



460-12,466 RSF FOR LEASE

WEST WASHINGTON AVE

Madison, Wisconsin

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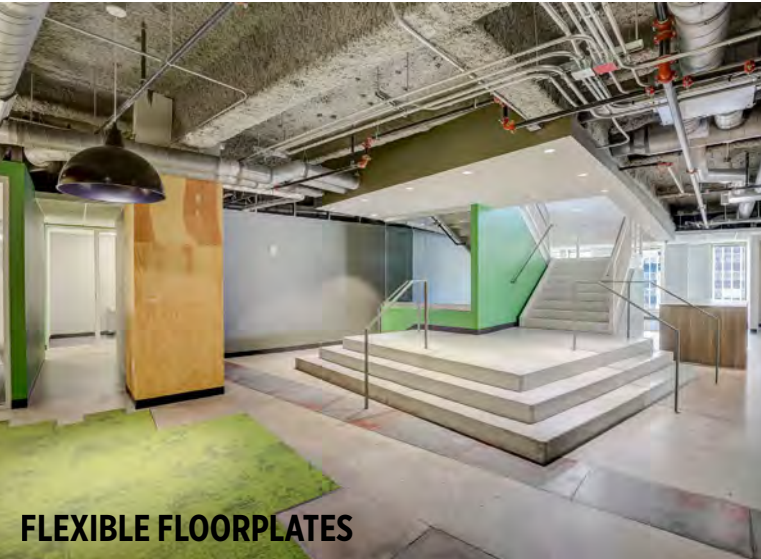




ABOUT THE BUILDING

Prime opportunity nestled in the heart of Downtown Madison, just two blocks from Capitol Square. This modern 256,858 SF class A office was completely renovated in 2016 and offers an ideal workspace for businesses seeking both prestige and functionality. Boasting state-of-the-art facilities and amenities, including secure on-site parking, fitness center with locker rooms & showers, common conference room, secure bike parking, and a ground floor restaurant, this building is tailored to meet the diverse needs of today's professionals.

LEASE RATE: **\$26.50/RSF MG**
 +ELECTRIC (\$1.50/SF)



PRIME DOWNTOWN MADISON LOCATION

#1 Unparalleled access
to a thriving business
community

#3 Vibrant Energy
with many cultural
establishments nearby

#2 Renowned Dining
establishments within a
few block radius

#4 Excellent Walkability
with a walk score of 97



AVAILABILITIES

2ND FLOOR	460 - 3,997 RSF	SUITE 725	6,756 RSF	Contiguous to 12,466 RSF
SUITE 300	8,216 RSF	SUITE 825	5,710 RSF	
SUITE 325	3,670 RSF	SUITE 925	1,921 RSF	
SUITE 575	2,365 RSF	SUITE 1000	11,135 RSF	
SUITE 625	6,050 RSF			



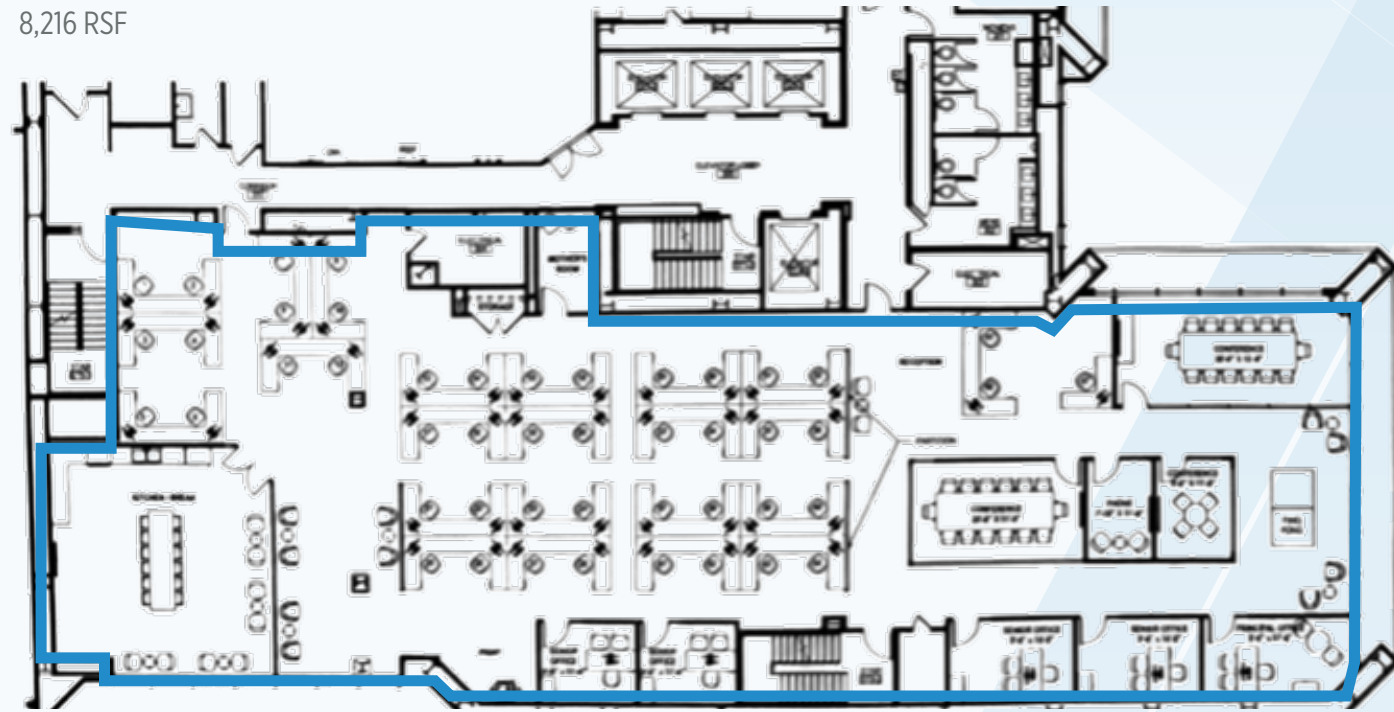
2ND FLOOR

AVAILABLE:
460 - 3,997 RSF



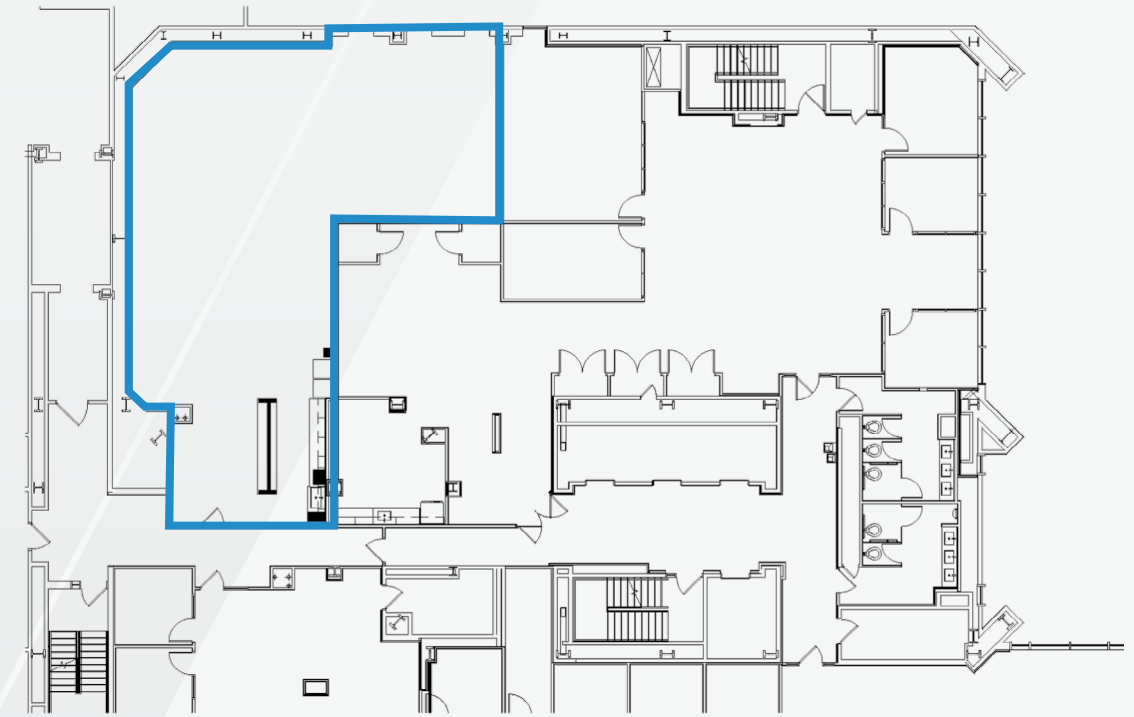
3RD FLOOR SUITE 300

AVAILABLE:
8,216 RSF



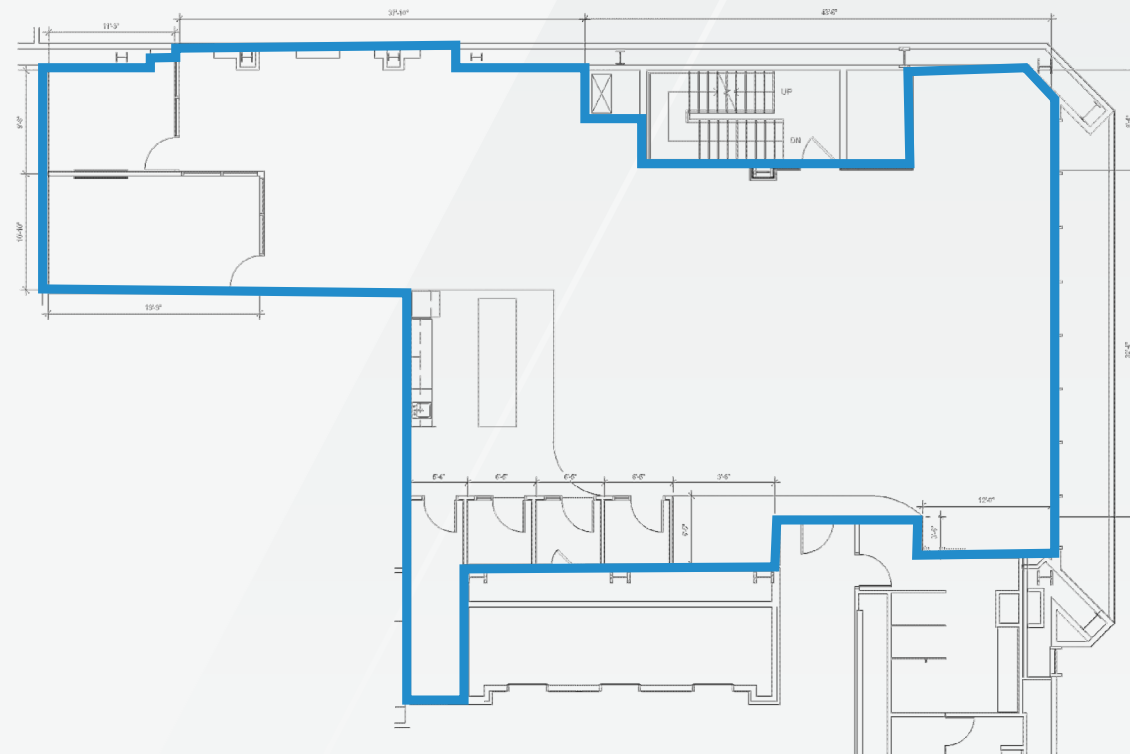
5TH FLOOR SUITE 575

AVAILABLE:
2,365 RSF



3RD FLOOR SUITE 325

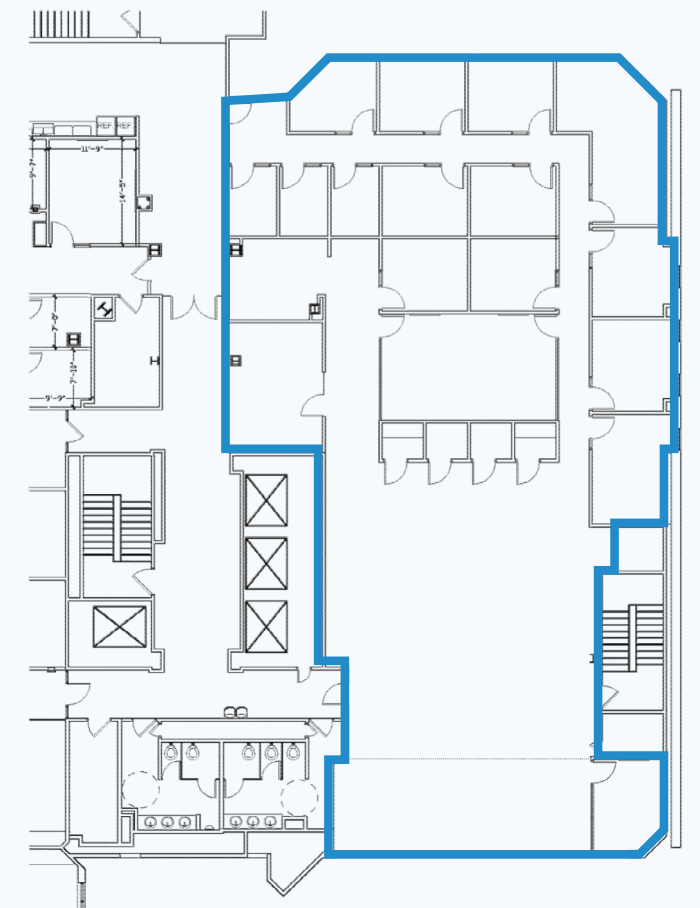
AVAILABLE:
3,670 RSF



6TH FLOOR SUITE 625

AVAILABLE:
6,050 RSF

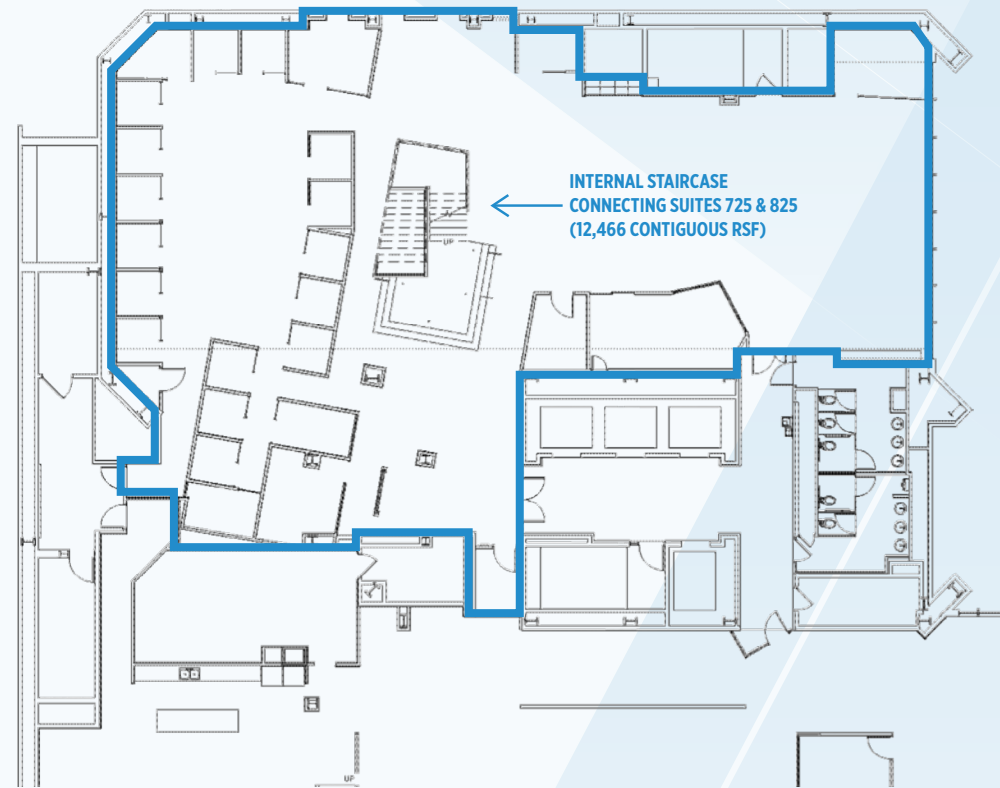
VIRTUAL TOUR ▶



7TH FLOOR SUITE 725

AVAILABLE:
6,756 RSF

* Internal Staircase
Connecting to Suite 825
(12,466 RSF
Contiguous)



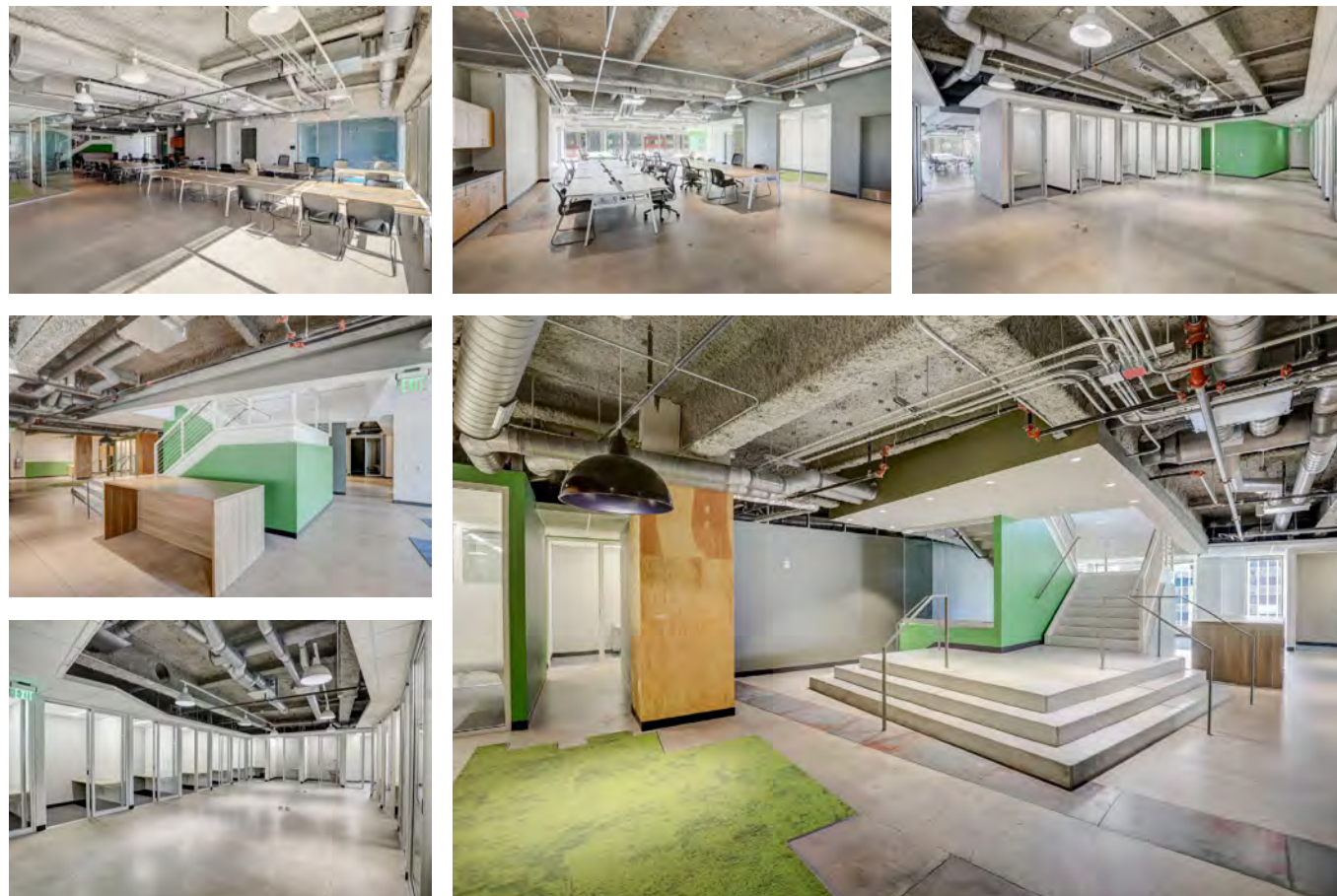
8TH FLOOR SUITE 825

AVAILABLE:
5,710 RSF

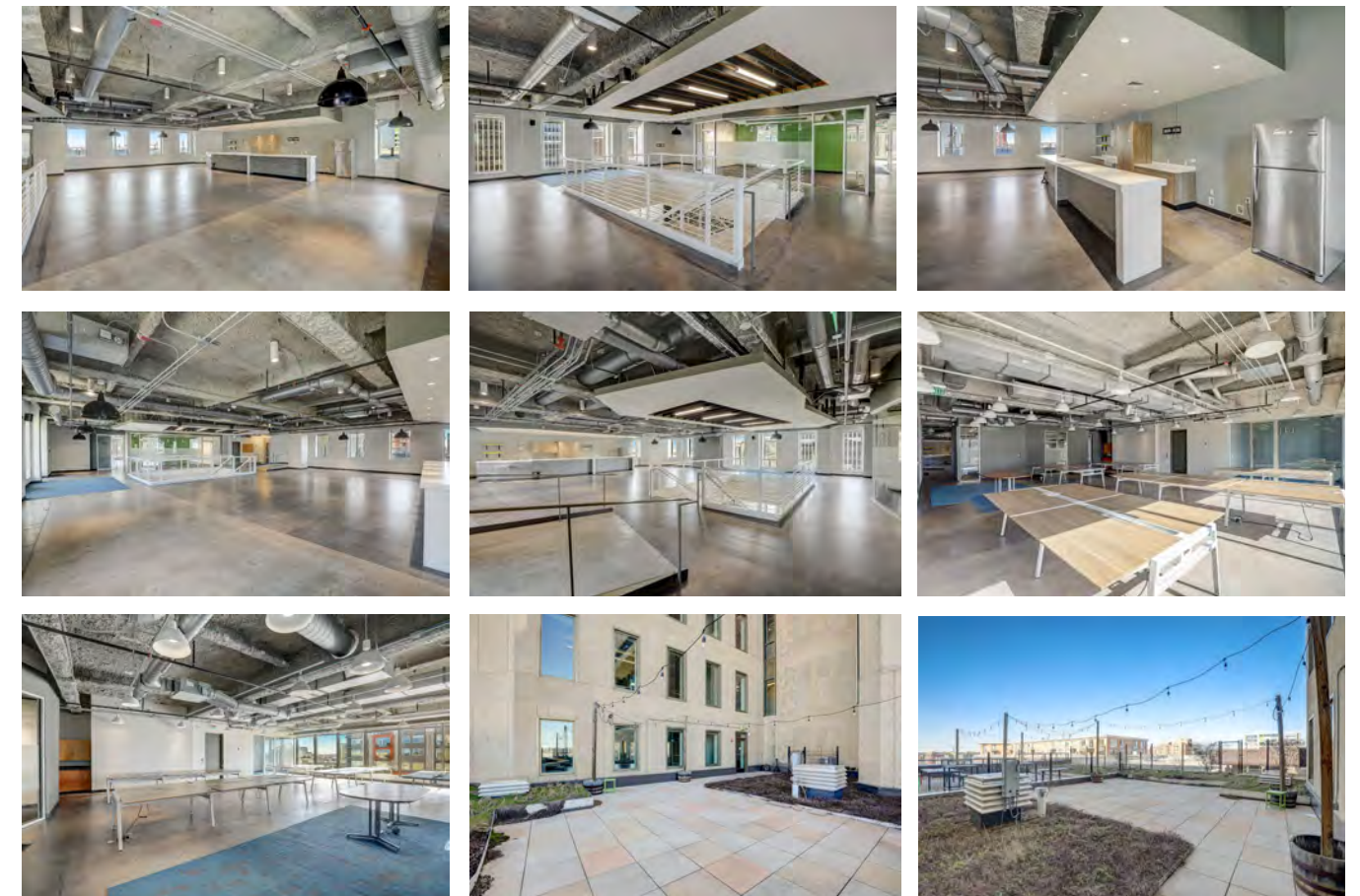
*Internal Staircase
Connecting to Suite 725
(12,466 RSF
Contiguous)



SUITE 725 INTERIOR PHOTOS

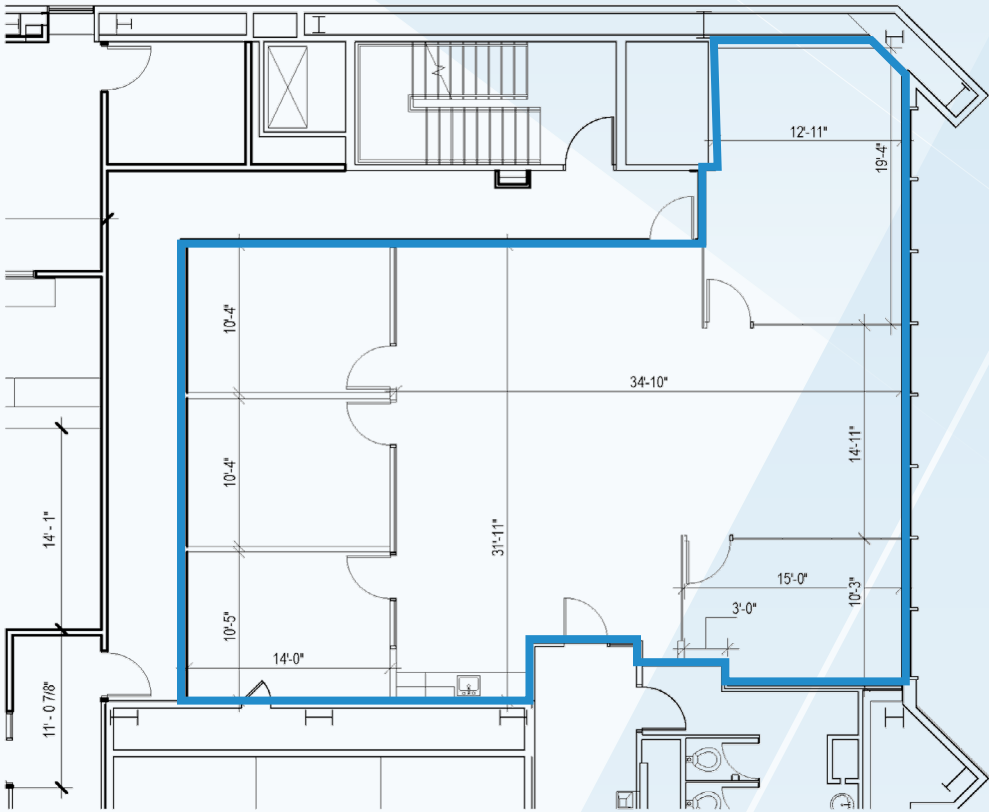


SUITE 825 INTERIOR PHOTOS



9TH FLOOR
SUITE 925

AVAILABLE:
1,921 RSF

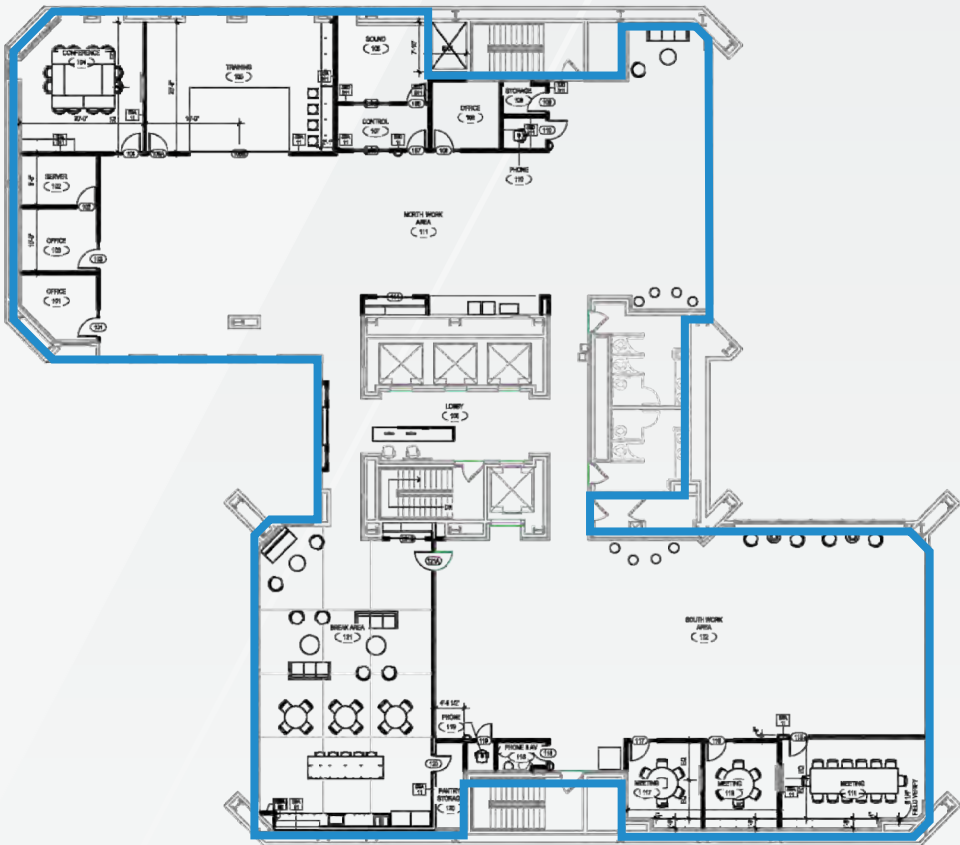


SUITE 1000 INTERIOR PHOTOS



10TH FLOOR
SUITE 1000

AVAILABLE:
11,135 RSF





CONTACT INFORMATION

JIM CAVANAUGH Principal

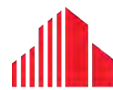
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**CUSHMAN &
WAKEFIELD**

BOERKE



HOVDEPROPERTIES

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