

Office Space For Sublease

Old Sauk Trails Park 1 Erdman Place

MADISON, WI 53717

**Price: \$21.85 psf/Gross
Below Market Sublease
Terms**

PROPERTY SUMMARY

1 ERDMAN PLACE



Property Summary

Lease Rate:	\$21.85
Sublease Terms:	11/30/28
Building SF:	99,000
Available SF:	
3rd Floor	6,000 - 12,000
4th Floor	4,700
Year Built:	2007
Building Class:	A
Floors:	4

Property Overview

Class A office space with high-end finishes, great views and elevator access. The site offers ample surface parking with additional covered parking. Access to an on-site state-of-the-art fitness center, and a beautiful private balcony. Sublease terms through November 30, 2028. Gold LEED certified. Office furniture is available.

3rd floor space may be divided to any size between 6,000 SF and 12,000 SF. The space offers several private offices, two large conference rooms, open office space with available furniture, copy/print area and kitchenette.

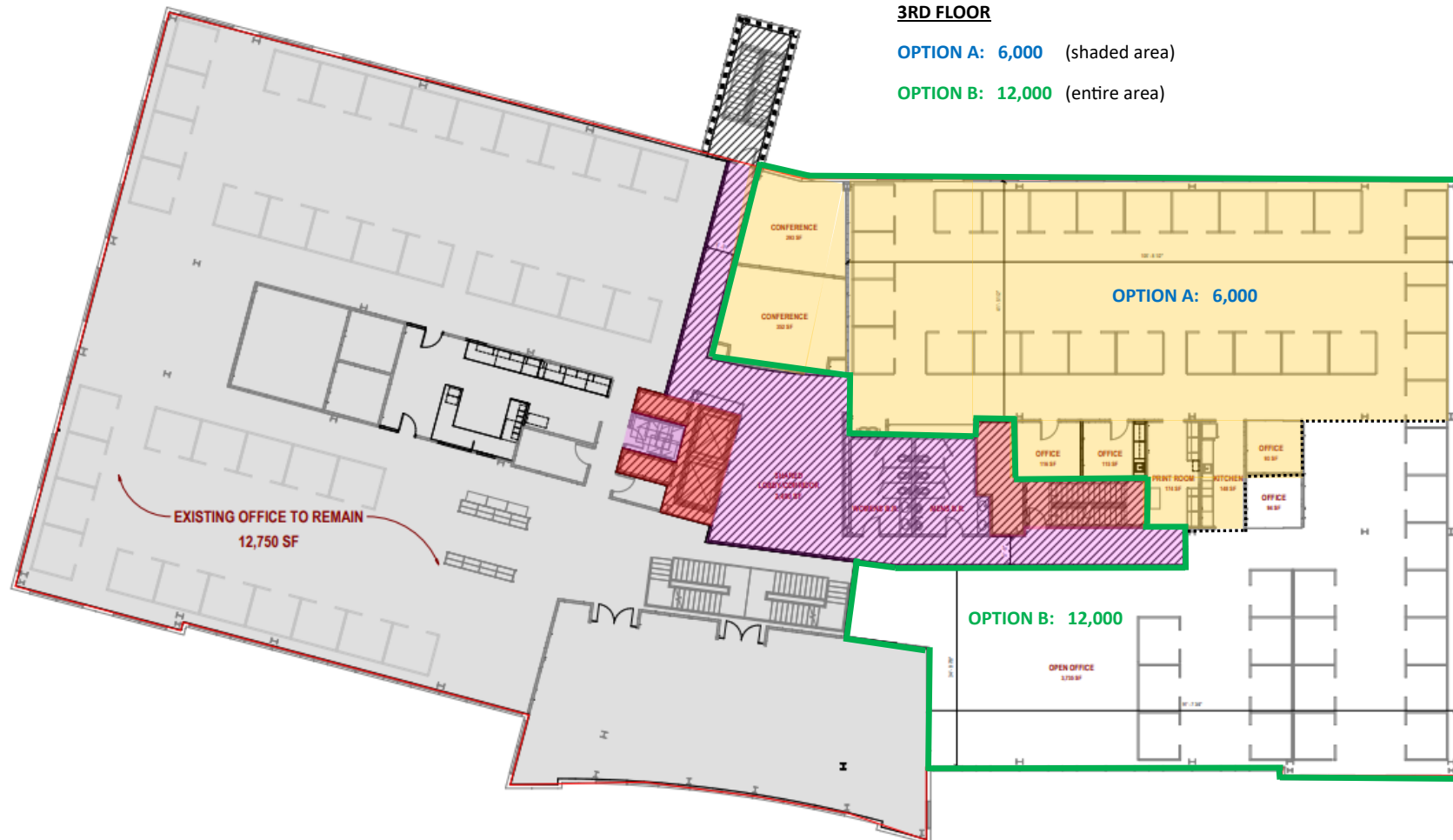
4th floor space features a waiting area, 7 offices, room for 8 - 10 workstations, large conference room, and a kitchen breakroom.

Location Overview

Located in the Old Sauk Trails Park, predominant location of office users on the west side of Madison. Close to Greenway Station Mall, restaurants, and hotel accommodations

3RD FLOOR PLAN

1 ERDMAN PLACE



4TH FLOOR PLAN

1 ERDMAN PLACE

One Erdman Place
Madison, Wisconsin



PROPERTY PHOTOS

1 ERDMAN PLACE

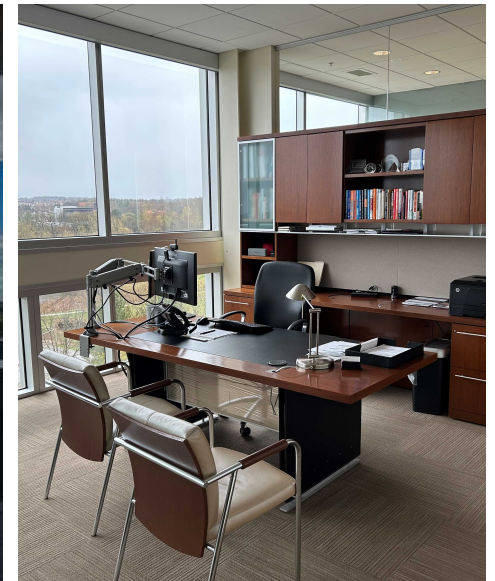
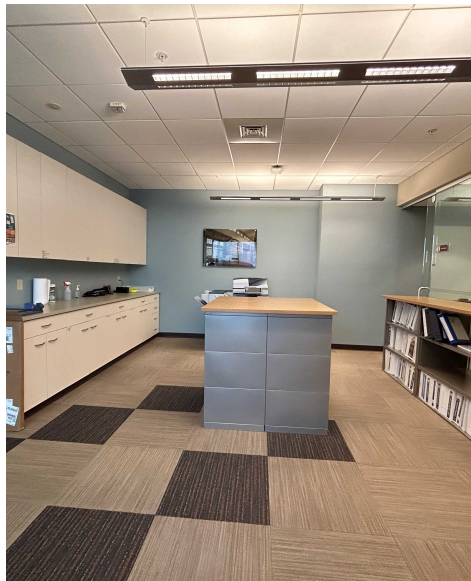


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PROPERTY PHOTOS

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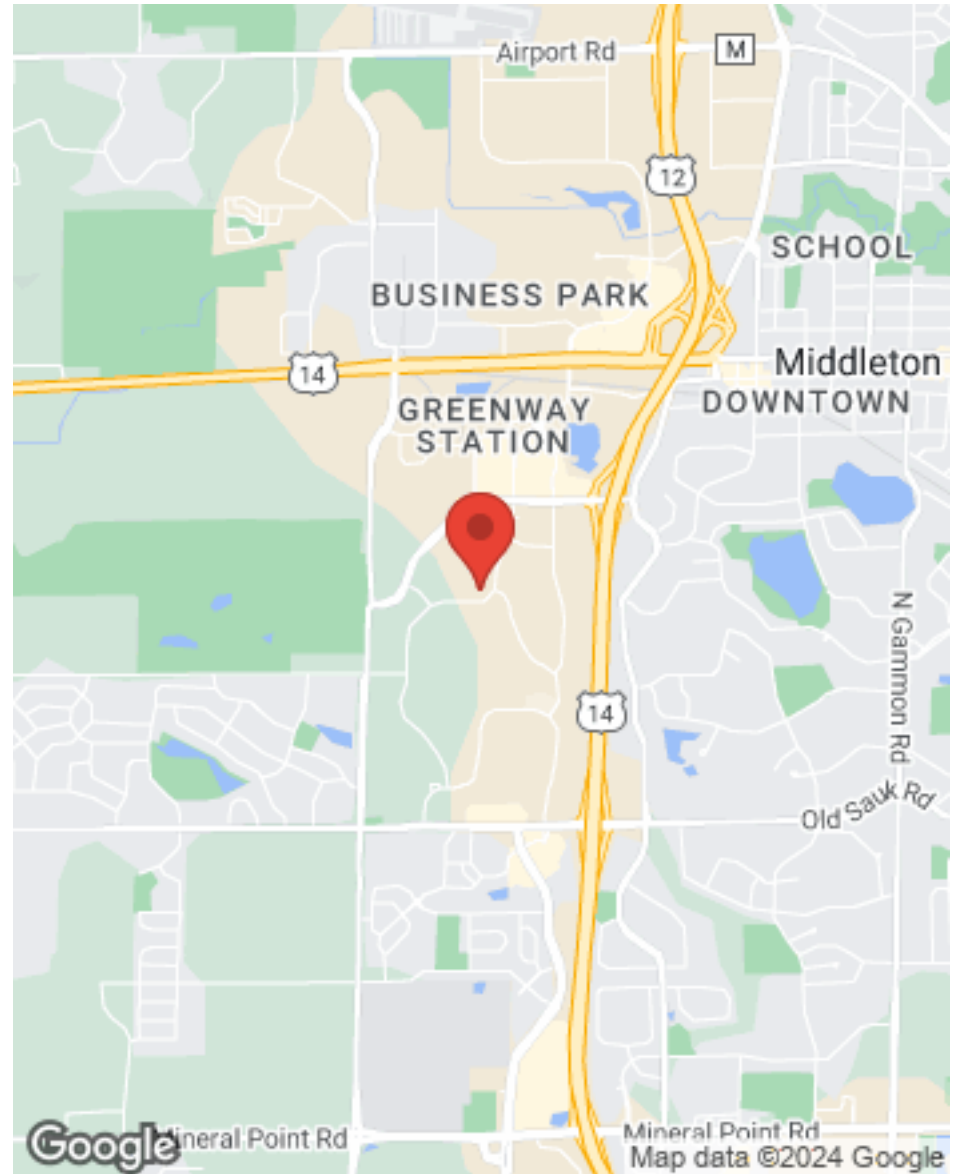
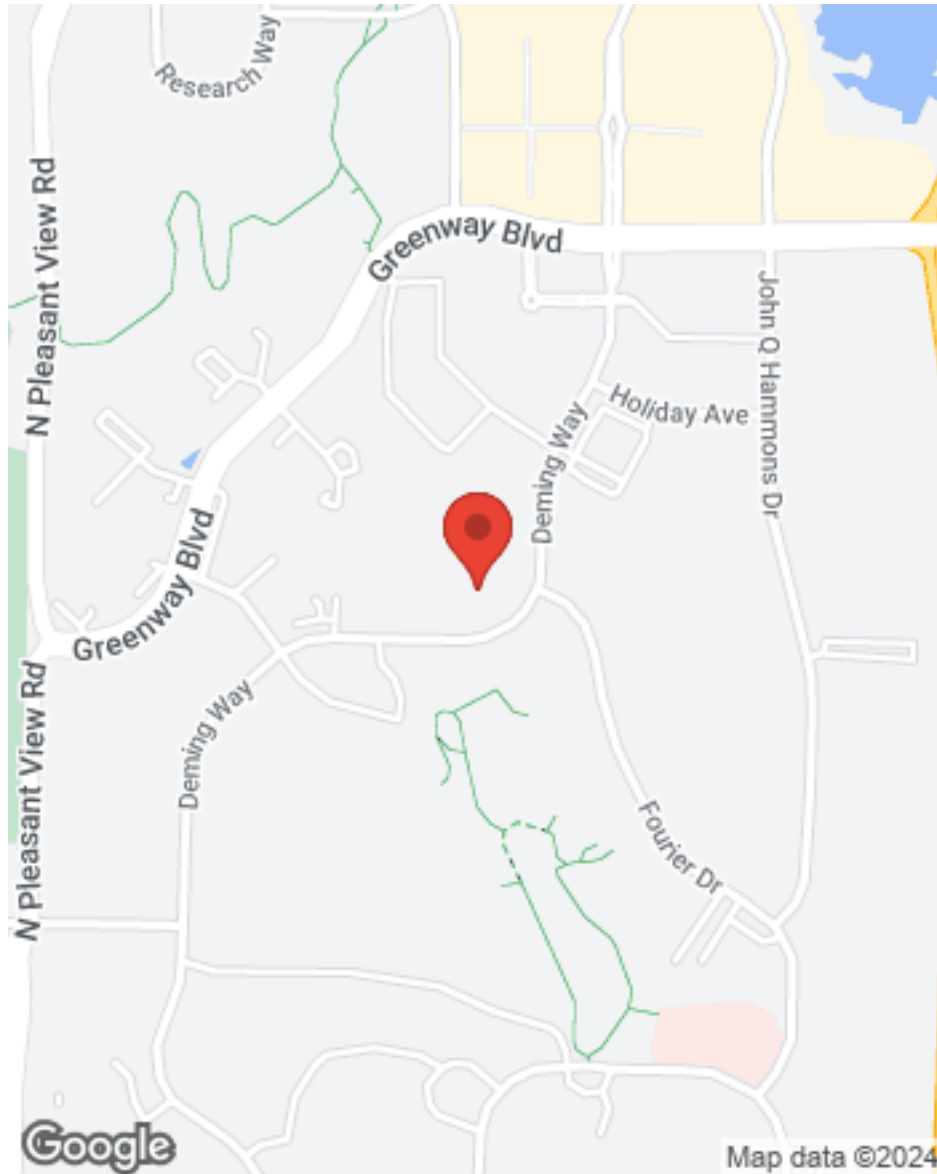


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LOCATION MAPS

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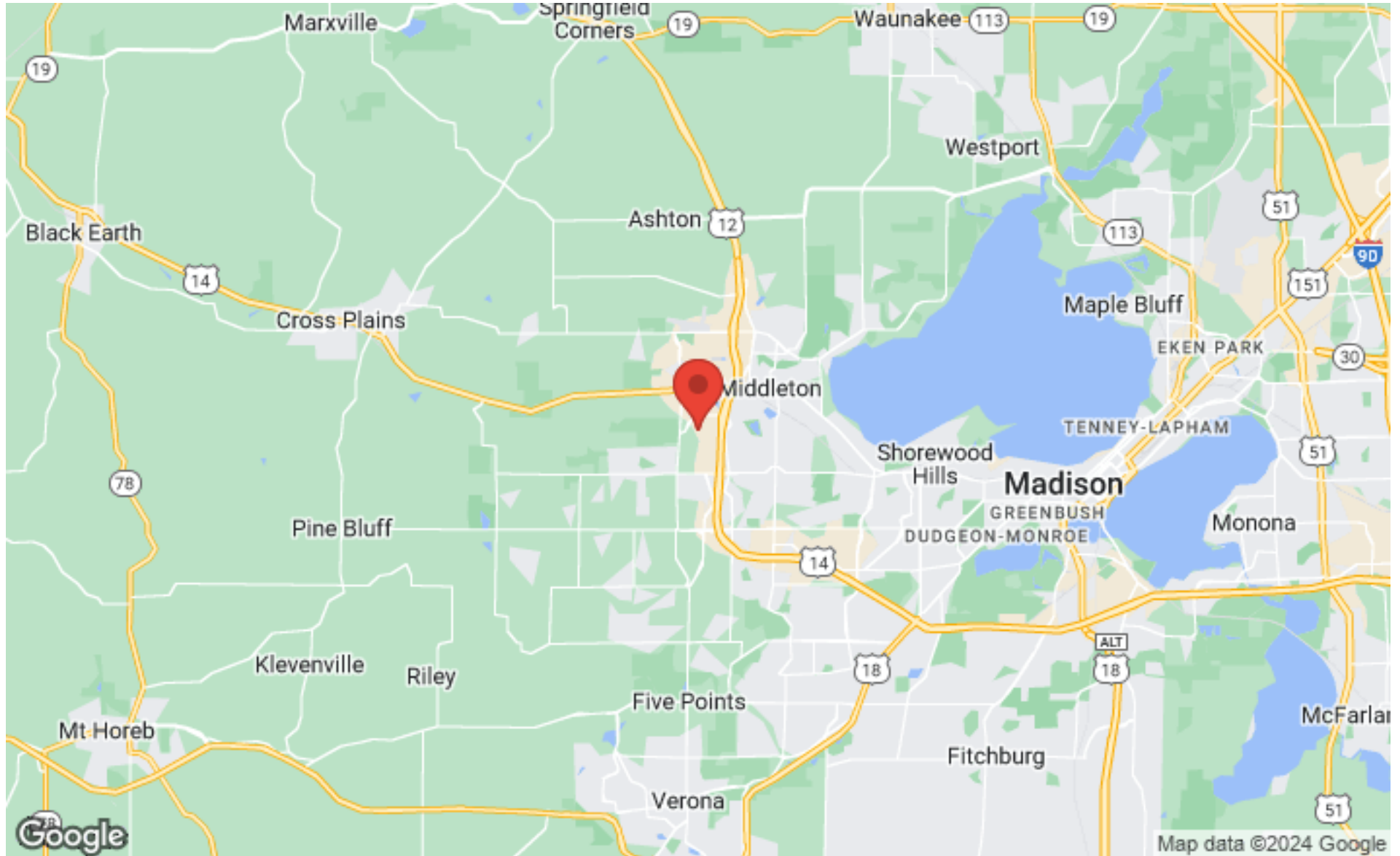


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REGIONAL MAP

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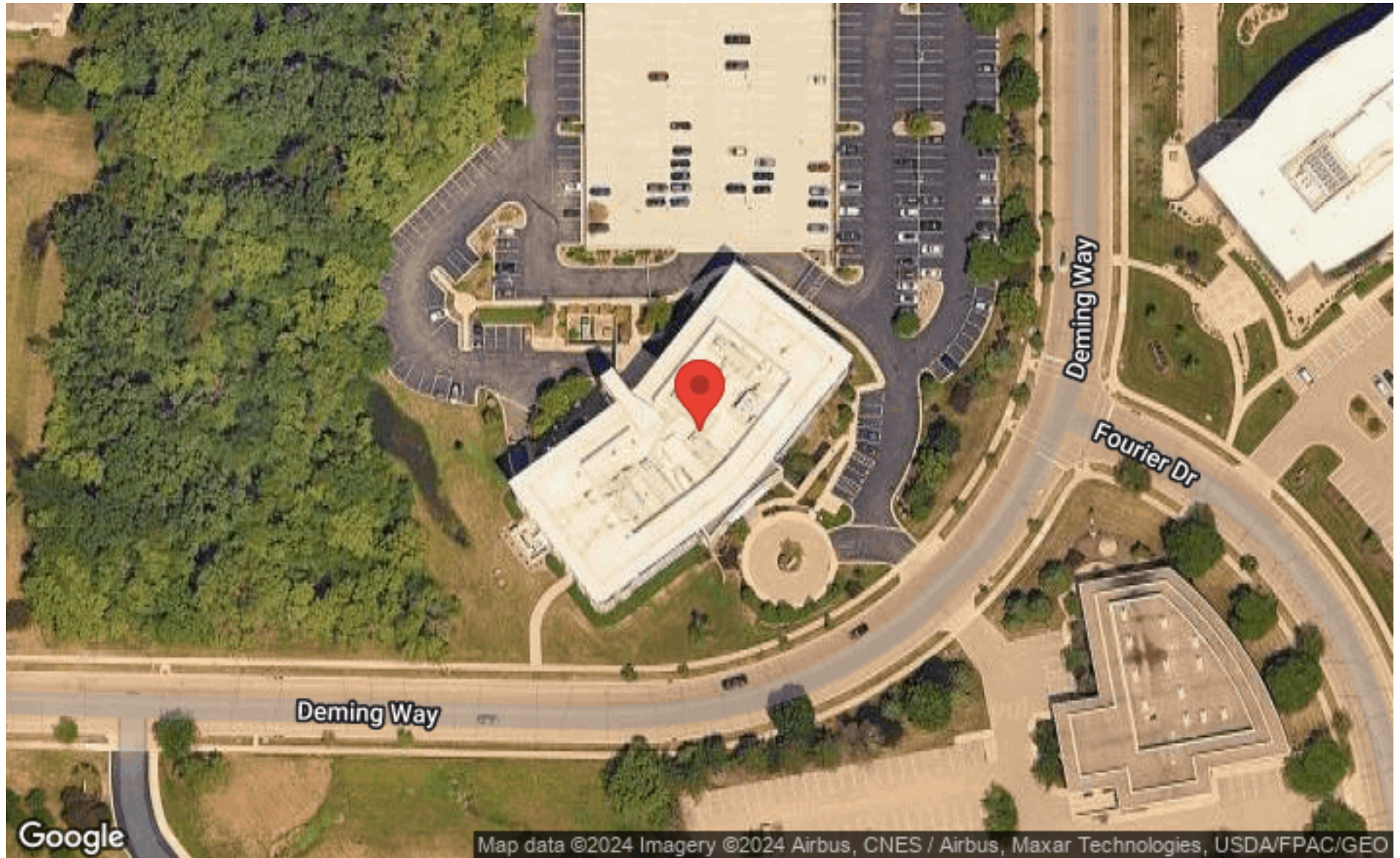


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AERIAL MAP

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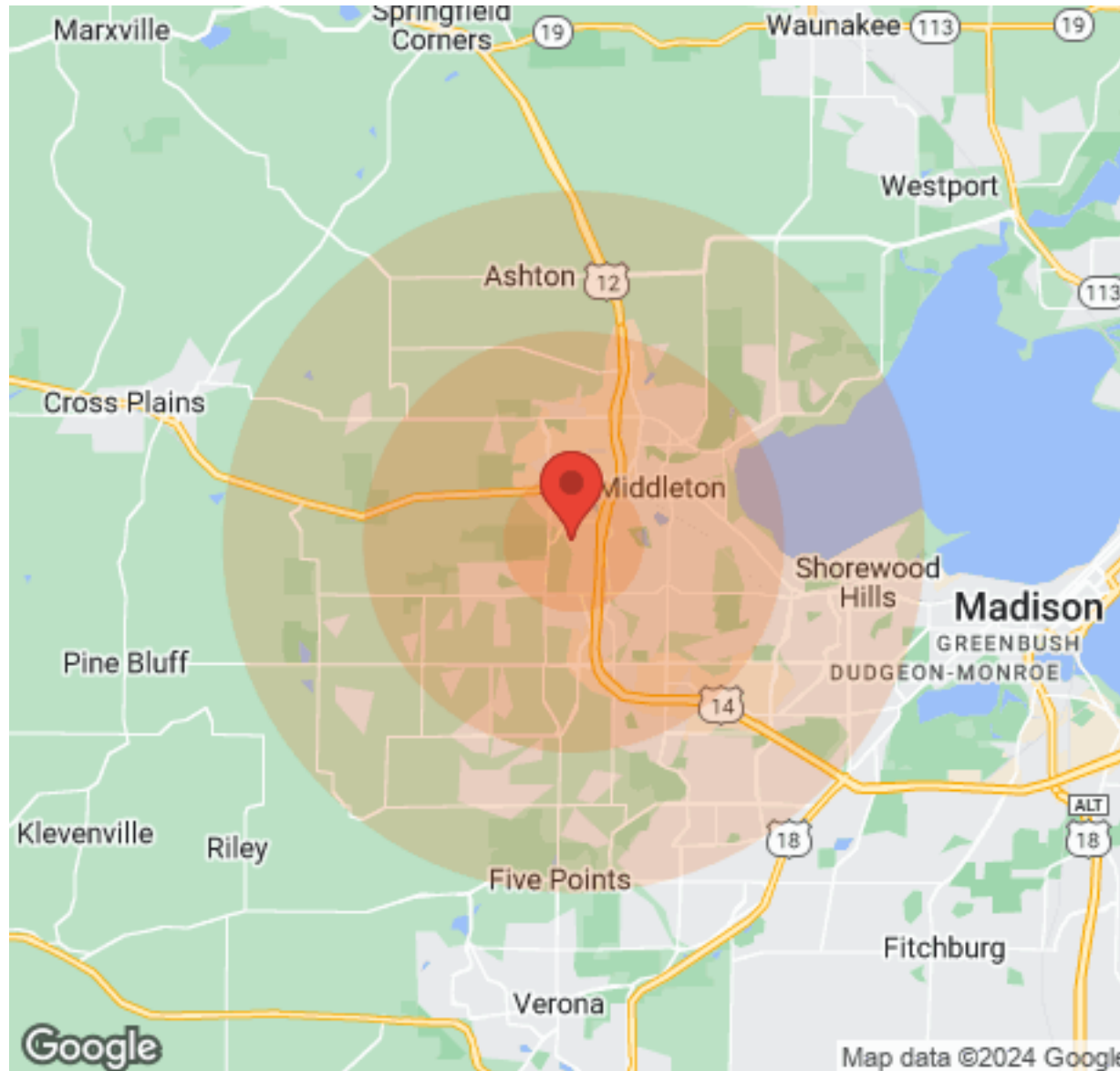


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,650	21,467	52,382
Female	1,800	23,256	56,332
Total Population	3,450	44,723	108,714

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	469	7,005	17,917
Ages 15-24	390	5,267	12,903
Ages 25-54	1,337	17,990	43,352
Ages 55-64	507	6,319	14,961
Ages 65+	747	8,142	19,581

Income	1 Mile	3 Miles	5 Miles
Median	\$61,078	\$64,494	\$69,260
< \$15,000	174	1,389	3,495
\$15,000-\$24,999	114	1,517	3,563
\$25,000-\$34,999	112	1,840	4,319
\$35,000-\$49,999	260	3,352	7,360
\$50,000-\$74,999	346	3,938	9,957
\$75,000-\$99,999	215	2,669	6,662
\$100,000-\$149,999	323	3,077	7,536
\$150,000-\$199,999	105	1,393	3,250
> \$200,000	85	1,802	3,465

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,918	22,573	52,955
Occupied	1,815	21,072	49,823
Owner Occupied	998	11,473	28,395
Renter Occupied	817	9,599	21,428
Vacant	103	1,501	3,132

DISCLAIMER

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