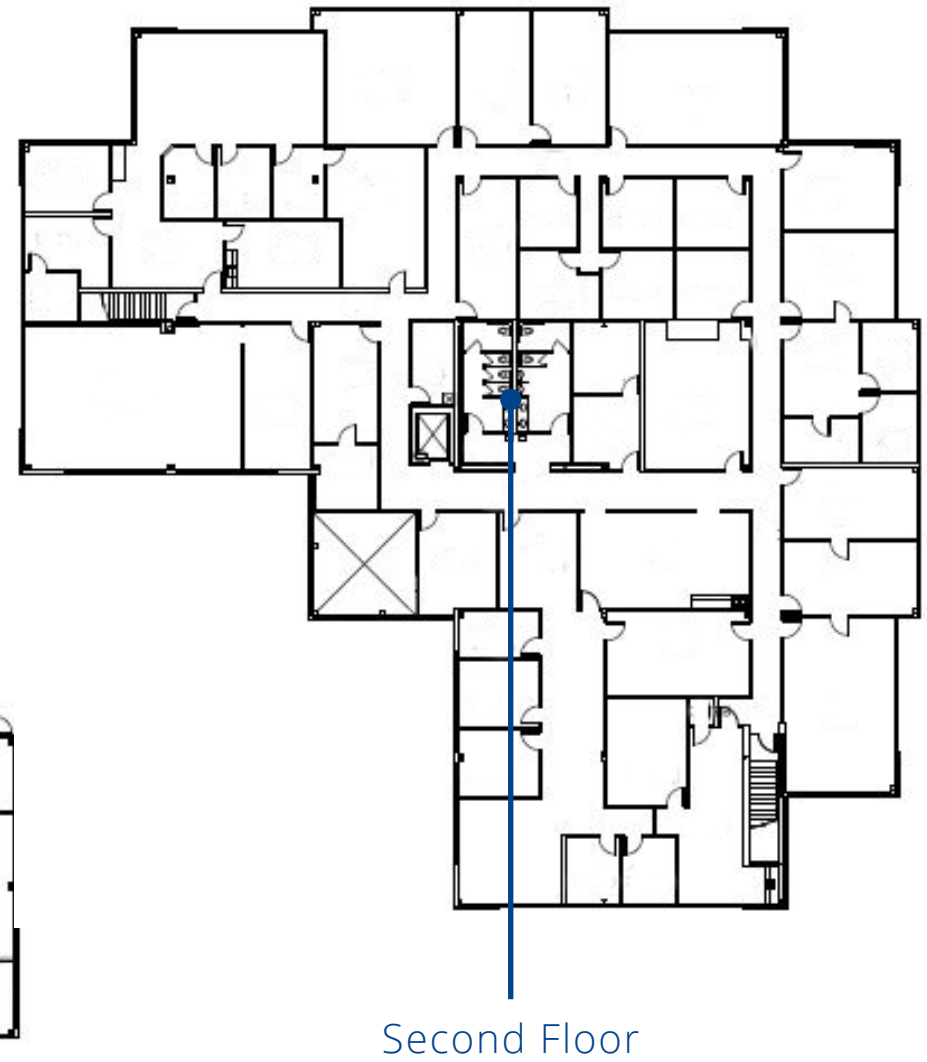
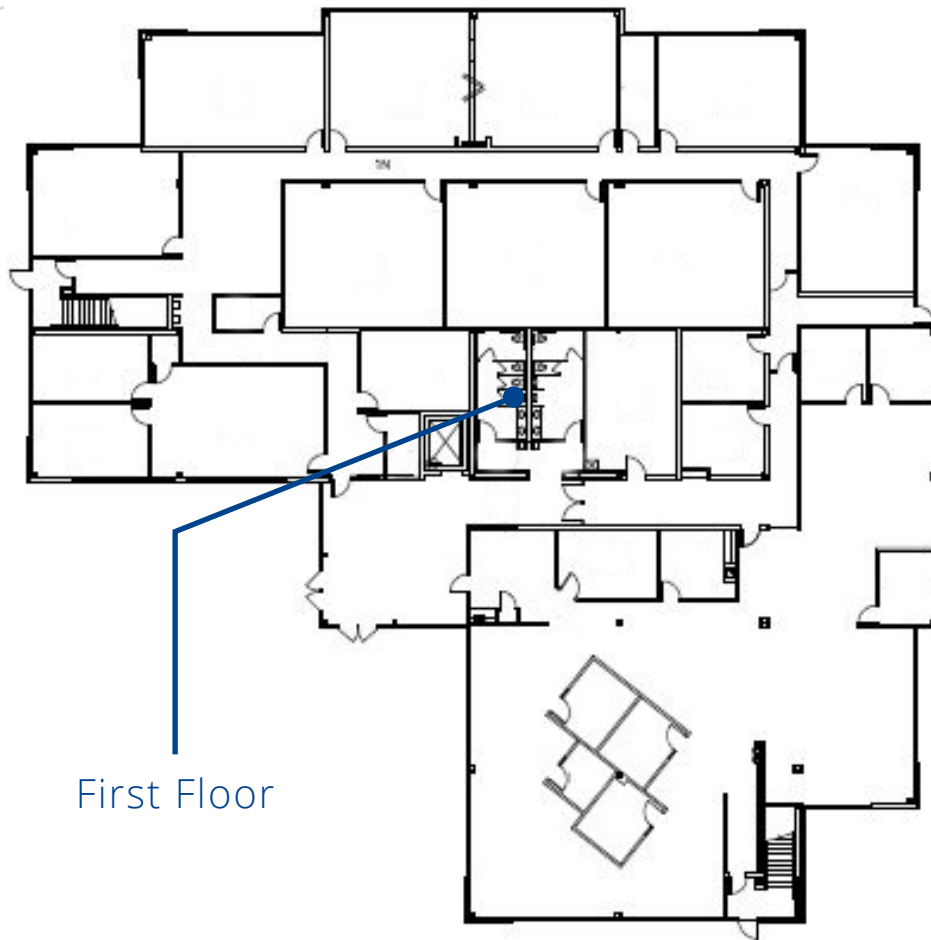


PROPERTY SPECIFICATIONS

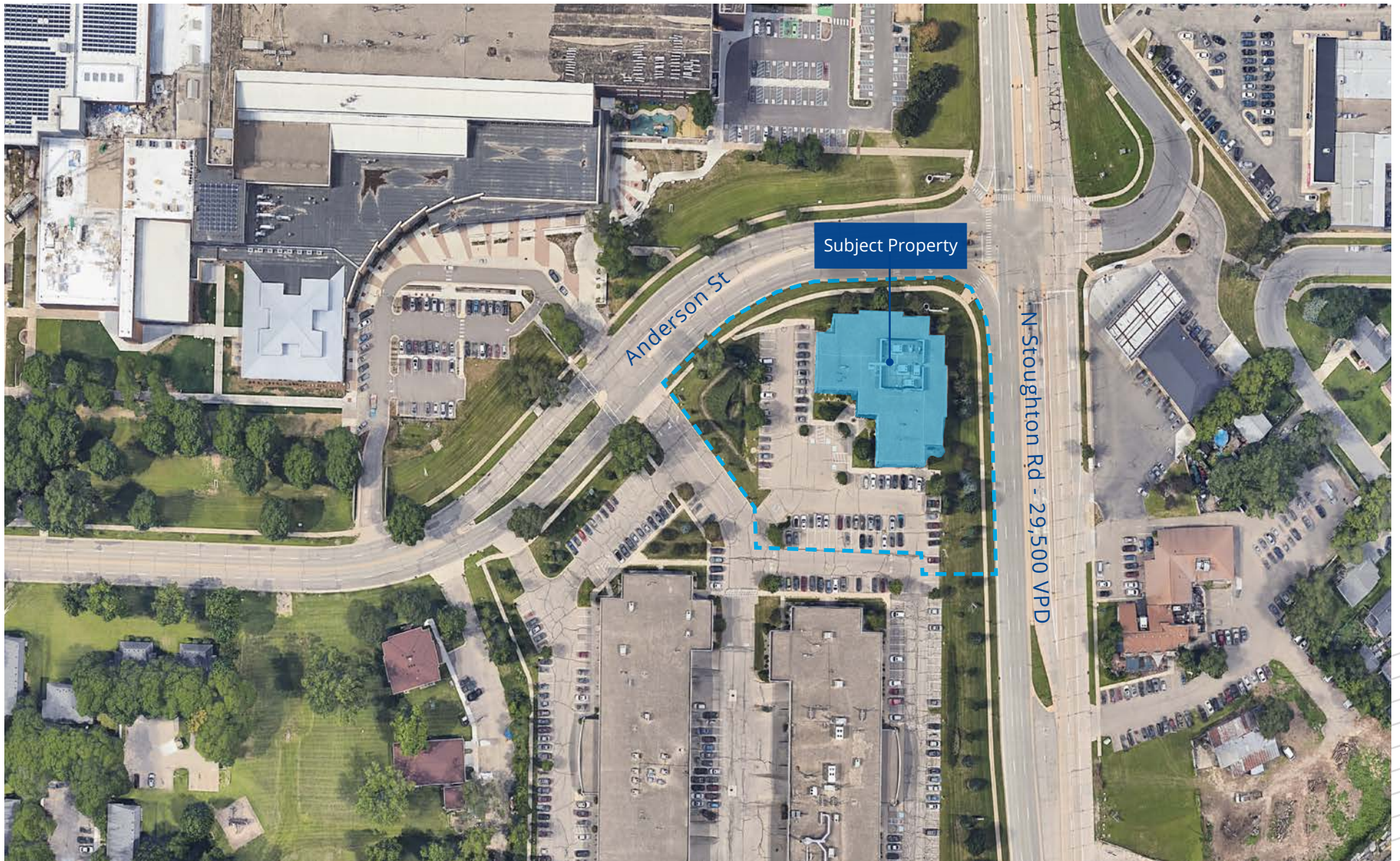
Building Size	35,540 SF
Land Size	2.13 Acres (92,783 SF)
Parcel Number	0810-321-0089-4
User Type	Office
Stories	2
Building Class	A
2022 Taxes	\$73,430.26
Year Built	2002
Zoning	PD - Planned Development
Configuration	A mix of Private Offices, Conference Rooms, Open Office Plans & Common Areas
Parking	84 Surface Stalls
Sprinklers	Yes



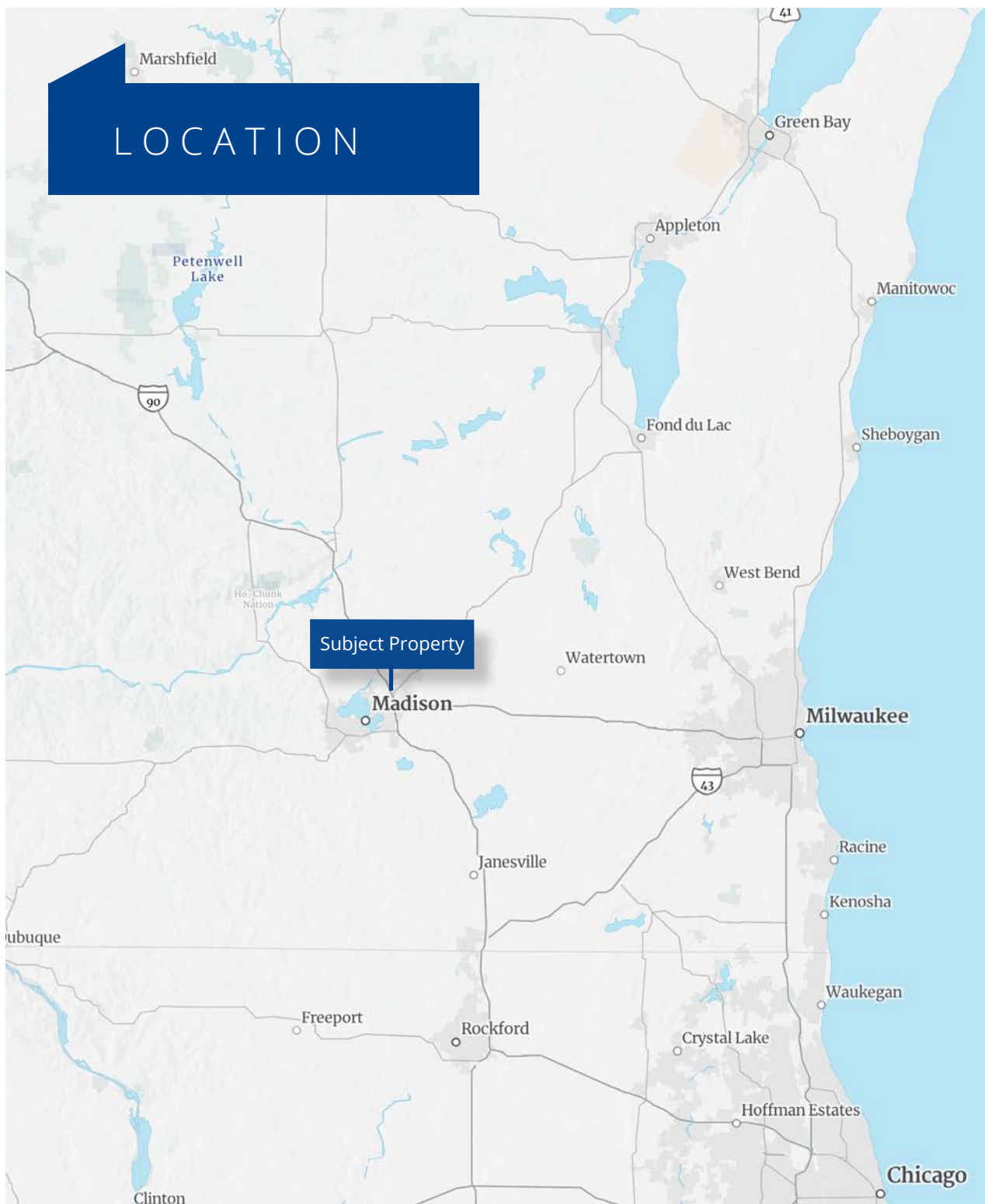
FLOOR PLANS



SITE PLAN



LOCATION



Drive Times

I-94	1.9 Miles 5 Minutes
Dane County Regional Airport	2.1 Miles 5 Minutes
Downtown Madison	4.6 Miles 12 Minutes
Milwaukee	74 Miles 1 Hour Minutes
Green Bay	130 Miles 2 Hours
Chicago	146 Miles 2 Hours 30 Minutes

Demographics:



Population

1 mi: 4,029
3 mi: 64,226
5 mi: 149,316



Households

1 mi: 1,819
3 mi: 30,526
5 mi: 70,482



White Collar Workforce

1 mi: 57.7%
3 mi: 67.7%
5 mi: 71.4%



Madison Area Top Employers

Epic Systems Corp
UW Health
American Family Insurance

PROPERTY PHOTOS



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