

FOR LEASE

Available Now

2909 LANDMARK PLACE
MADISON, WI 53713

Price: \$20.75 RSF/Gross

**Class A Office Building
with High Quality Finishes
& Huge 100+ Person
Conference Center**



KATIE WEST
Commercial Real Estate Broker
(608) 443-1023
kwest@oakbrookcorp.com

PROPERTY SUMMARY

2909 LANDMARK PLACE | MADISON, WI 53713



Property Summary

Lease Rate:	\$20.75 RSF/Gross
Lease Term:	3-5 years
Building SF:	51,600
Available SF:	6,853
Year Built:	1991
Building Class:	A
Floors:	3
Parking:	130
Parking Ratio:	2.86
Zoning:	B-1

Property Overview

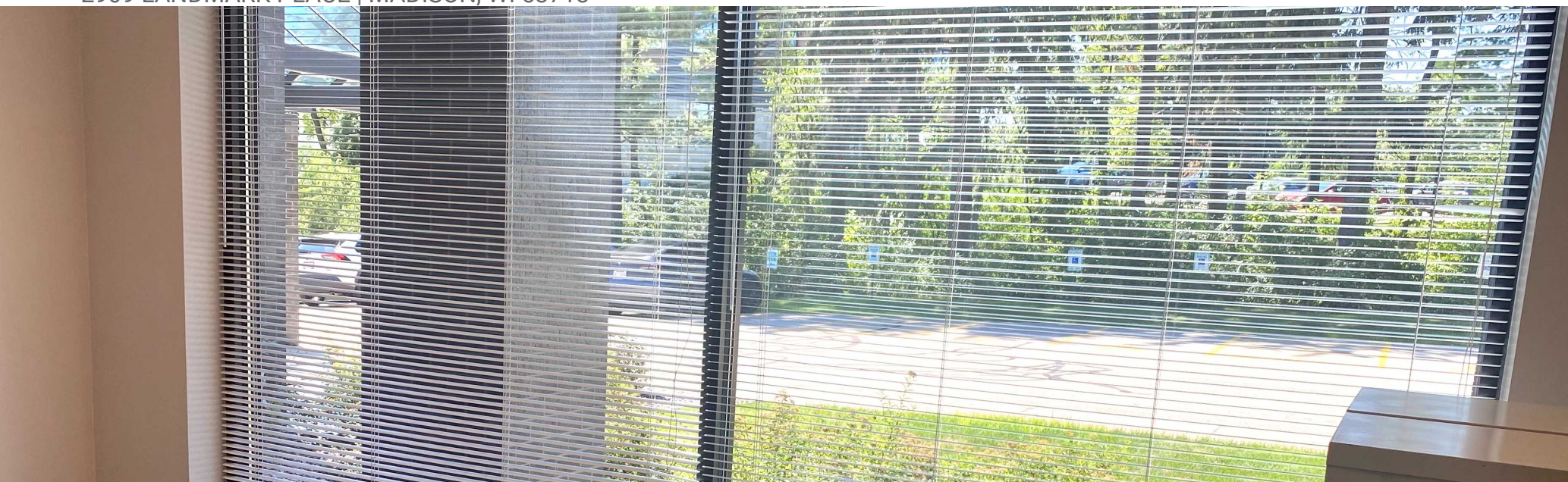
Huge conference center that seats 100 people. Free of charge to tenants. Class A facility features high-quality finishes with a mixture of private offices and open spaces. Common conference/training rooms and large break room with outdoor patio area. Generous on-site parking for tenants and guests. Beautiful views of the Capitol, Arboretum, and downtown skyline. Variety of space and floorplan options to choose from; please inquire with the broker.

Gross Rent includes CAM and utilities; Tenant pays phone/data and in-suite janitorial service.

Location Overview

Central beltline location for convenient access to east, west, and downtown Madison.

2909 LANDMARK PLACE | MADISON, WI 53713



Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
100	2,092		\$20.75 /sf/yr	Office		Now
102	1,312		\$20.75 /sf/yr	Office		Now
110	1,931		\$20.75 /sf/yr	Office		Now
215	1,518		\$20.75 /sf/yr	Office		Now

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

KATIE WEST
Commercial Real Estate Broker
O: (608) 443-1023
C: (608) 833-6333
kwest@oakbrookcorp.com

PROPERTY PHOTOS

2909 LANDMARK PLACE | MADISON, WI 53713

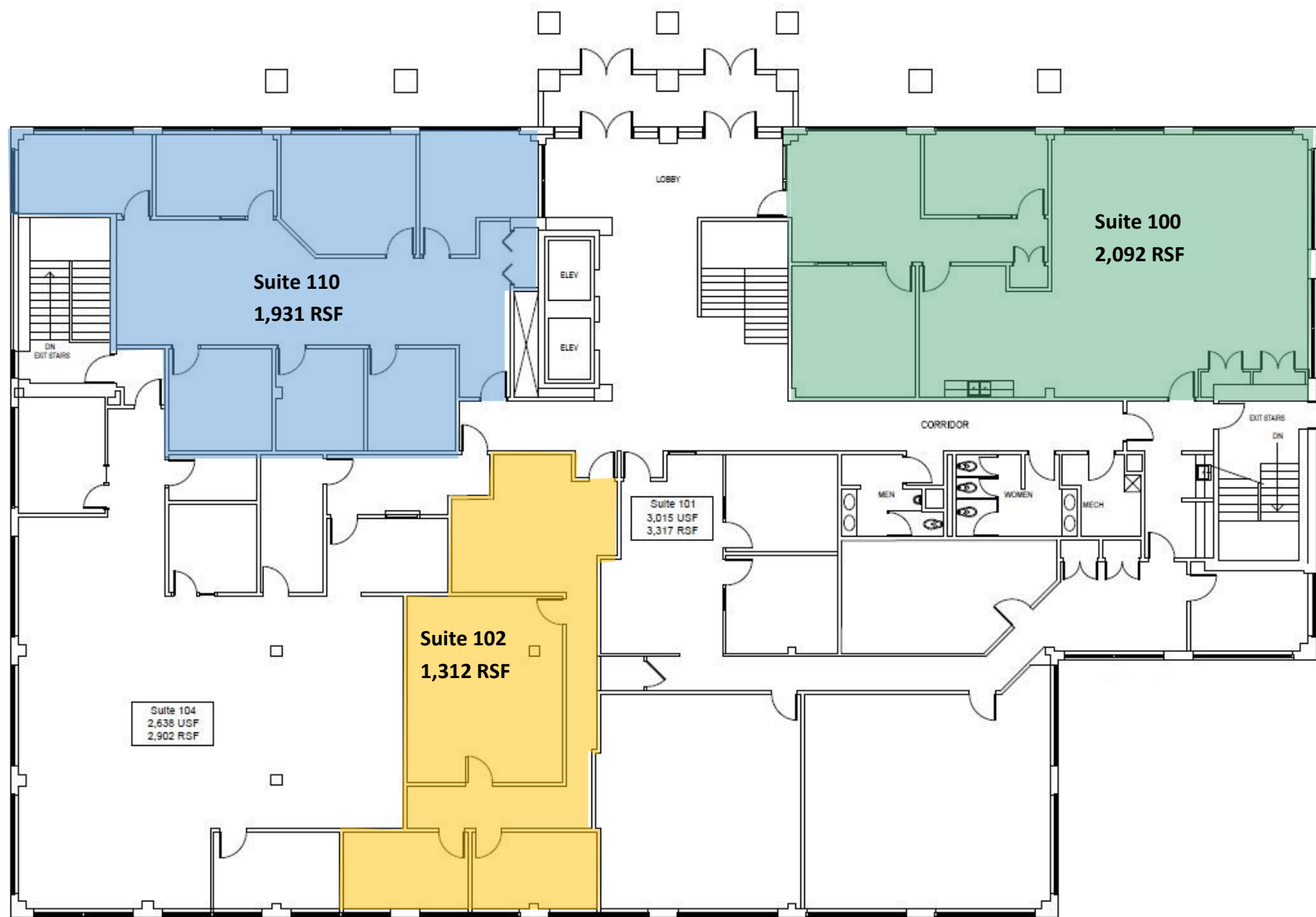


OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

KATIE WEST
Commercial Real Estate Broker
O: (608) 443-1023
C: (608) 833-6333
kwest@oakbrookcorp.com

1ST FLOOR PLAN

2909 LANDMARK PLACE | MADISON, WI 53713



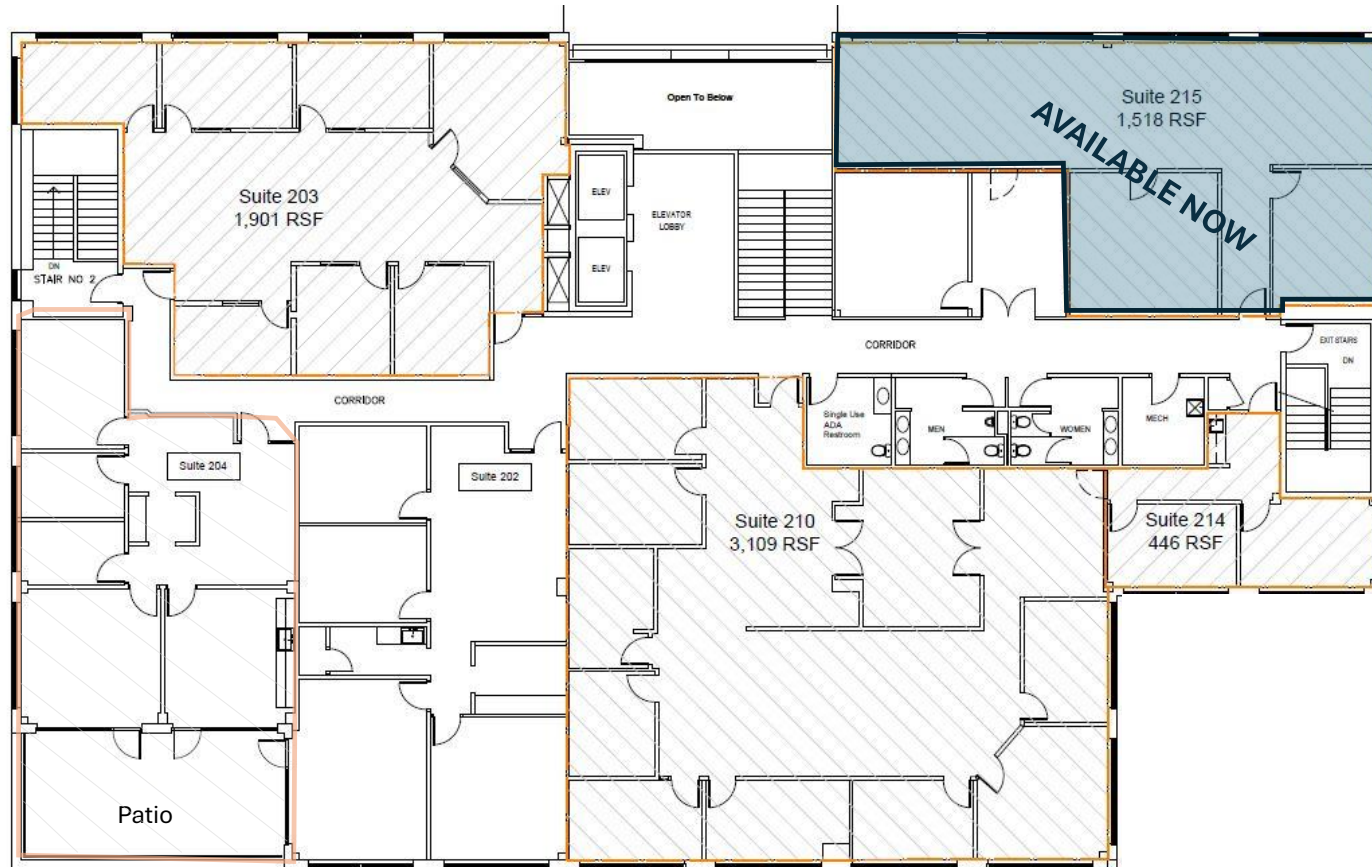
OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

KATIE WEST
Commercial Real Estate Broker
O: (608) 443-1023
C: (608) 833-6333
kwest@oakbrookcorp.com

2ND FLOOR PLAN

2909 LANDMARK PLACE | MADISON, WI 53713

Office Space: Suite 215, 1,518 SF





BUSINESS MAP

2909 LANDMARK PLACE | MADISON, WI 53713



OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

KATIE WEST
Commercial Real Estate Broker
O: (608) 443-1023
C: (608) 833-6333
kwest@oakbrookcorp.com

DISCLAIMER

2909 LANDMARK PLACE

All materials and information received or derived from Oakbrook Corporation its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Oakbrook Corporation its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Oakbrook Corporation will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Oakbrook Corporation makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Oakbrook Corporation does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Oakbrook Corporation in compliance with all applicable fair housing and equal opportunity laws.

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

PRESENTED BY:

KATIE WEST
Commercial Real Estate Broker
O: (608) 443-1023
C: (608) 833-6333
kwest@oakbrookcorp.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.