



FOR LEASE

1st Floor Office/Retail Space

**The Cariad
6230 University Avenue
Middleton, WI**

**Key Commercial Real Estate LLC
608-729-1800 | www.keycomre.com**

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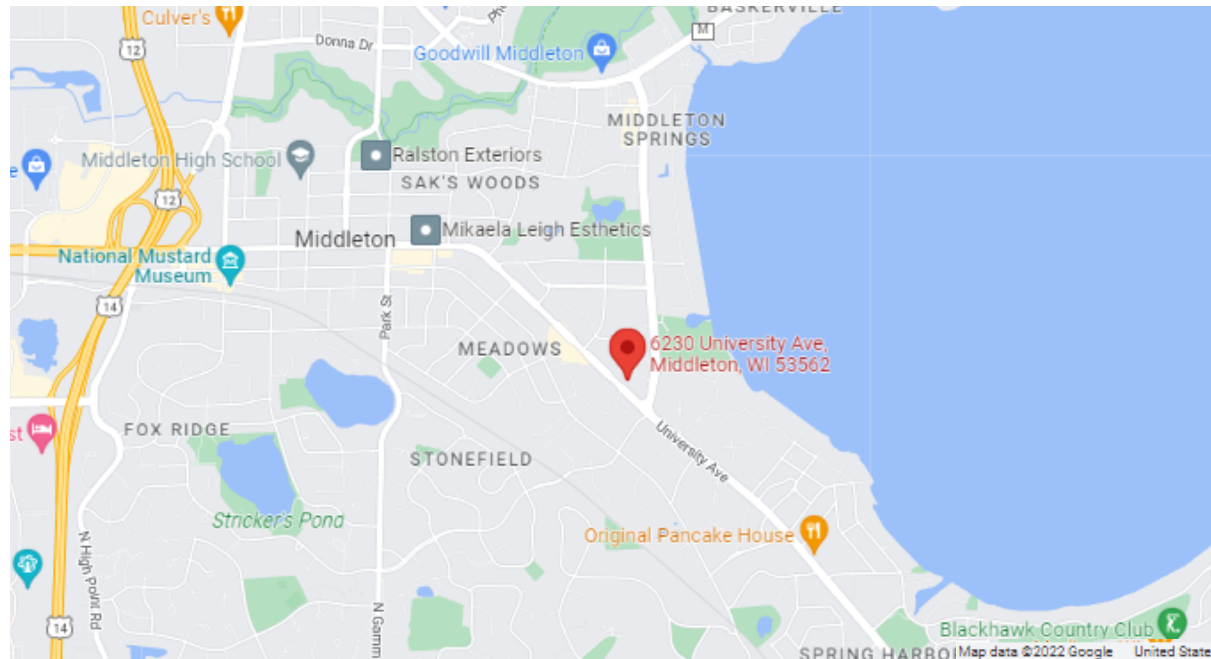
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FOR DETAILED INFORMATION CONTACT:

Jenny Lisak
O: 608.729.1808
C: 608.513.5447
jlisak@keycomre.com

Mallory Rekoske
O: 608.729.1803
C: 608.469.0384
mrekoske@keycomre.com





Property Details

New mixed-use development featuring 79 apartments and one office/retail space. The site is prominently located along University Avenue with an average daily vehicle count of 20,200. Onsite parking and prime building signage available. Access to building common amenities including large kitchen/community room, fitness room, and outdoor patio. Floor to ceiling windows provide ample natural light ideal for a wide variety of office and retail uses.

HIGHLIGHTS

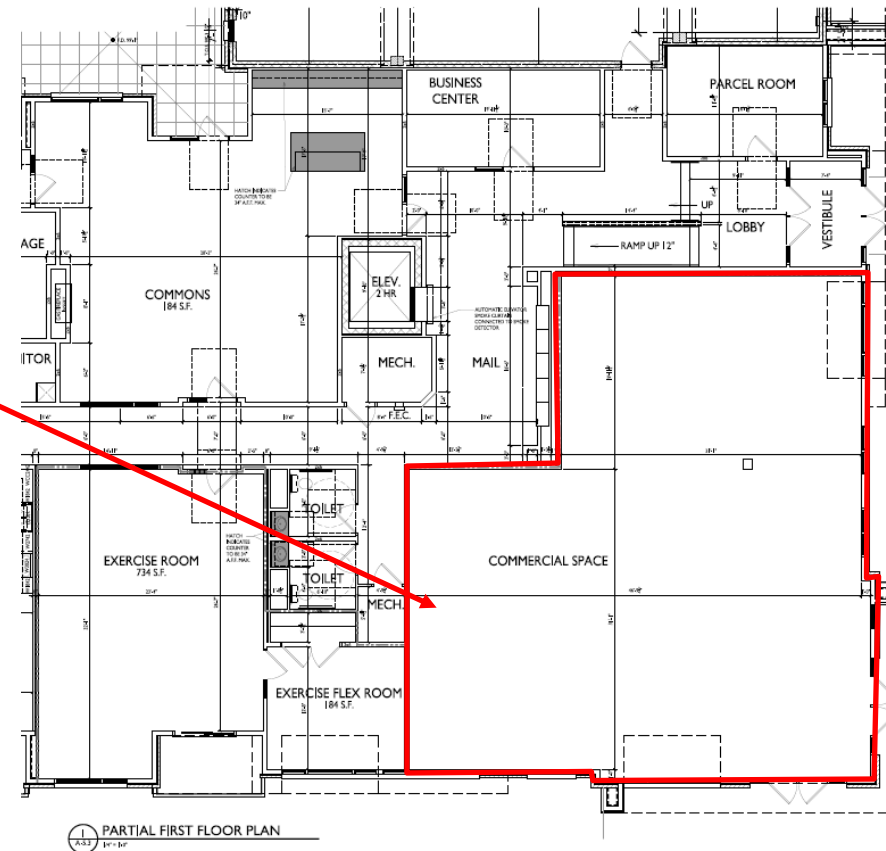
- **Size:** 2,121 sf USF / 2,225 RSF
- **Lease Rate:** \$24/sf + utilities
- **Available:** Now
- Common first floor restrooms, kitchen, fitness room and outdoor patio.
- Surface and underground parking available
- Easy access to Beltline and downtown
- Building signage & ample natural light

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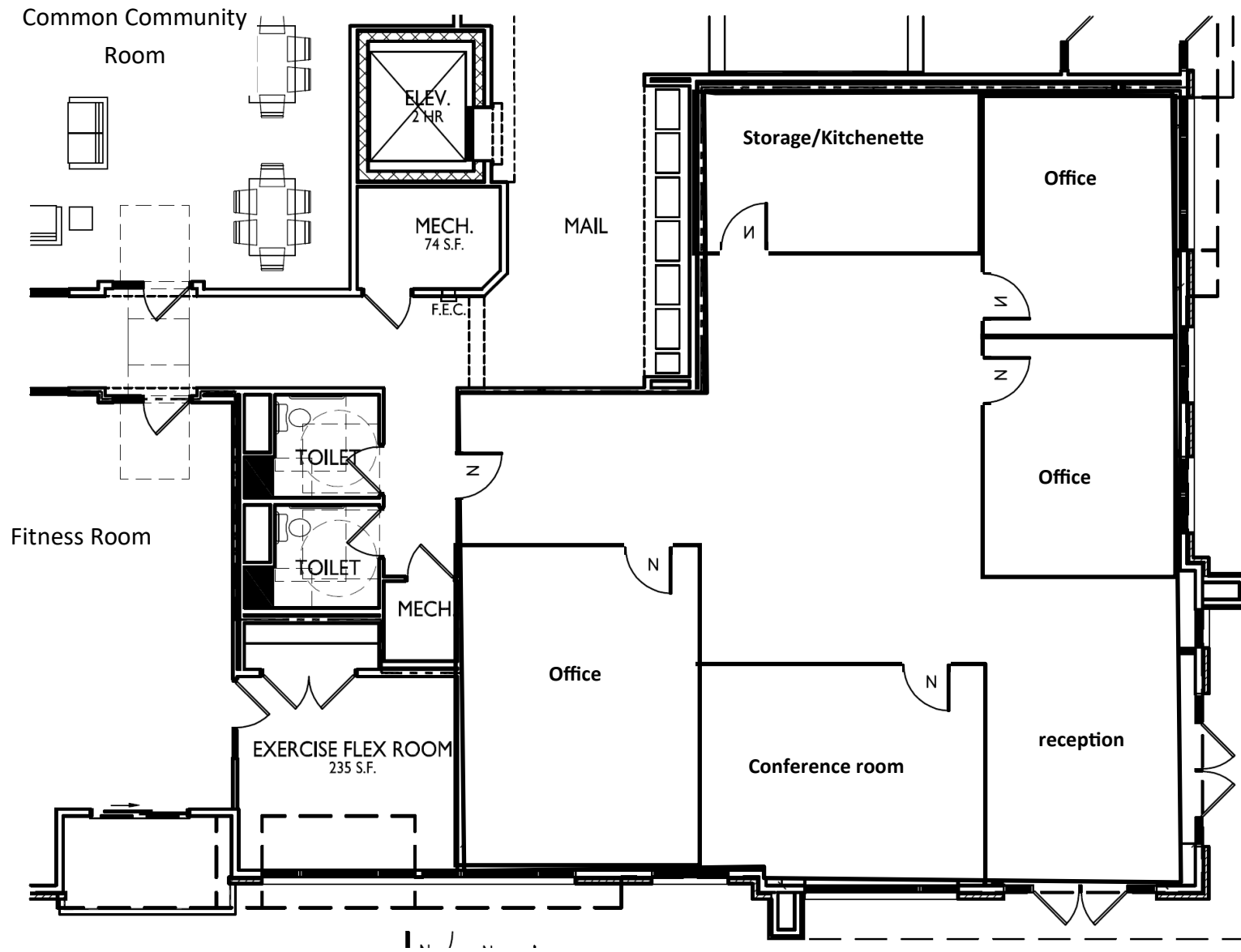
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- 2,225 RSF Commercial Suite
- University Avenue frontage
- Building Signage available
- Surface & underground parking
- Existing first floor restrooms for tenant use
- Access to onsite community room & fitness facility



Sample Floor Plan



Photos—Common Amenities



Broker Disclosure