

3,539 - 8,126 SF OFFICE SPACE FOR LEASE

CBRE

634

**WEST MAIN STREET**

MADISON | WISCONSIN

KROGER GROCERY & BAKING CO.

OWNED & MANAGED BY:





# PROPERTY OVERVIEW

The Kroger Grocery Warehouse is a four-story brick building with a heavy timber interior. The building has been converted to unique office space, and is now home to advanced software and web developers, environmental advocates, engineers, and financial service firms.

The Kroger building is on the Southwest Bike Path, with easy access to the University and central Madison neighborhoods. The shared outdoor patio with picnic tables is an inviting space for breaks or outdoor meetings.

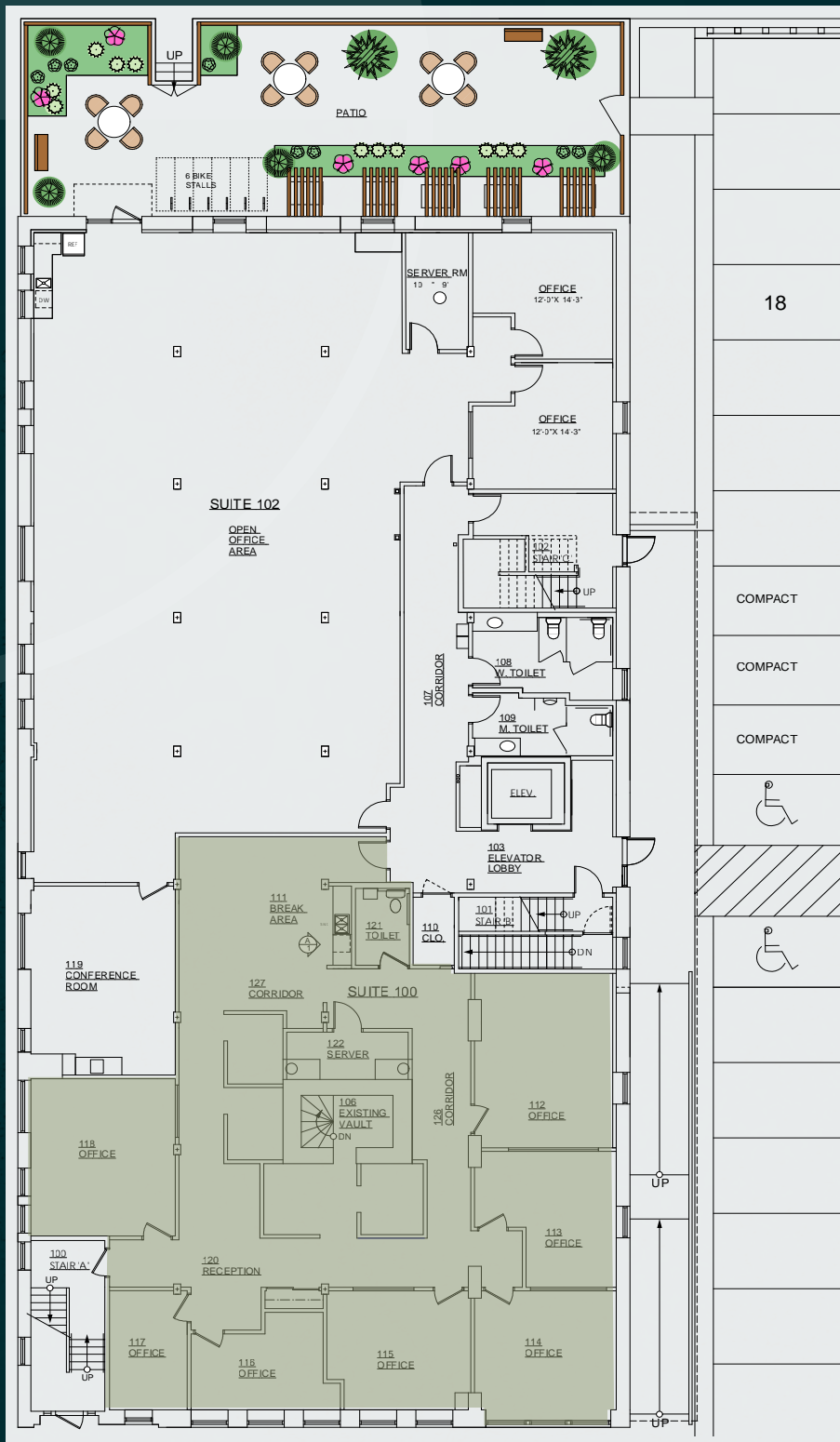
Address	634 West Main Street Madison, Wisconsin 53703
Available Space	Suite 100 - 3,539 RSF Suite 400 - 8,126 RSF
Base Rate	\$25.50/SF MG - Suite 100 \$29.50/SF MG - Suite 400
Operating Expenses	Included in Base Rent
Utilities	By Tenant
Janitorial	By Tenant
Lease Term	2 - 5 Years
Parking	Ample surface parking available at monthly rates



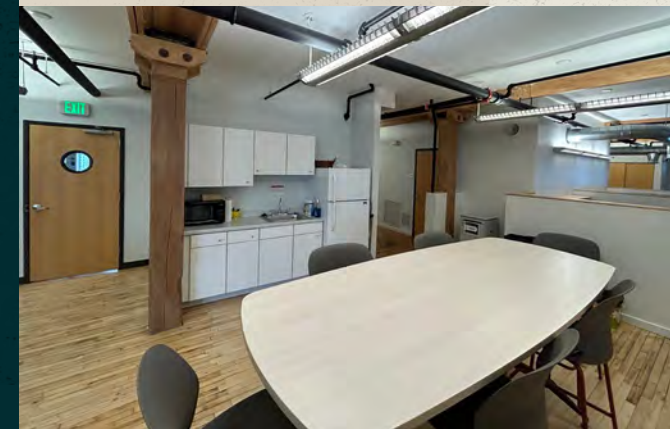


# SUITE 100

3,539 SF



- 7 private offices/meeting rooms
- Open work area with built-in workstations
- Reception area
- Open kitchen/break area
- In-suite restroom

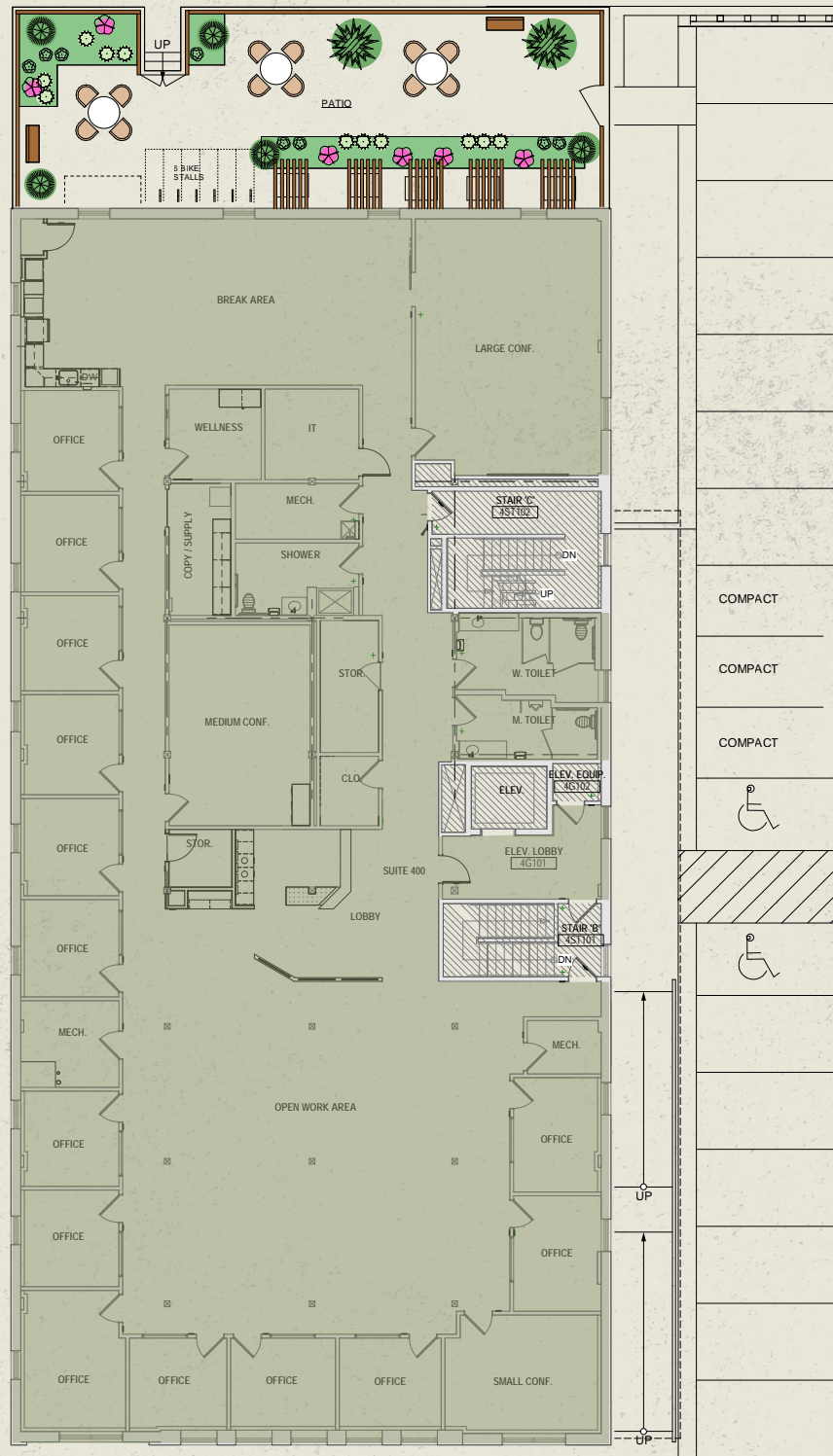


# SUITE 400

8,126 SF



Click the icon to take a virtual tour of the space



## RECENTLY RENOVATED CLASS A SPACE

- Full floor suite
- 14-15 private offices
- 3 conference rooms
- Open work area
- Reception area
- Kitchen / break room
- Server room with separate cooling
- Three in-suite restrooms (1 with shower)
- Furniture may be available





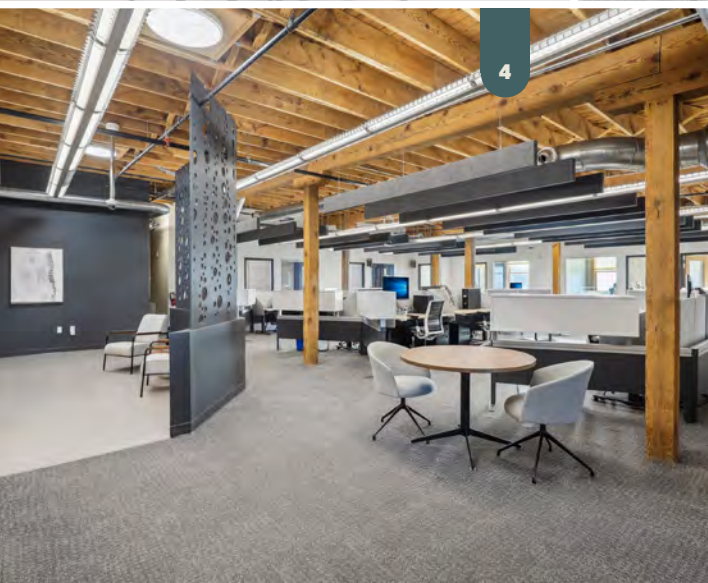
1



2



3



4



5



6

# SUITE 400

8,126 SF

[1] Huddle Area

[2] Training Room

[3] Break Room

[4] Open Office Layout

[5] Work Station

[6] Conference Room



# SUITE 400

8,126 SF

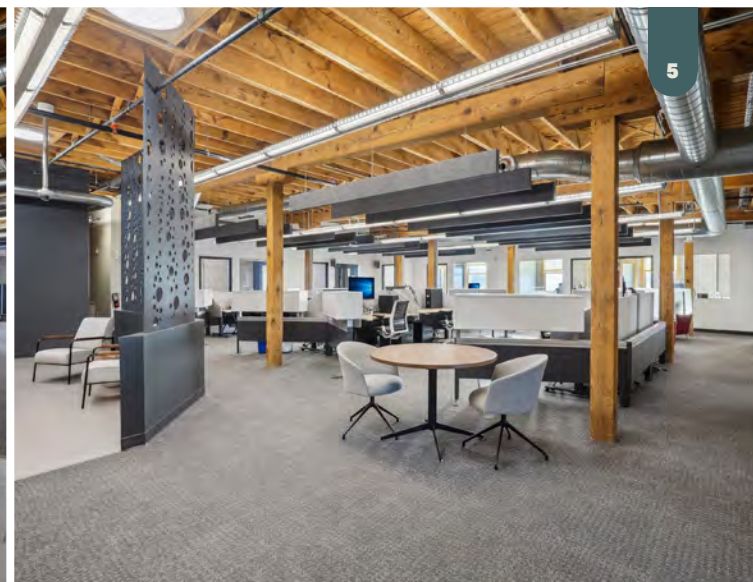
[1] Small Conference Room

[2] Kitchen

[3] Reception Area

[4] Front of Office

[5] Open Office Space





# 634

## WEST MAIN STREET

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