

# Office Building - For Sale

**Corneille Law Group**  
**7618 Westward Way**

MADISON, WI 53717

**Price: \$1,050,000**



**CHRIS CAULUM, CCIM, SIOR**  
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# PROPERTY SUMMARY

7618 WESTWARD WAY



## Property Summary

Price:	\$1,050,000
Building SF:	9,435
Price / SF:	\$111.29
Suites/Spaces:	1 to 3
Lot Size:	0.59 acres (25,665 SF)
Occupancy:	Spring 2024
Building Class:	B/C
Year Built/Remodeled:	1981/2006
Parking:	32 spaces
Parking Ratio:	3.4/1,000
Zoning:	CC

## Property Overview

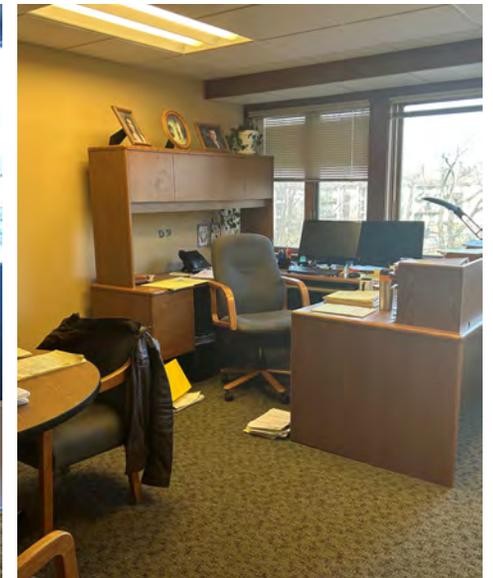
This one-story office building on Madison's west side offers 3,816 SF on the 1st floor with 10 private offices, a kitchen, reception, and a workroom, 1,803 SF mezzanine with two offices and room for 8 workstations, and 3,816 SF in the exposed lower level. Lots of windows allow natural light. Great opportunity for an office user, daycare operator, or other commercial space user who wants to own their real estate.

## Location Overview

Close to many restaurants and service businesses. Excellent access to East and West via the W. Beltline Highway. Off Mineral Point Road. Monument signage is in place.

# PROPERTY PHOTOS

7618 WESTWARD WAY



**OAKBROOK CORPORATION**  
2 Science Court, Suite 200  
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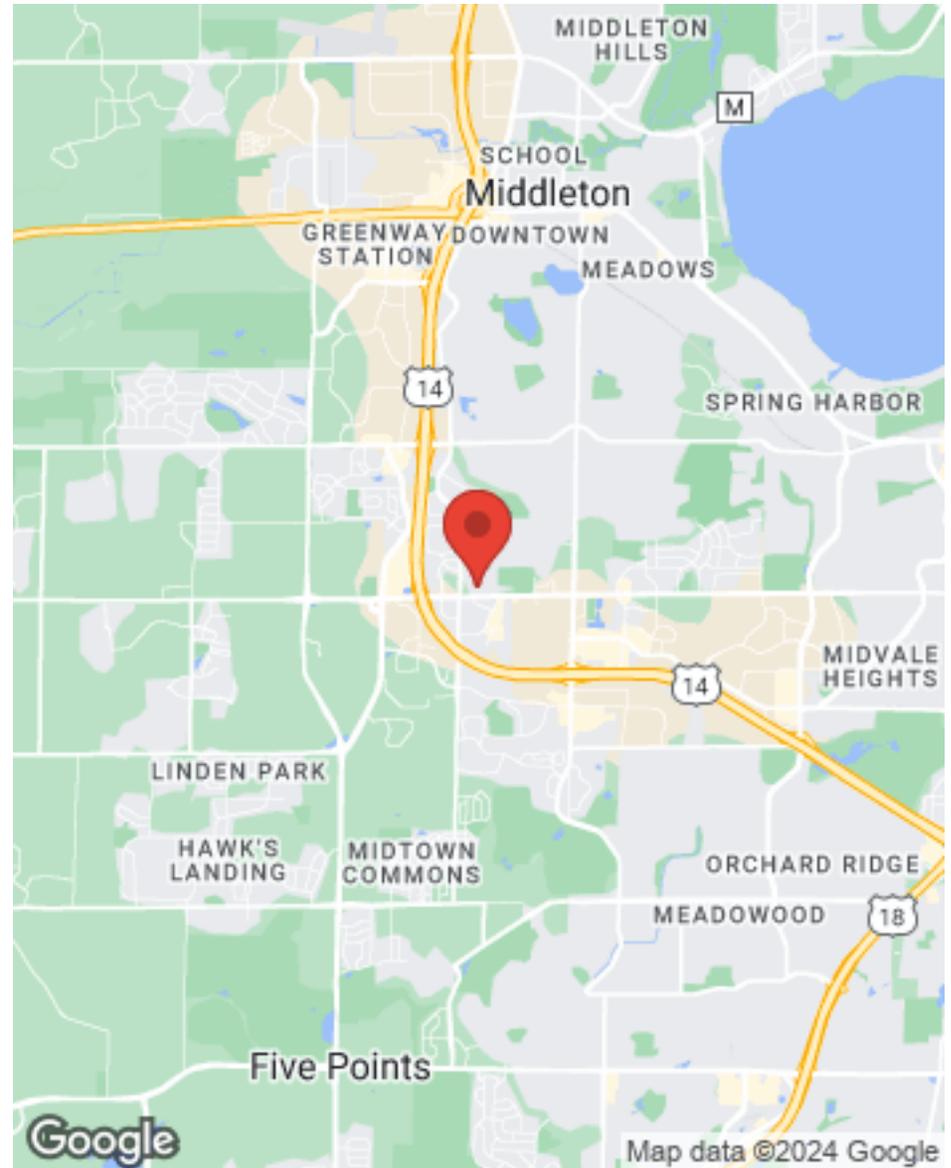
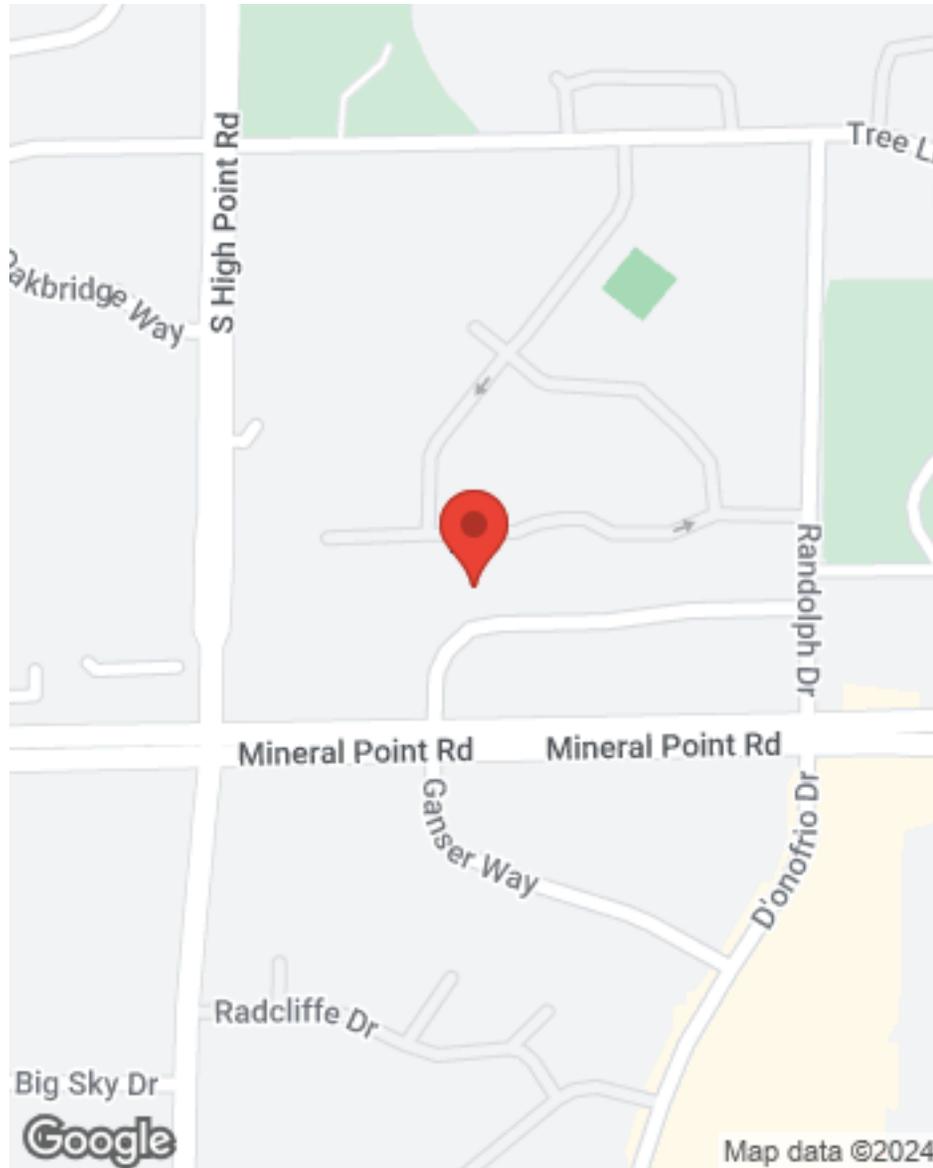
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# LOCATION MAPS

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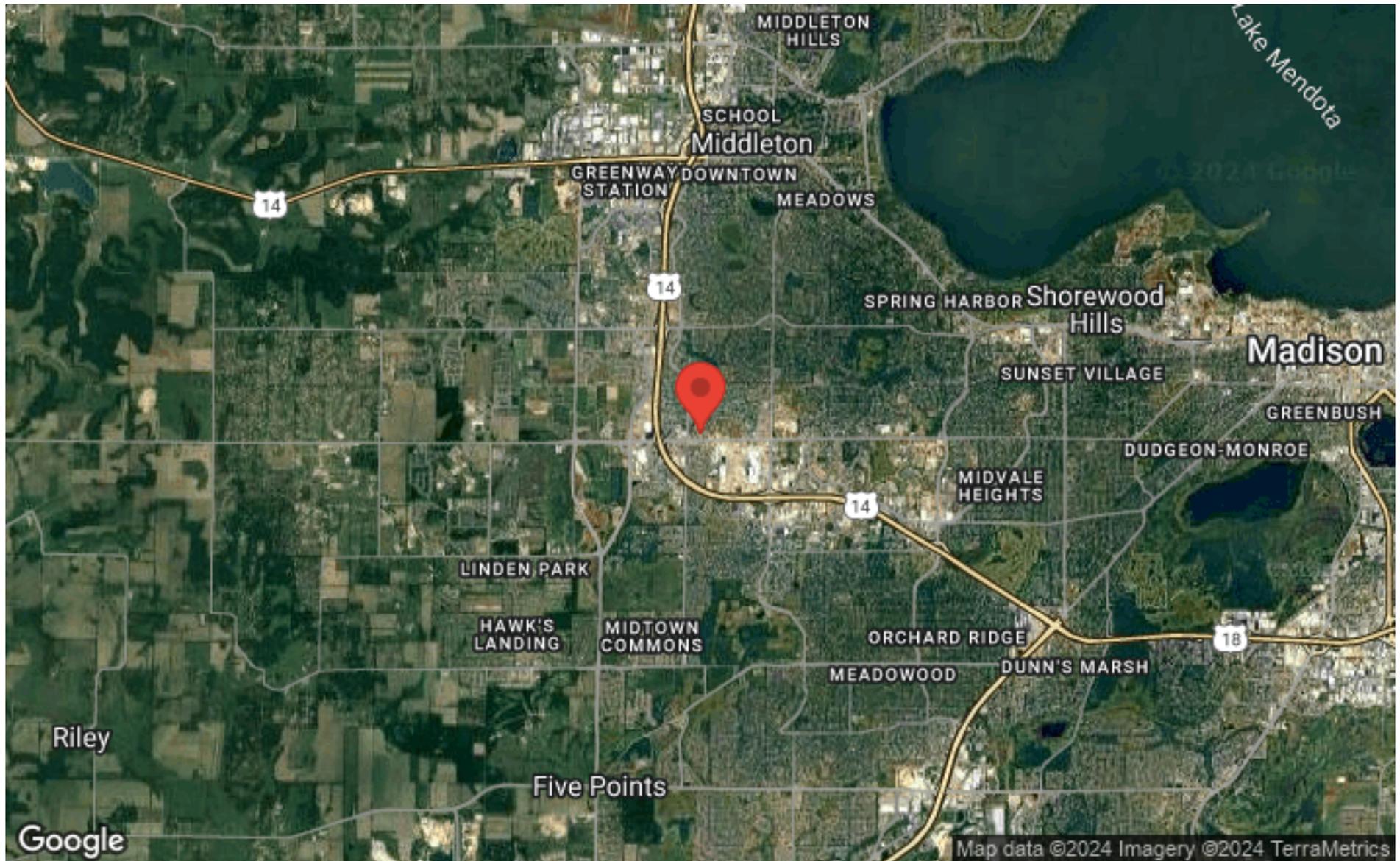


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# REGIONAL MAP

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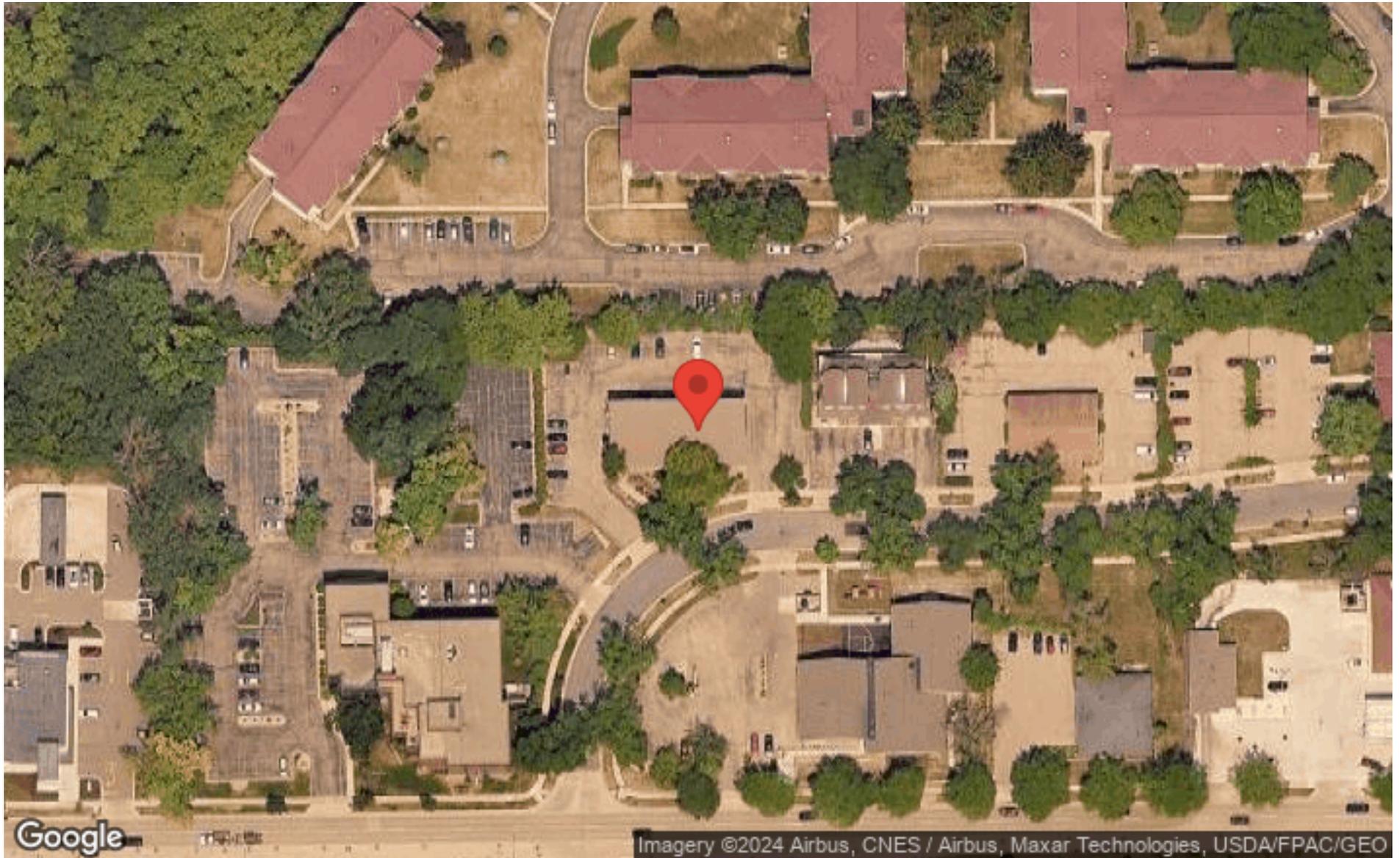


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# AERIAL MAP

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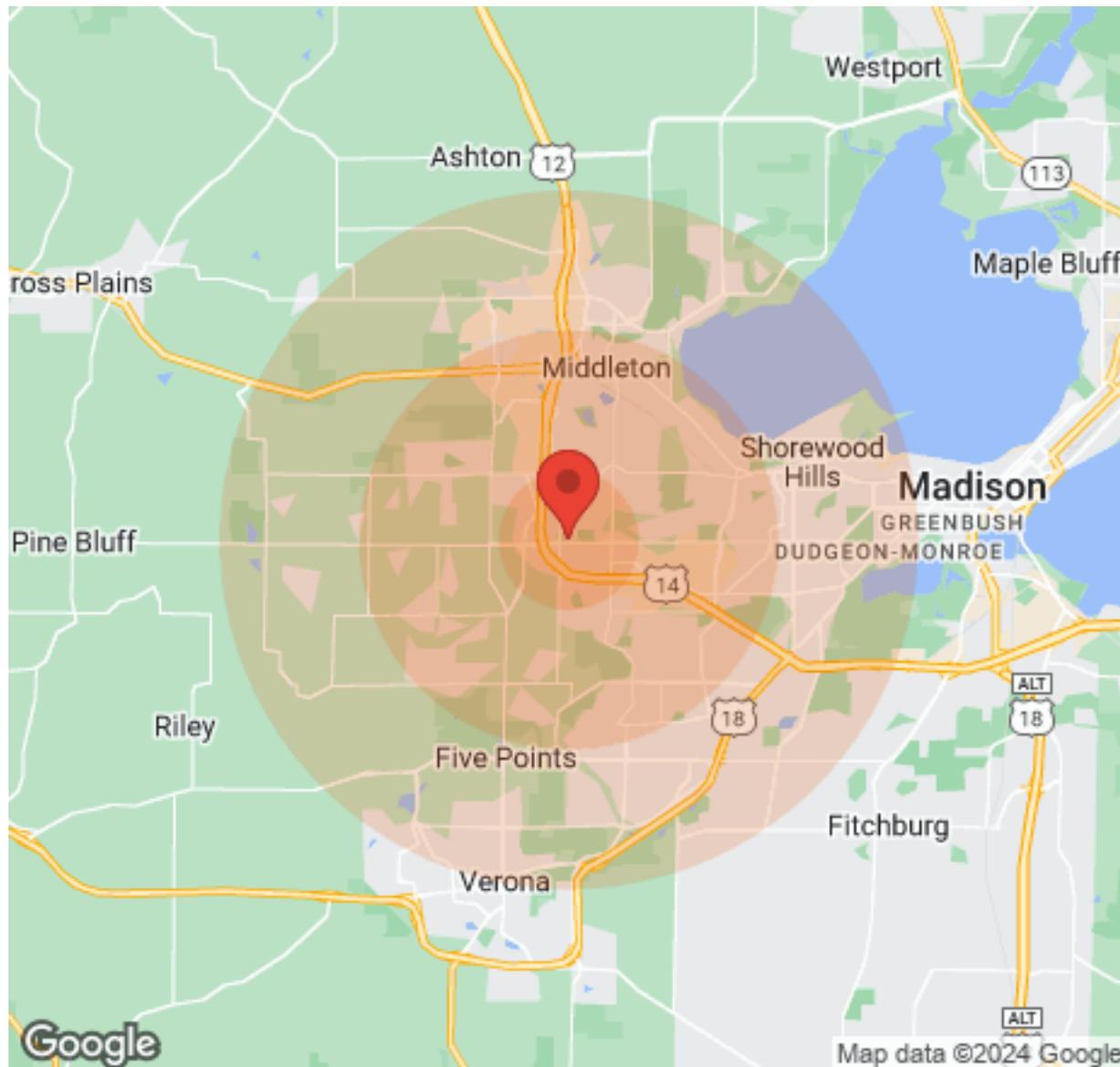


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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	4,574	34,408	68,932
Female	4,890	36,965	73,688
Total Population	9,464	71,373	142,620

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,444	11,615	24,688
Ages 15-24	909	8,385	17,447
Ages 25-54	4,687	28,071	57,705
Ages 55-64	1,166	9,887	18,930
Ages 65+	1,258	13,415	23,850

Income	1 Mile	3 Miles	5 Miles
Median	\$51,175	\$67,345	\$71,453
< \$15,000	392	1,885	4,893
\$15,000-\$24,999	451	2,311	4,800
\$25,000-\$34,999	458	2,905	5,436
\$35,000-\$49,999	1,074	5,194	9,024
\$50,000-\$74,999	1,064	6,707	12,122
\$75,000-\$99,999	451	4,615	8,704
\$100,000-\$149,999	455	5,112	9,719
\$150,000-\$199,999	285	2,226	4,198
> \$200,000	236	1,976	4,431

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,052	35,571	67,021
Occupied	4,713	33,347	63,137
Owner Occupied	1,864	18,597	35,721
Renter Occupied	2,849	14,750	27,416
Vacant	339	2,224	3,884

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