### For Lease 421 S Park Street Madison, WI 53715

### Downtown Retail | Office Space



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GEOKGE'S FLOWERS

**Colliers | Wisconsin** 316 E Washington Ave, suite 925 Madison, WI 53703 +1 608 826 9500

# **Property Details**

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### **Property Information:**

Lease Rate	\$22.50 PSF NNN
OpEx	Tenant to reimburse for RE Taxes & Insurance. Tenant to facilitate CAM services with their own vendors
Avg. Traffic Per Day	33,800 VPD
On-Site Parking	13 Stalls
Available Space	4,905 SF

### Property Highlights:

- Retail Space 3,525 SF.
- Office Space 1,380 SF.
- Cooler in place.
- Phenomenal signage opportunity great downtown location.
- Owner is installing new exterior on Park Street & Drake Street frontage to be completed Summer 2025.
- Great for retail, medical and service businesses.
- Street parking available.

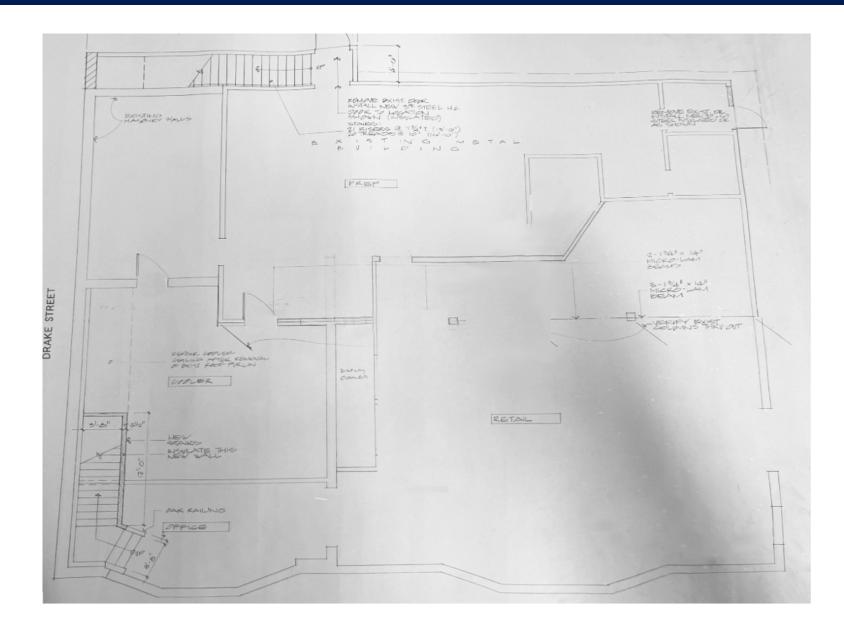




# Floor Plan



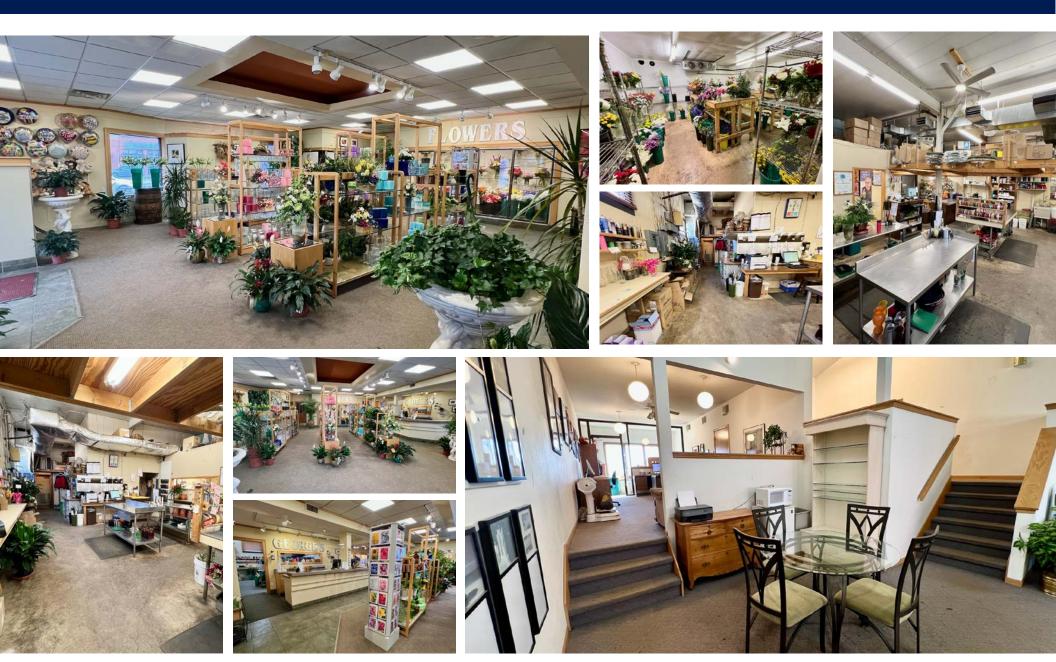
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# Property Photos

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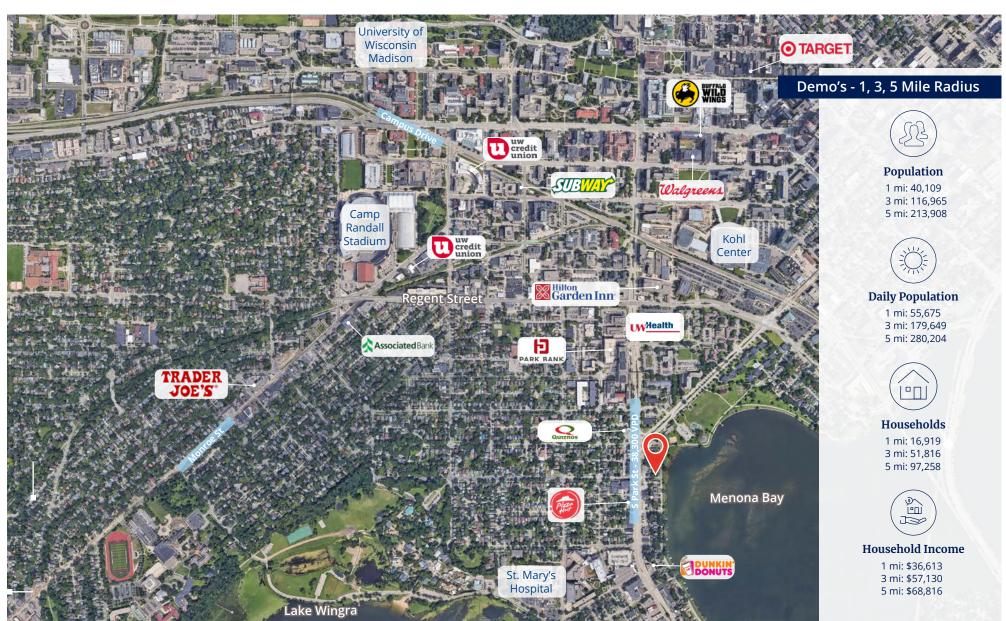




# Area Amenities & Demographics

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#### Broker Disclosure to Customers



You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. The broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe 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 disclosyre of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information to other parties.
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- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

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1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.

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### 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 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 intent to meet his or her obligations under a contract or agreement made concerning the transaction.

#### 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 <a href="http://offender.doc.state.wi.us/public/">http://offender.doc.state.wi.us/public/</a>

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