

345 WEST WASHINGTON AVE

MADISON, WISCONSIN



**AVAILABLE
FOR LEASE**

CBRE



AVAILABILITIES



SUITE
201

RSF
6,156

Available August 1, 2024



SUITE
403

RSF
7,920

PROPERTY OVERVIEW



BASE RENT
\$17.50/SF, NNN



SIZE
95,000 SF



FLOORS
5



YEAR BUILT
1980



PARKING
Onsite structure, \$150/stall/month

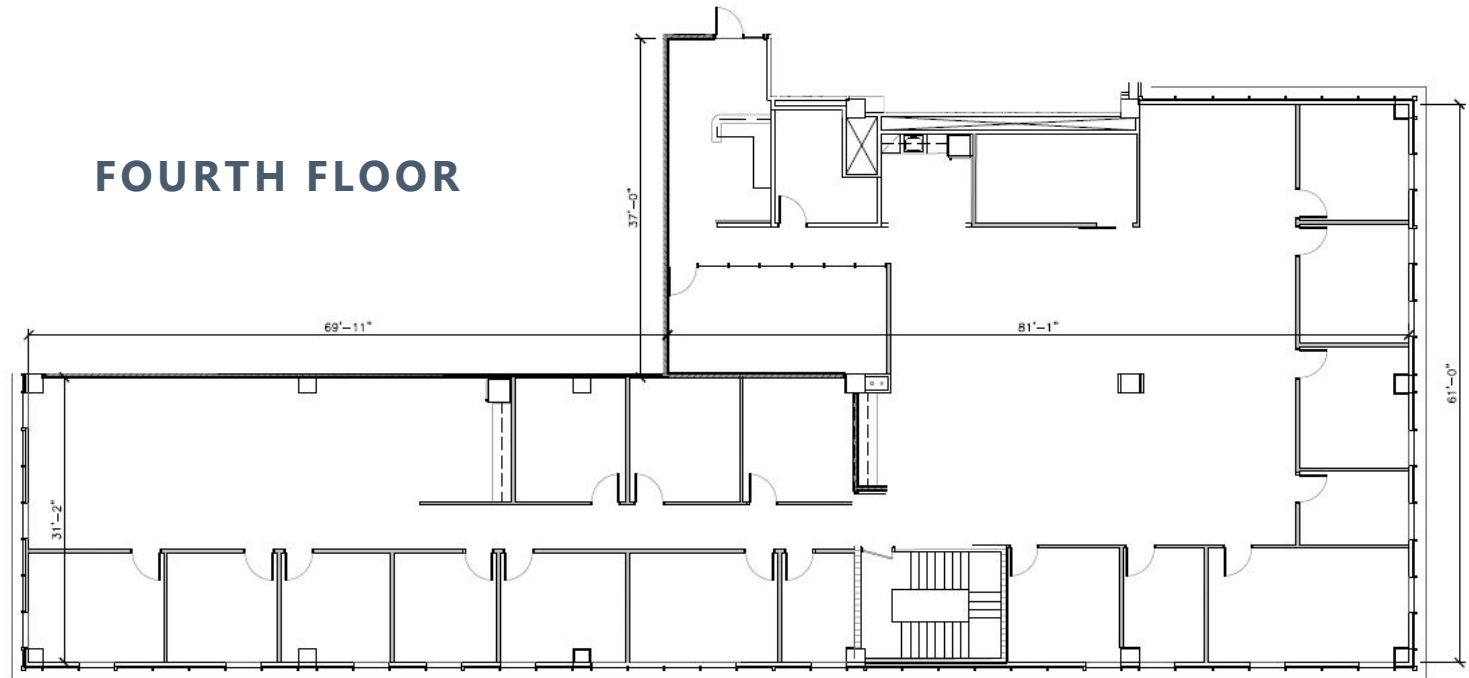


SIGNAGE
Monument Signage available

[illegible]

SUITE 201
6,156 RSF

FOURTH FLOOR



SUITE 403

7,920 RSF



PROPERTY HIGHLIGHTS



Landlord can provide office furniture packages, including procurement and installation



Monthly/Daily/Hourly Parking
(via validation in the attached ramp)



Walkable to hotels, restaurants, coffee, entertainment, and Capitol Square



Move-in ready space, with tenant improvement allowance negotiable



Exposed ceilings, spiral ductwork, modern style



On site security patrol

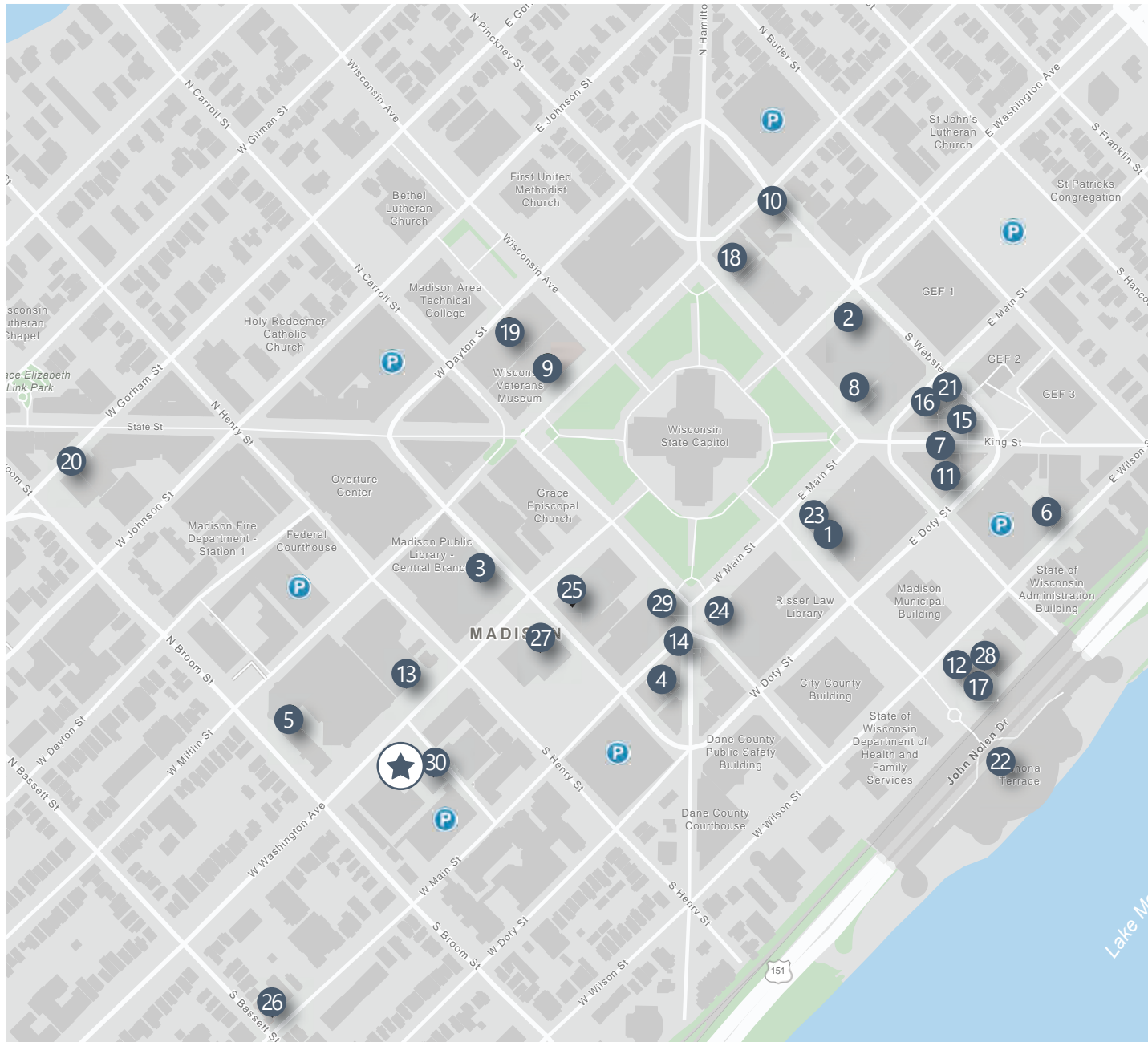


On site mother's room



On site building engineer and management

AMENITY MAP



RESTAURANTS

1. DLUX
2. L'Etoile
3. Casetta Kitchen & Counter
4. Tornado Steak House
5. A La Brasa
6. Tempest Oyter Bar
7. Ancora Cafe + Bakery
8. Graze
9. Rare Steakhouse
10. Heritage Tavern
11. Merchant Madison
12. Madison Club
13. RED

BARS

14. Genna's Lounge
15. D'Vino
16. Maduro
17. The Audrey
18. The Old Fashioned
19. Chasers Bar & Grille
20. Up North
21. Argus Bar & Grill

VENUES & COFFEE

22. Monona Terrace
23. Starbucks
24. Wonderstate Coffee
25. Barriques
26. Cafe Maya
27. Meet in Wisconsin

HOTELS

28. Hilton Madison
29. Best Western Premier Park
30. Hyatt Place

STATE OF WISCONSIN BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to prove brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker's duties to a customer under section 452.133(I) of the Wisconsin Statutes.

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you. The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).

2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

(Insert information you authorize to broker to disclose such as financial qualification information)

CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing. List Home/Cell Numbers:

SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the internet at <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

A "material adverse fact" is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.



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