



For Lease Office/Retail Space

Machinery Row

621 Williamson Street

Madison, WI

Key Commercial Real Estate LLC

608-729-1800 | www.keycomre.com



Property Details

*Office/Retail space for lease in the Iconic Machinery Row building
Available May 1, 2025.*

This landmark building has a premier location along the shores of Lake Monona and at the gateway to the Cap East District in downtown Madison. The spaces exude historic charm while offering expansive lake views. The building has convenient onsite parking and easy access to the Capitol Square and Willy Street.

The available spaces feature exposed stone walls, wood beam ceilings, expansive windows and picturesque views of Lake Monona. Range of sizes available up to 8,643 contiguous square feet

- **First Floor Suite: 7,370 SF @ \$25.00-\$26/SF MG**

Space can be demised (3000—4000 SF)

Full basement available for storage

- **Second Floor Suite: 1,273 SF @ \$25.00/SF MG**

Space is currently connected to 1st floor suite via internal stair

**Tenants are responsible for in-suite utilities and janitorial*

**Onsite parking available for \$100/month per stall*

FOR DETAILED INFORMATION CONTACT:

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Mallory Rekoske

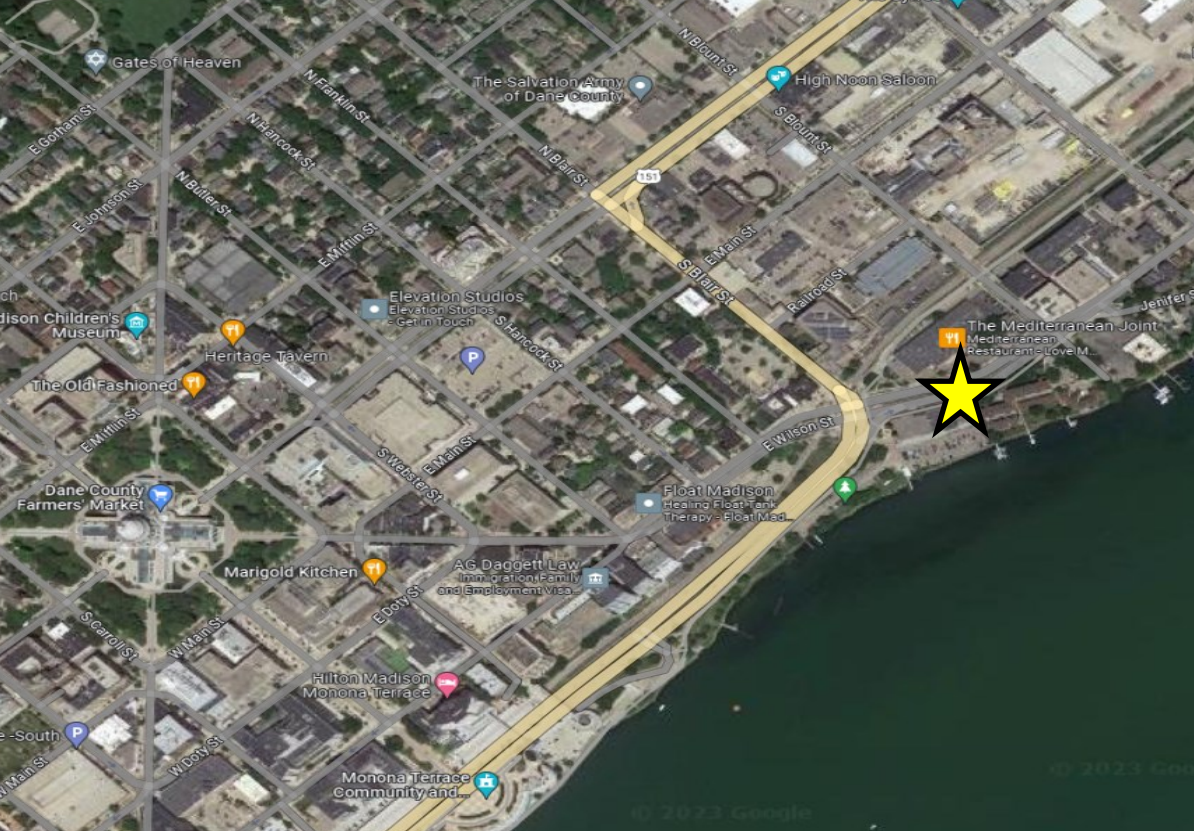
O: 608.729.1803

C: 608.469.0384

mrekoske@keycomre.com



Property Location



Number of Employees

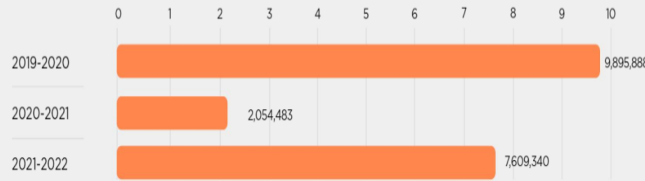


Downtown Madison:
2020: 50,627
2022: 49,118

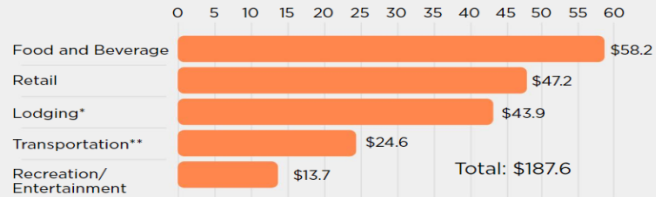
Median Value of Owner-Occupied Housing Units

Downtown Madison	City of Madison
\$500,532	\$313,068
2022	

Visits to Destinations in Greater Downtown Madison* (in millions)

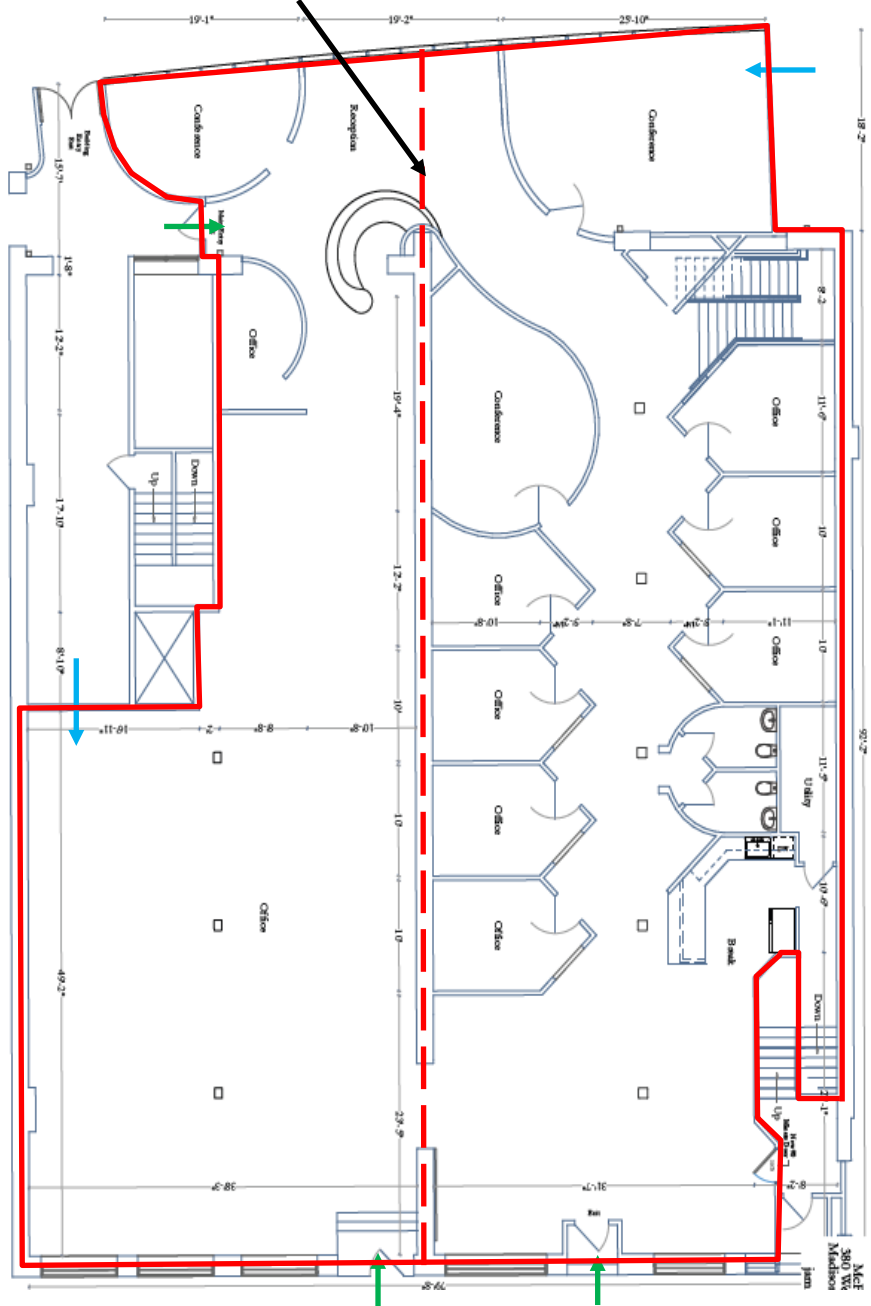


Visitor Spending by Category in Downtown Madison in 2021 (in millions)



Source: Destination Madison, Tourism Economics. *Lodging includes 2nd home spending. **Transportation includes both ground and air transportation

Potential demising wall

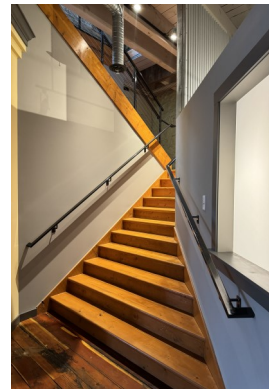
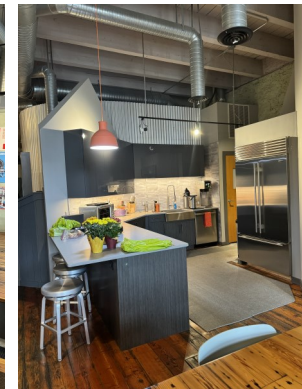


→ Existing Street facing entry

→ Potential new entry

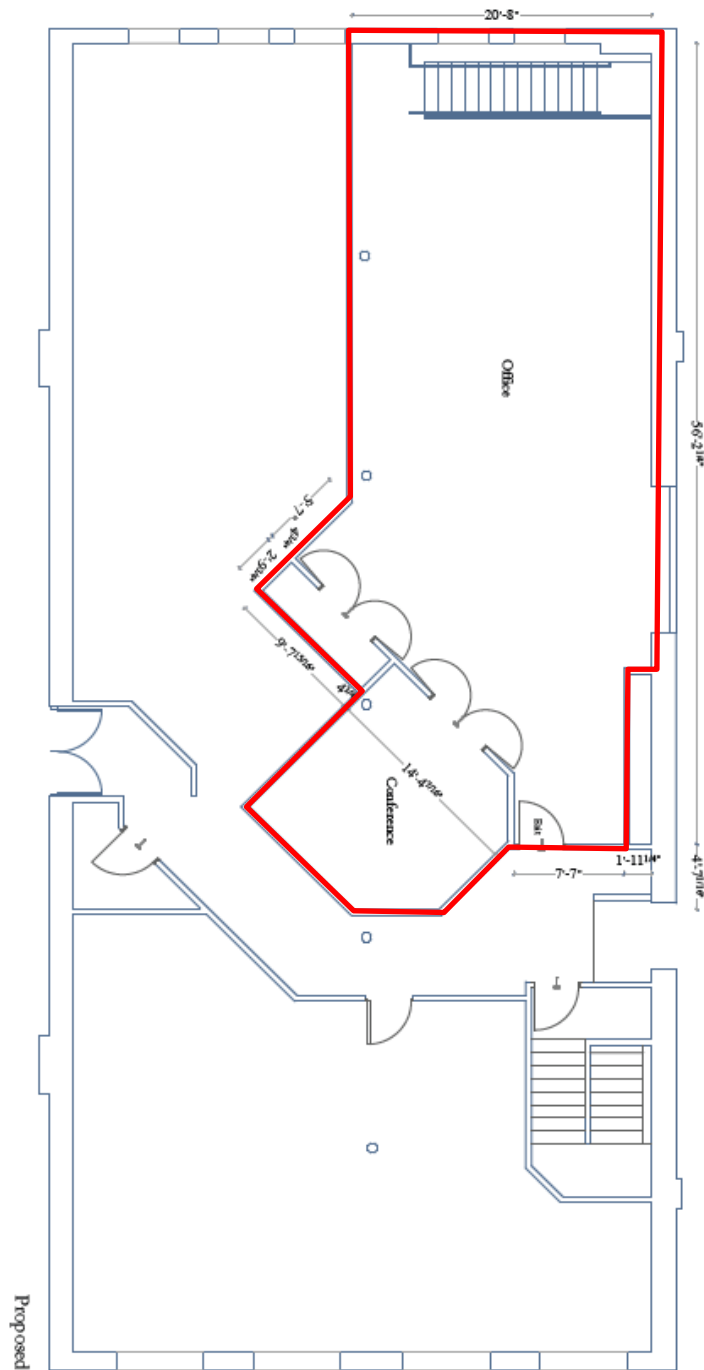
Floor Plan & Suite Details

- 7,370 SF, can be demised
- Expansive windows with ample natural light
- Exposed stone walls & wood ceiling
- Existing kitchenette & restrooms
- Conference rooms with lake views
- Private direct entry from street facing side of building
- Lower level storage accessible from suite



Floor Plan & Suite Details

- 1,273 SF
- Expansive windows with stunning lake views
- Exposed stone walls & wood ceiling
- Common restrooms
- Open concept with conference room and build in reception (not shown on plan)
- Currently connected to available first floor space but internal stairwell can be removed.
- Lower level storage available



DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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