

# Bakers Place

## Retail Space For Lease

849 E Washington Ave  
Madison, WI 53703

### Contact us:

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#### Colliers | Wisconsin

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# Property Overview

Bakers Place | Madison, WI

Colliers Wisconsin is delighted to introduce an exciting opportunity for retail leasing at Baker's Place, an innovative development featuring 206 luxury market-rate apartment units, set to redefine Madison's urban landscape. Currently under construction, Baker's Place will stand as Madison's premier hybrid mass timber tower, offering a distinctive blend of modern luxury and sustainable design. The project will be LEED certified and has an extensive network of green roofs to assist in supporting a progressive stormwater management strategy. An innovative Tesla ride-share program and a bike-share program have been proposed, which will support occupants in lowering their carbon footprints and living convenient and community-connected lifestyles.

For retailers seeking a prime location in Madison's burgeoning market, Baker's Place offers unparalleled visibility and access with roughly 4,175 SF with frontage along East Washington. Whether you're looking to establish a new business or expand your presence, Baker's Place provides the perfect opportunity to be a part of Madison's first hybrid mass timber tower.

Available Space	1,149 SF - 4,175 SF
Delivery	Spring 2025
Parking	Available
Lease Rate	Contact Broker

[Click Here to View  
Property Video!](#)





# Property Renderings

Bakers Place | Madison, WI



Artist illustration of sample test fit.

# Available Space

Bakers Place | Madison, WI



**Historic Gardner Bakery Building  
Full Renovation**  
829 E Washington Ave



**Bakers place  
New Construction**  
10 S Paterson Street

S Patterson Street

E Washington Avenue

Suite 100  
1,149 SF

Suite 110  
1,276 SF

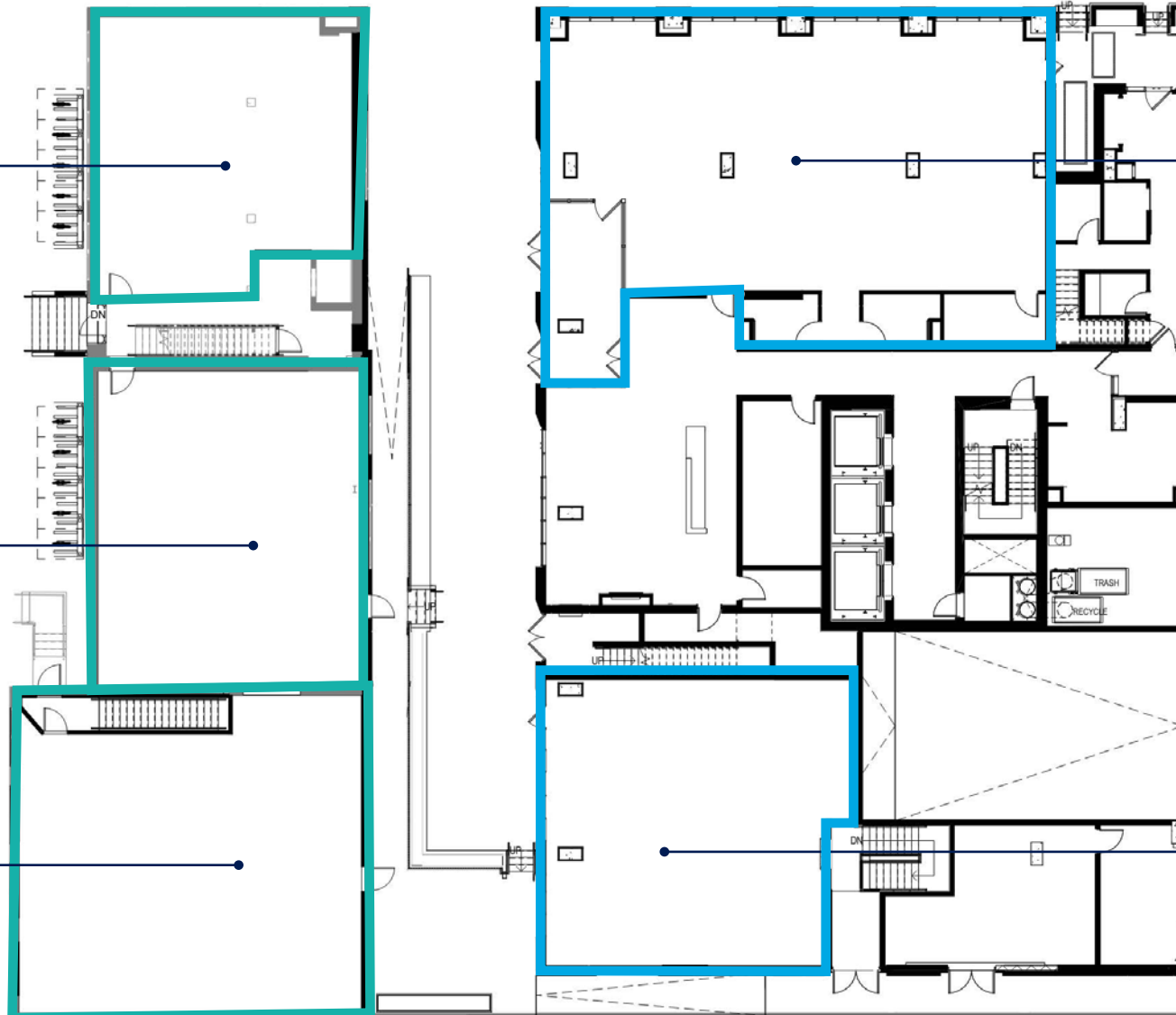
*Opportunity to  
combine Suite 110  
& Suite 115*

Suite 115  
1,750 SF

*Additional 1,750 SF  
on lower level*

Suite 120  
2,129 SF

Suite 125  
1,279 SF





# Bakers Place In The News



Click each logo to read article:





# Madison Workforce

## The University of Wisconsin - Madison & Four Strong Technical Schools Help Fuel a Strong Workforce

The well educated workforce, fueled by nationally ranked UW-Madison, tends to pursue economic stability through careers in business, technology and professional services. The Madison metro area has seen continued steady growth in these sectors thanks to notable names like Epic Systems, SSM Healthcare and American Family Insurance. The combination of the strong education system and stable nationally recognized corporations encourages the young workforce to stay in the Madison area, a trend that will likely draw additional employers and lead to further growth.

### Notable Area Employers





# Property Location

Bakers Place | Madison, WI



## Demographics: 1, 3, 5 Mile Radius



### Population

1 mi: 22,357  
3 mi: 111,626  
5 mi: 209,258



### Daily Population

1 mi: 39,730  
3 mi: 166,423  
5 mi: 274,448



### Household Income

1 mi: \$58,092  
3 mi: \$52,227  
5 mi: \$60,373



### Households

1 mi: 12,185  
3 mi: 50,702  
5 mi: 94,533

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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 Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

## ***Broker Disclosure to Customers***

You are a 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 behalf of the broker, may provide brokerage services to you, the broker owes you, the customer, the following duties:

- The duty to provide 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 with a reasonable time if you request it, unless prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information to 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 (1) of the Wisconsin statutes.

## ***Confidentiality Notice to Customers***

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. Unless the information must be disclosed by law or you 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.
  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 you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information you consider to be confidential.

Confidential information: \_\_\_\_\_

Non-Confidential information: (The following information may be disclosed by Broker): \_\_\_\_\_

(Insert information you authorize the 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/>

## ***Definition of Material Adverse Facts***

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 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 and 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.