

# For Sublease

## 434 S Yellowstone Drive

Madison, WI 53719

### Space Profile

#### Premises

Suite 101: 3,905 SF  
Suite 200: 8,219 SF  
Fully furnished w/ modern finishes (adjustable stand up desks, conference tables, chairs, and cubicles)

#### Availability Term

Immediate  
Suite 101: Exp 10/1/2030  
Suite 200: Exp 12/30/2025

#### Submarket

West Madison

#### Parking

Plentiful

#### Asking Rate

\$20/SF MG + Janitorial

### Features

- Great west-side location minutes from west town and the beltline
- Parking for employees and customers
- Vaulted ceiling
- High quality finishes
- Restaurants and coffee shops within walking distance
- Offices along the windows and plenty of natural light
- All expenses included except in-suite janitorial
- Many recent interior improvements

### Map



#### For More Information



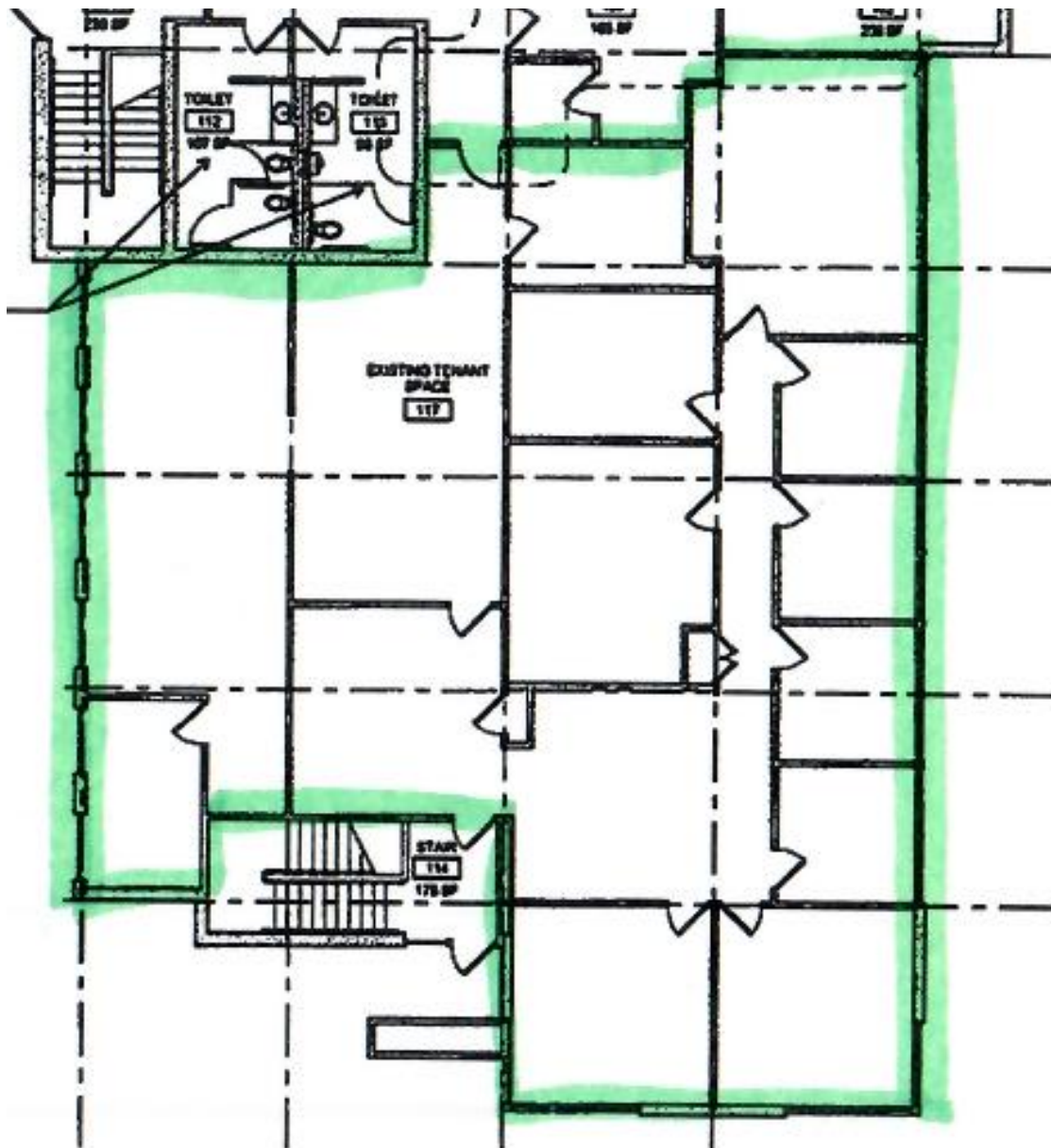
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Floor Plan - Suite 101

3,905 SF



For More Information

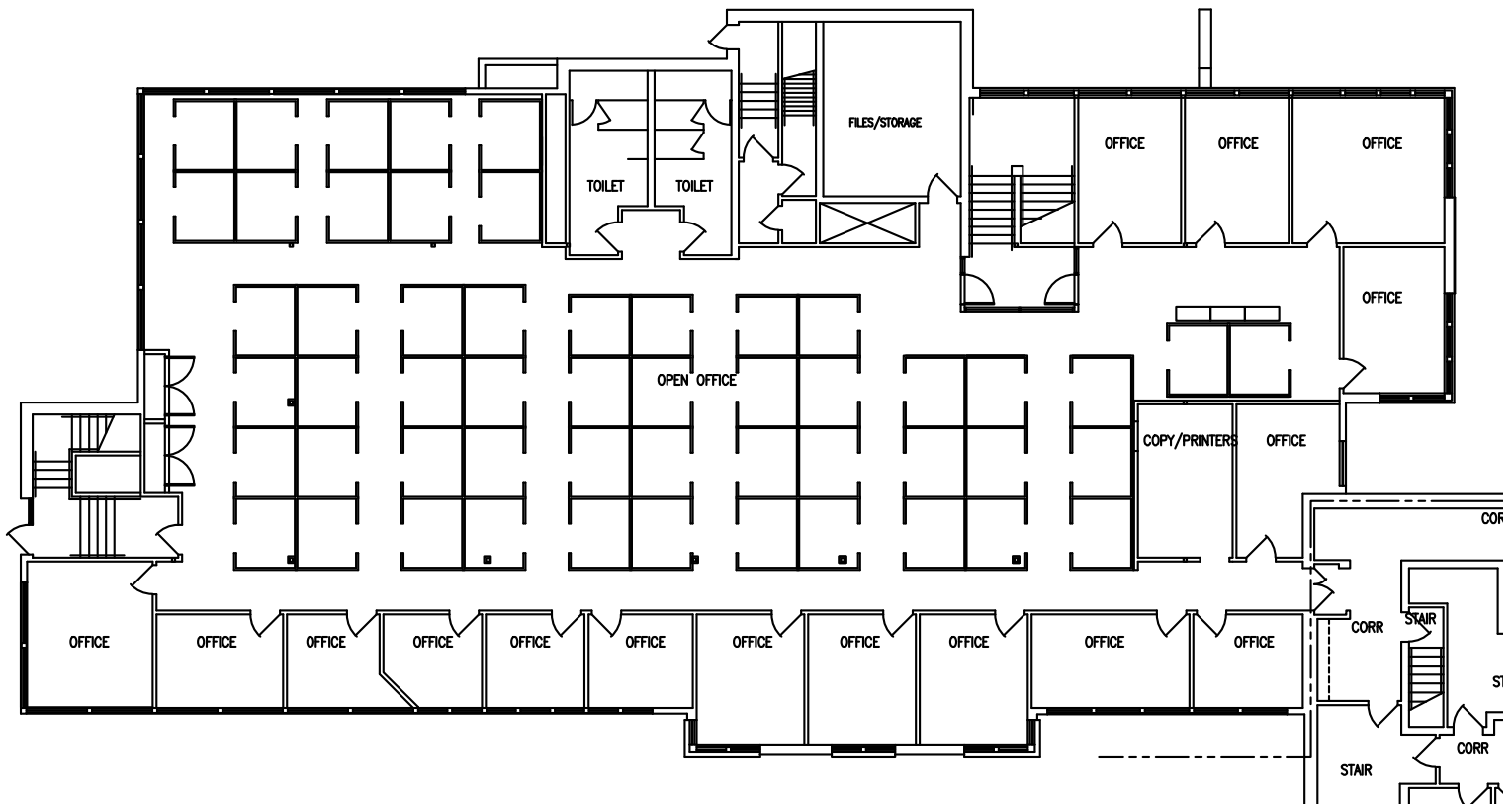
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Floor Plan - Suite 200

8,219 SF



**\*Floor plan not entirely accurate, current improvements include, breakroom/kitchenette and additional conference room(s)**

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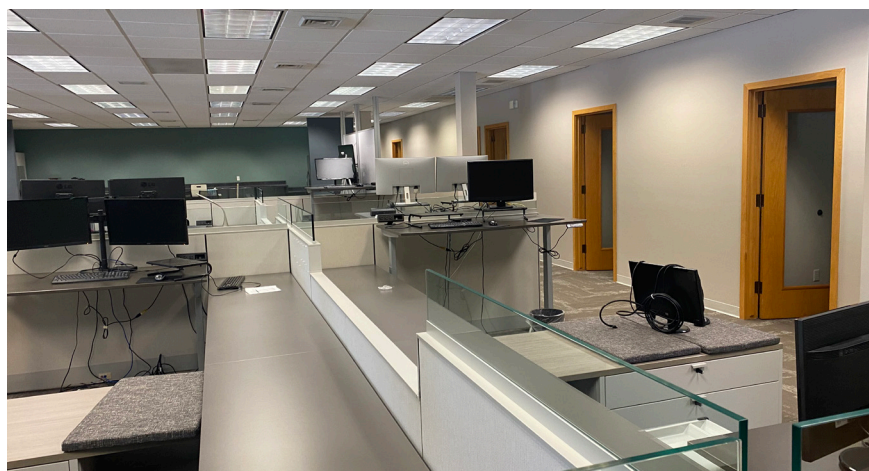


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