

OFFICE SPACE FOR LEASE

The American Center Office Park

5250 East Terrace

MADISON, WI 53718

Price: Negotiable/Gross



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PROPERTY SUMMARY

5250 EAST TERRACE DRIVE



Property Summary

Lease Rate:	Negotiable
Lease Term:	Negotiable
Individual Suites	196 RSF - 337 RSF
Available Space:	#148 - 1,806 RSF
Building SF:	31,989
Year Built:	1997
Building Class:	A
Floors:	1
Parking:	132
Parking Ratio:	4.92
Zoning:	SEC

Property Overview

High-quality office space located in the American Center Office Park on Madison's northeast side. Convenient access from Interstate 90/94 and Highway 151. Great windows with lots of light. Minutes from East Towne Mall and the Dane County Regional Airport.

Brand new common area updates including lobby, common conference room, restrooms and building entrances.

Location Overview

Located on Madison's northeast side with easy access to the Beltline and Hwy. 90/94. 10 minutes to downtown/campus.

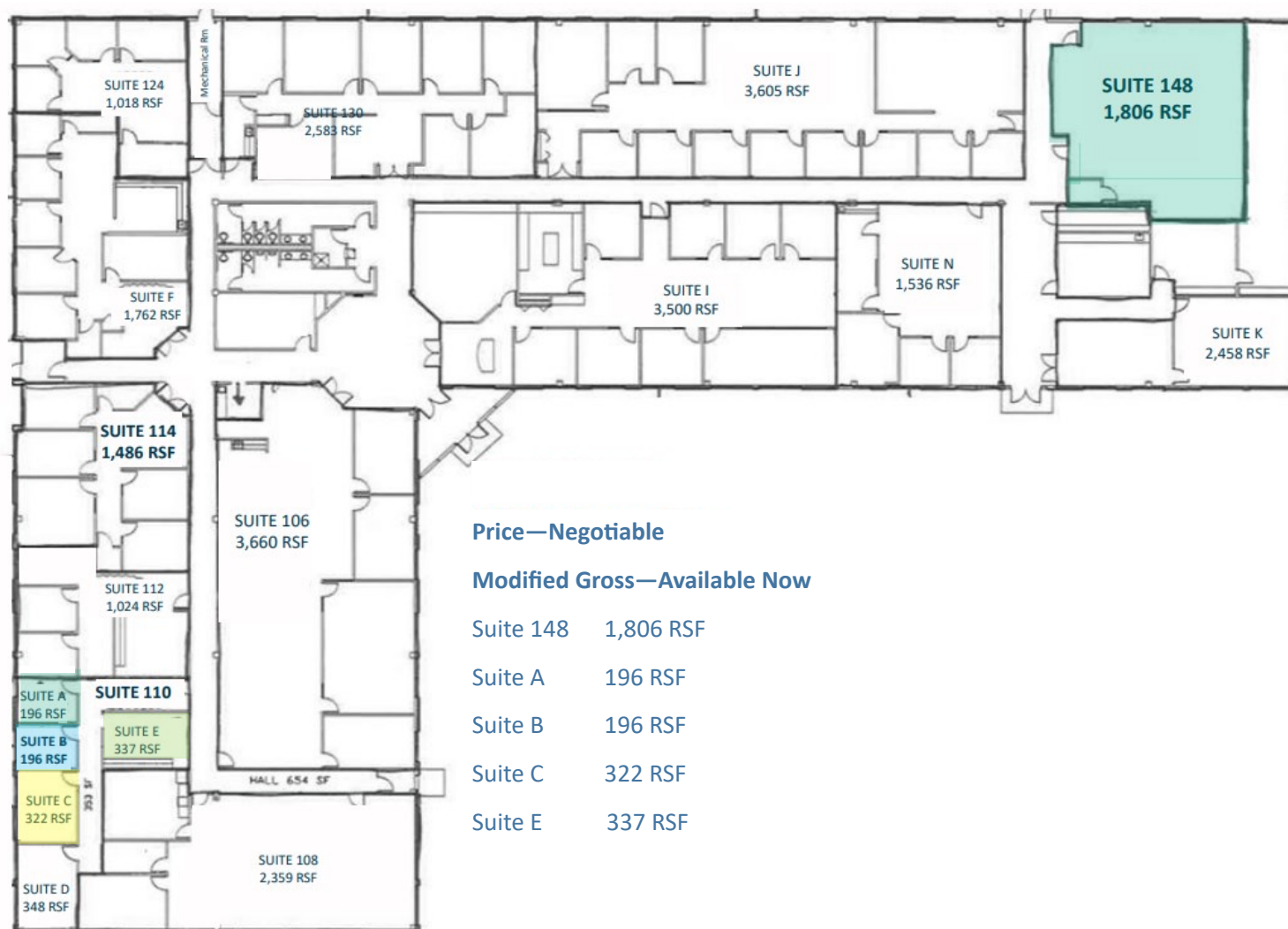
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FLOOR PLAN

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Price—Negotiable

Modified Gross—Available Now

Suite 148	1,806 RSF
Suite A	196 RSF
Suite B	196 RSF
Suite C	322 RSF
Suite E	337 RSF

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PROPERTY PHOTOS

5250 EAST TERRACE DRIVE



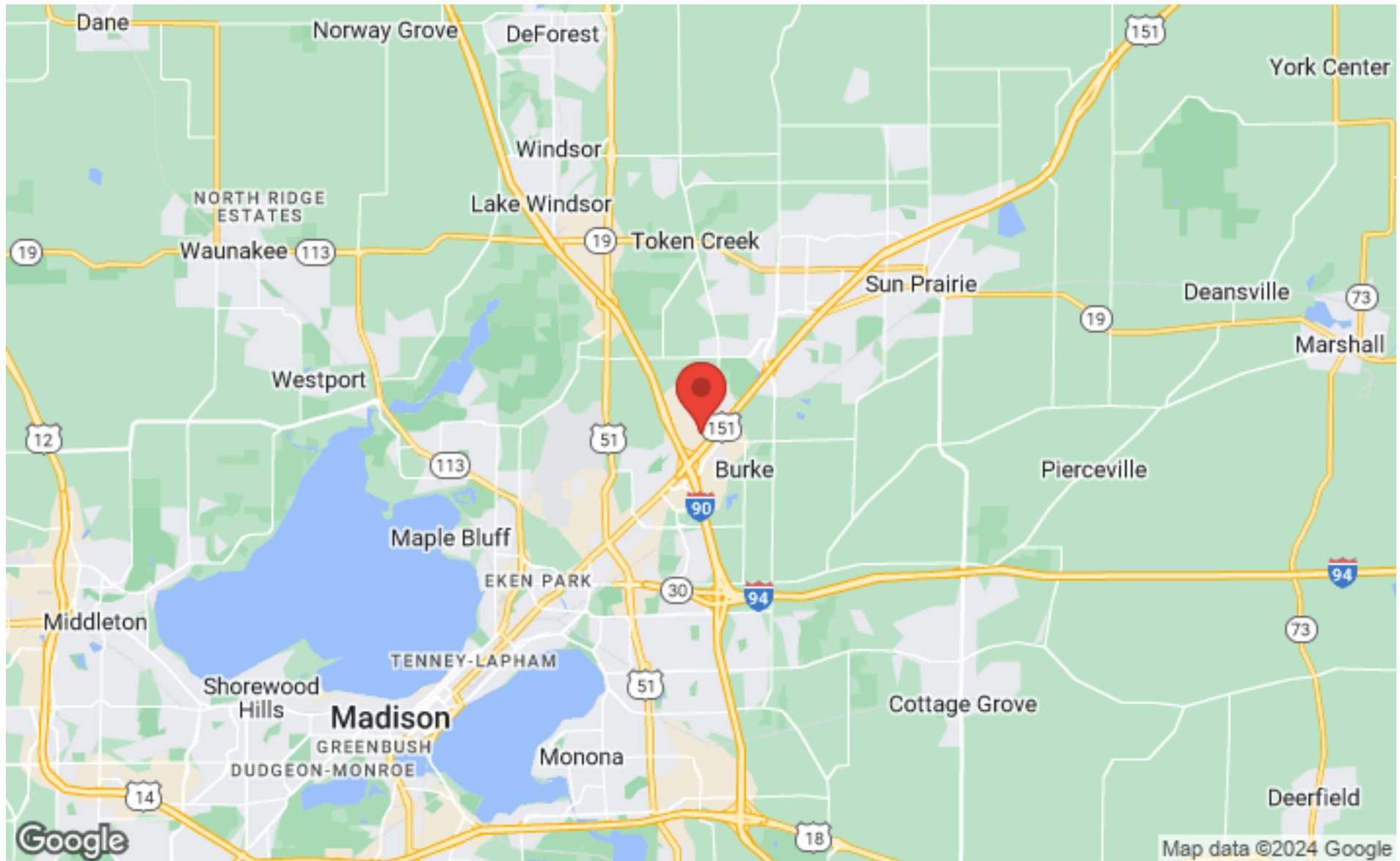
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REGIONAL MAP

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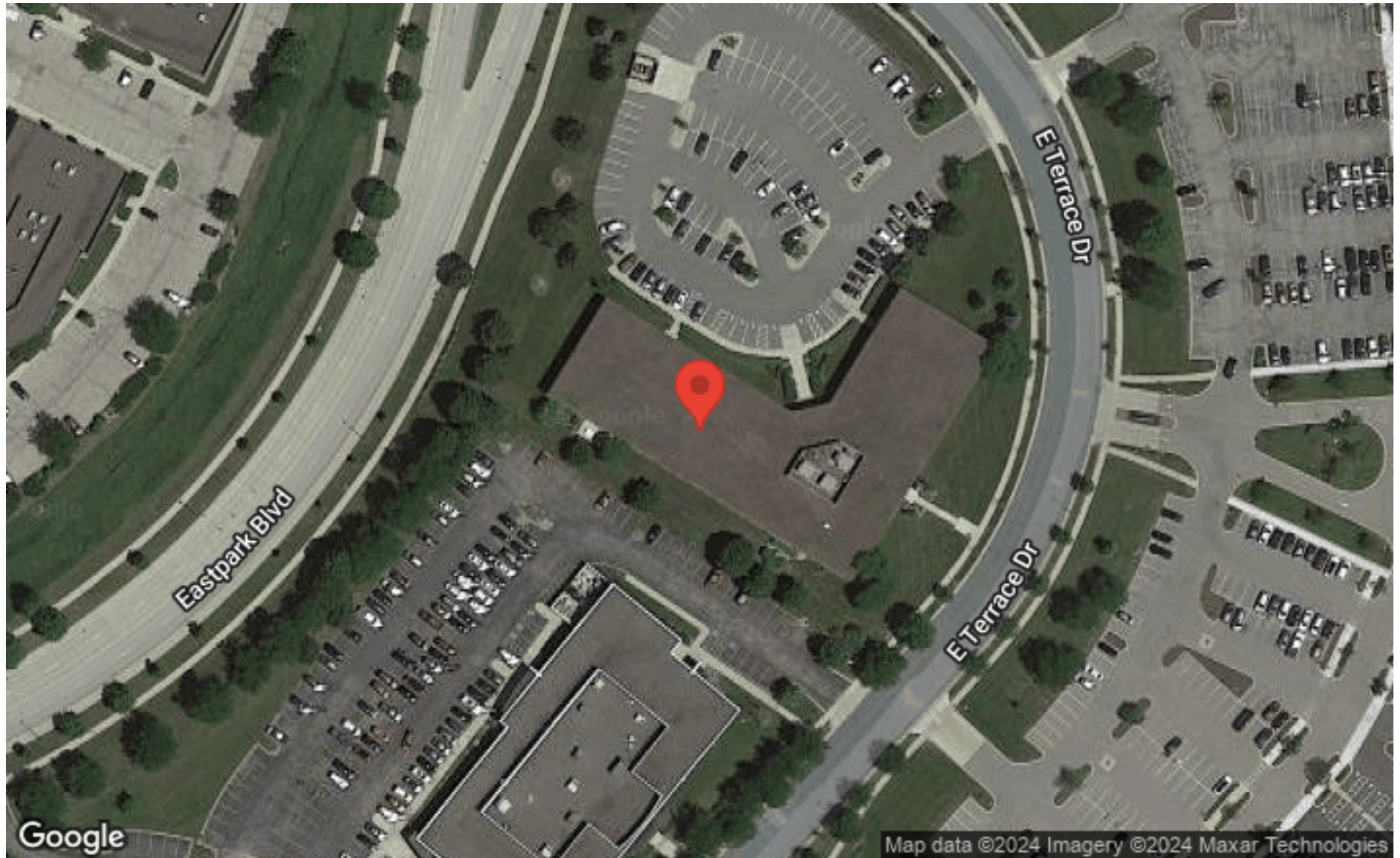
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AERIAL MAP

5250 EAST TERRACE DRIVE



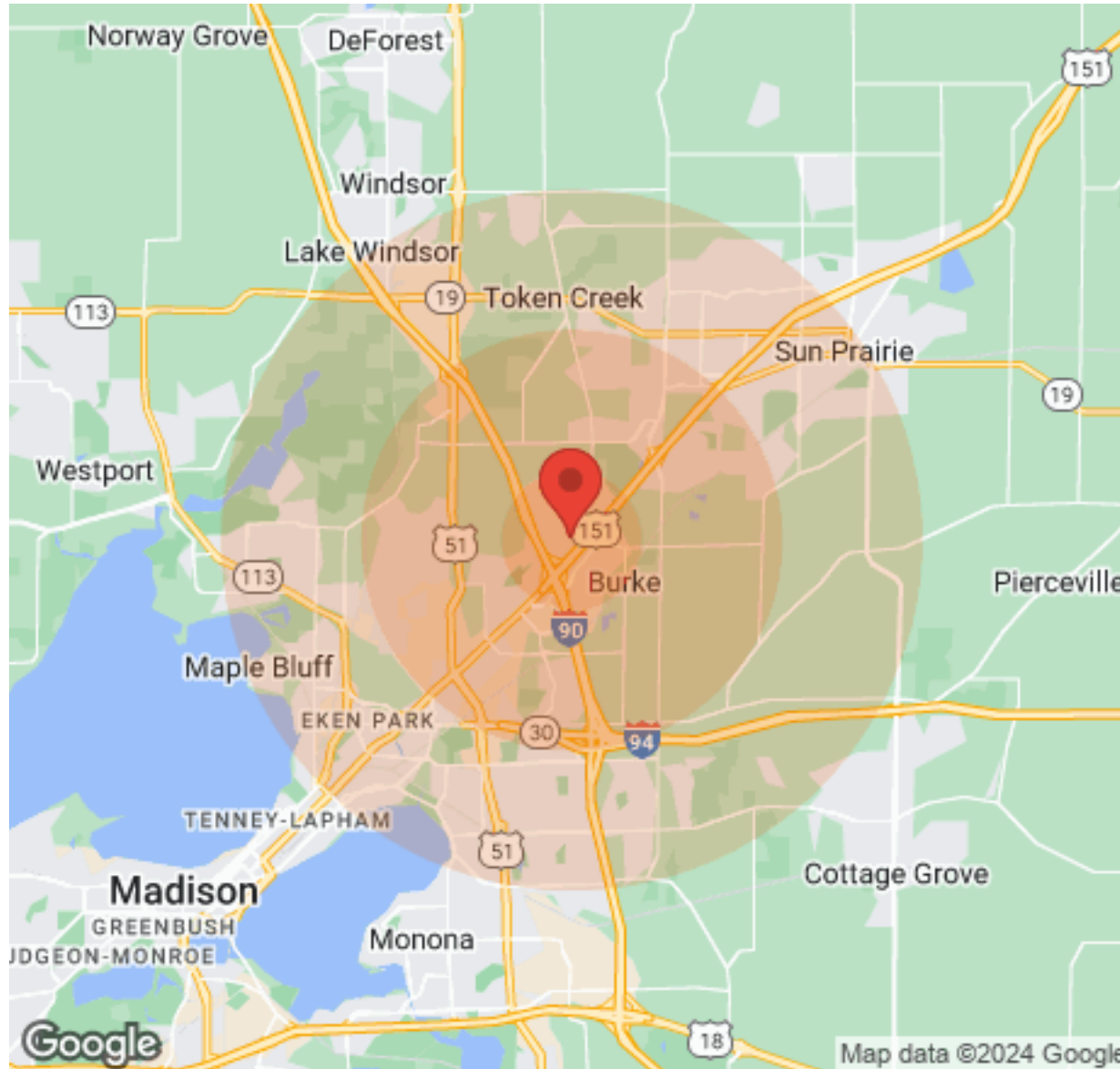
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DEMOGRAPHICS

5250 EAST TERRACE DRIVE



Population	1 Mile	3 Miles	5 Miles
Male	1,758	14,595	53,539
Female	1,557	14,086	54,911
Total Population	3,315	28,681	108,450

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	506	5,583	19,451
Ages 15-24	300	3,416	13,362
Ages 25-54	1,675	12,478	43,541
Ages 55-64	371	3,320	14,583
Ages 65+	463	3,884	17,513

Income	1 Mile	3 Miles	5 Miles
Median	\$69,499	\$58,676	\$56,127
< \$15,000	160	806	3,689
\$15,000-\$24,999	101	976	4,242
\$25,000-\$34,999	159	1,157	4,848
\$35,000-\$49,999	210	1,495	6,295
\$50,000-\$74,999	378	3,019	10,358
\$75,000-\$99,999	352	2,179	7,960
\$100,000-\$149,999	222	1,938	6,508
\$150,000-\$199,999	18	474	1,620
> \$200,000	9	220	989

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,661	12,461	48,870
Occupied	1,541	11,678	46,173
Owner Occupied	474	6,013	28,220
Renter Occupied	1,067	5,665	17,953
Vacant	120	783	2,697

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PRESENTED BY:

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