

OFFICE FOR LEASE (1,573 - 6,000 RSF)

MIDVALE PROFESSIONAL BUILDING - HILLDALE

310 N. MIDVALE BLVD, MADISON, WI 53705



FOR LEASE - NEGOTIABLE LEASE RATE

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



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PROPERTY SUMMARY

310 NORTH MIDVALE BOULEVARD



Property Summary

Lease Rate:	Negotiable
Available SF:	1,573 - 6,000 RSF
Suite 201	2,079 RSF
Suite 202	1,573 RSF
Suite 205	3,111 RSF
Suite 304	(subdividable) 6,000 RSF
Elevators:	Yes
Floors:	2nd & 3rd Floor Space
Parking:	Exterior Surface & Covered
Signage:	Monument & Directory
Additional Amenities:	Storage & Break Room
Tenant Improvement:	Yes

Property Overview

Three-story office building adjacent to Hilldale Shopping Center with elevator, exterior covered/non-covered parking, common restrooms, and a common breakroom with vending and storage.

This is a full service gross lease offering with all utilities and janitorial included. Tenant is separately responsible for phone/data services. Occupancy available now.

Building Exterior Signage available for Suite 304 tenant.

Landlord willing to provide turn-key tenant improvements.

Location Overview

Located on Madison's near west side adjacent to the desirable Hilldale Shopping Center, a laidback strollable setting with numerous upscale shopping, restaurant venues and community events.

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PROPERTY PHOTOS

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BUILDING EXTERIOR SIGNAGE AVAILABLE

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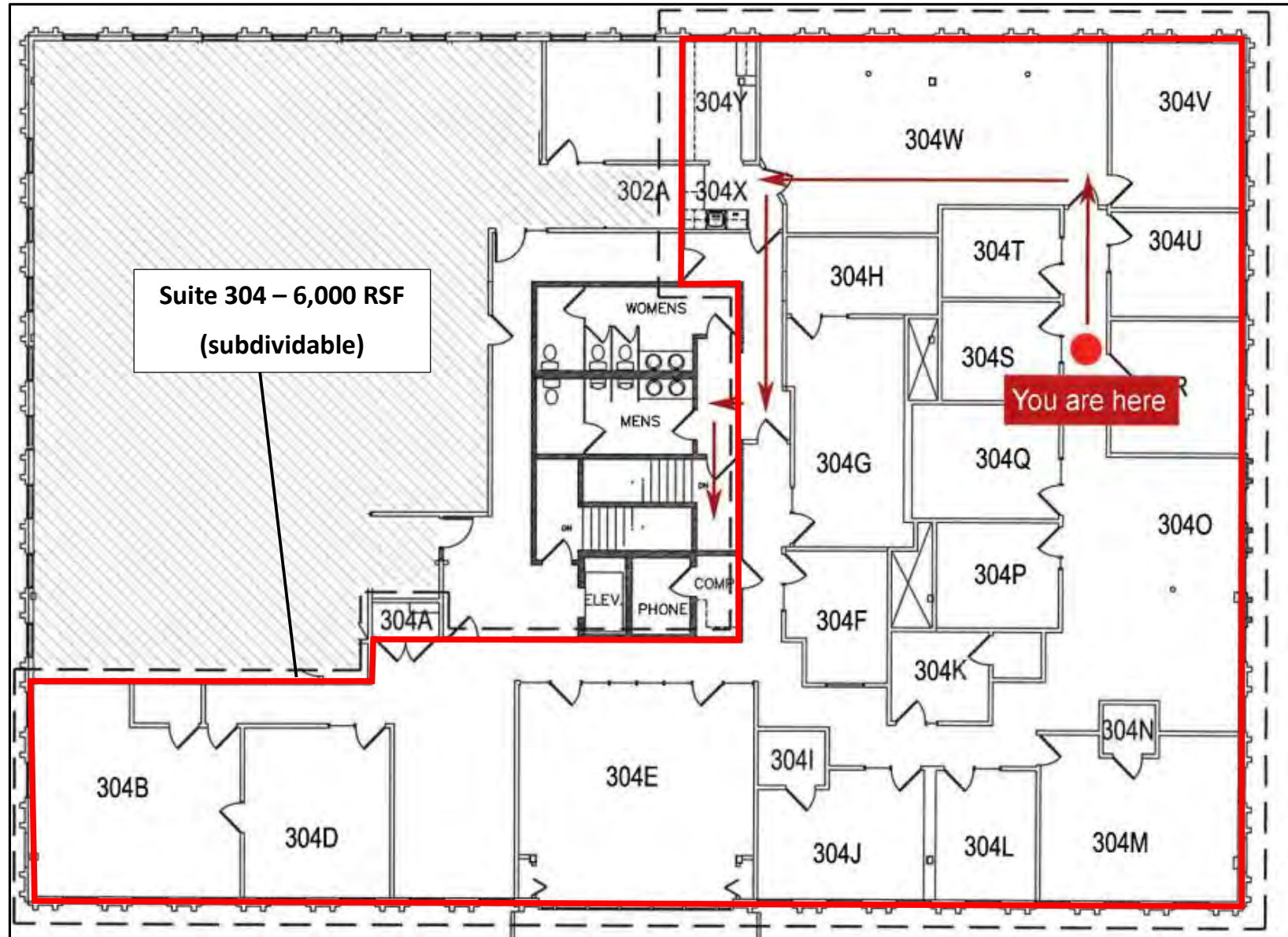


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SUITE 304: (SUBDIVIDABLE)

310 NORTH MIDVALE BOULEVARD



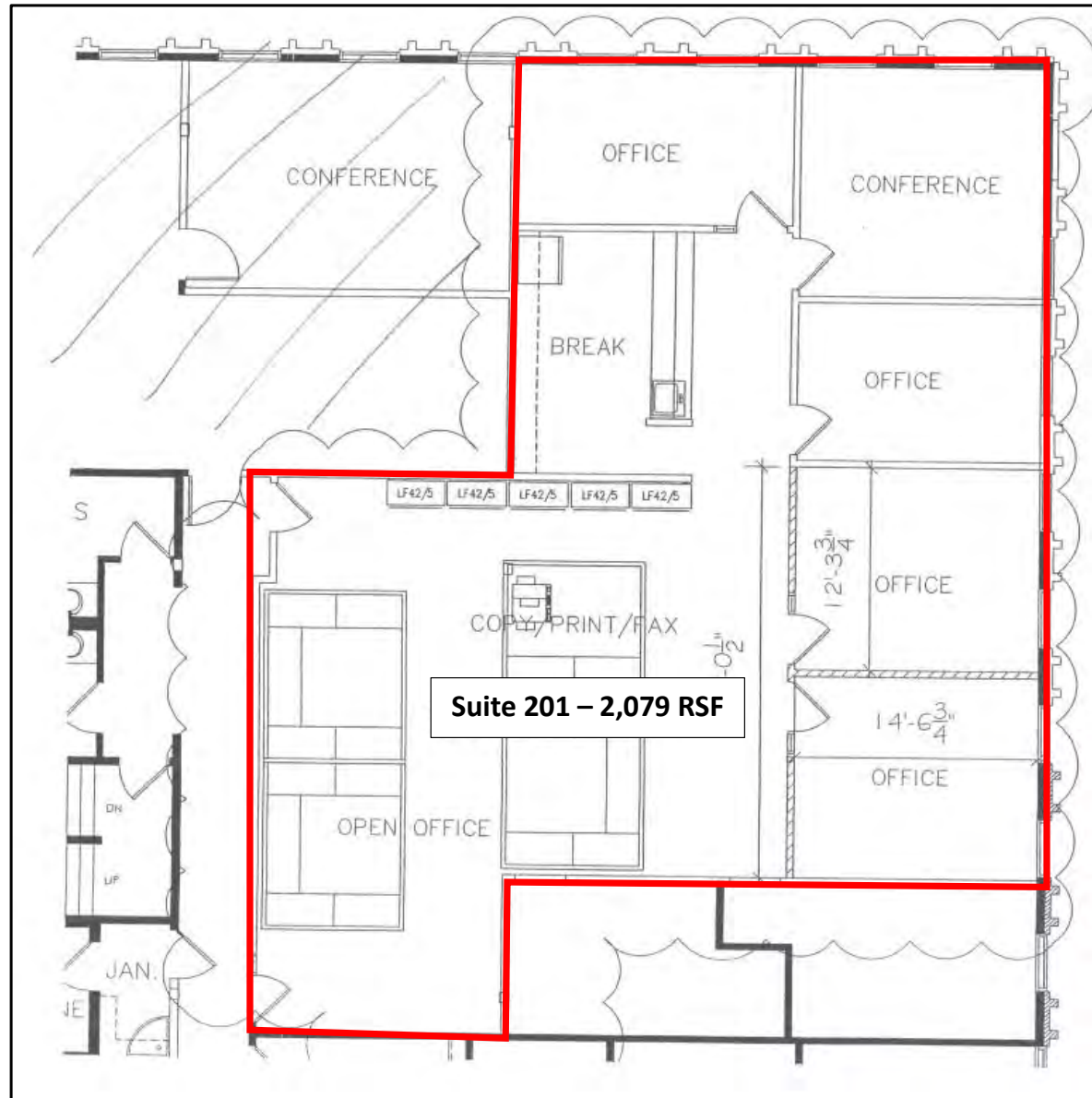
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SUITE 201: 2,079 RSF

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Suite 201 – 2,079 RSF

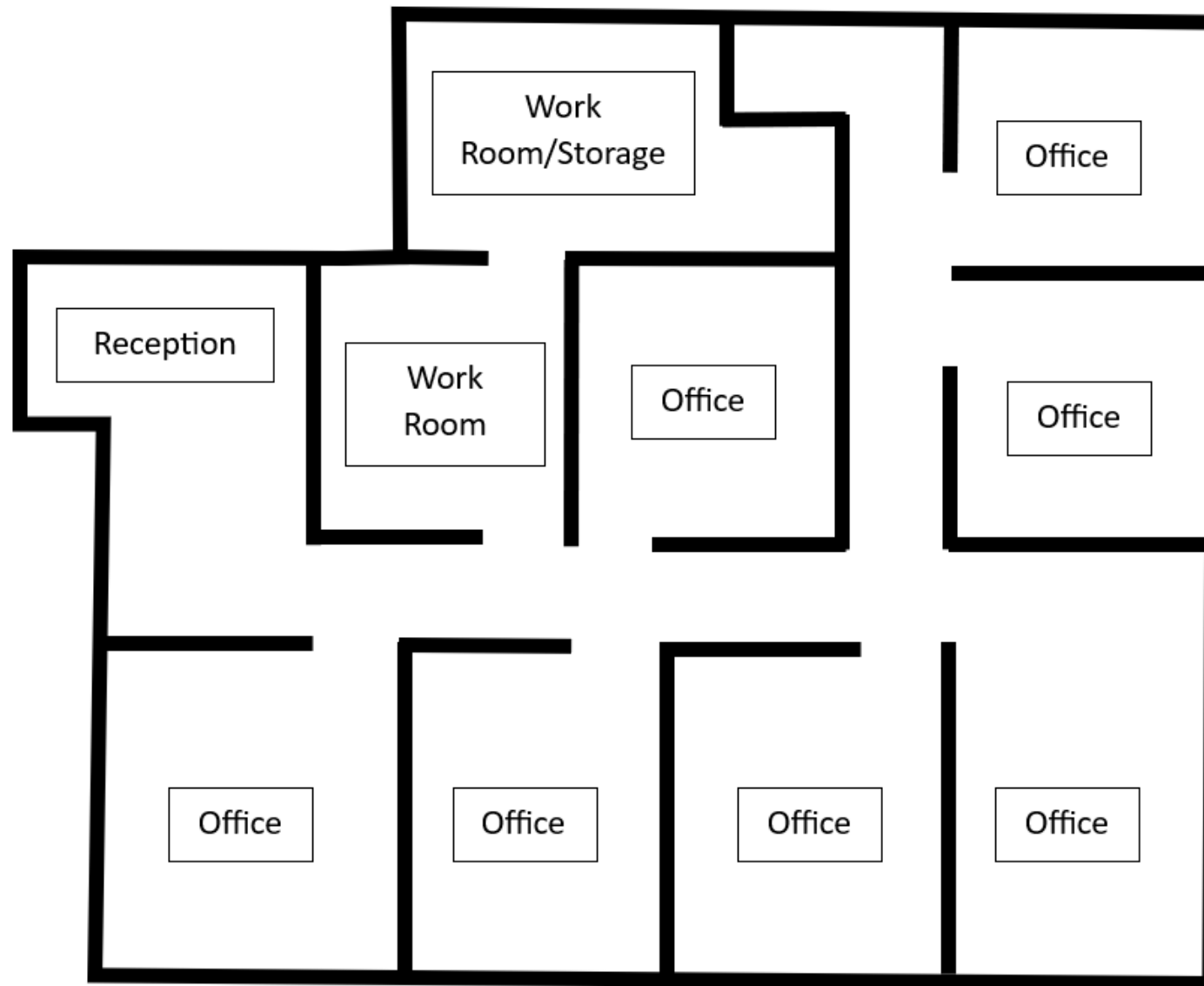
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SUITE 202: 1,573 RSF
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SUITE 205: 3,111 RSF

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LOCATION MAPS

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BUSINESS MAP

310 NORTH MIDVALE BOULEVARD





 Crumbl Cookies - Madison

 UW Credit Union

 Park Bank


 Bucciferro Family McDonald's


 Walgreens Pharmacy


 Panera Bread


 Target

 U.S. Bank Branch


 Starbucks


 Chase Bank


 SpringHill Suites by Marriott Madison

 Princeton Club Xpress Madison-Hilldale

 Café Hollander Hilldale

 Hilldale Shopping Center

 bartaco

 CRESCENDO Crescendo Espresso Bar

 United States Postal Service


 Levi's Store

 University Book Store: Hilldale

 TWIGS Twigs

 L.L.Bean

 Gigi's Cupcakes

 CYCLEBAR

 Niemann Ace Hardware

 Old National Bank

 Bambu

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310 NORTH MIDVALE BOULEVARD



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