

# PARK WEST I

406 Science Drive, Madison, WI 53711



**Available for Lease**

Office Space



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# Property Summary

Park West I at 406 Science Dr. is conveniently located on the corner of Mineral Point and Whitney Way in the very acclaimed University Research Park. The impressive four-story, 52,353 square foot building features some of Madison’s most innovative and flourishing businesses. The building is constantly undergoing improvements to further improve service, performance and energy efficiency.

The building is an excellent home for your company and employees — located in a park-like setting on 6 acres, Park West I features ample free parking and excellent views. Near several restaurants and shopping destinations, this convenient location is just 15 minutes from downtown Madison, Greenway Station, Middleton, Verona and Cross Plains.

**Building Description:** 52,353 square foot, four-story professional building. Part of the UW Research Park campus which is comprised of over 37 buildings with almost 2 million square feet of space and over 3,500 employees.

<b>Space Availability:</b>	Suite 100	3,163RSF
	Suite 204	1,200 RSF
	Suite 206	1,582 RSF
	Suite 320	1,979 RSF
	Suite 404	3,239 RSF

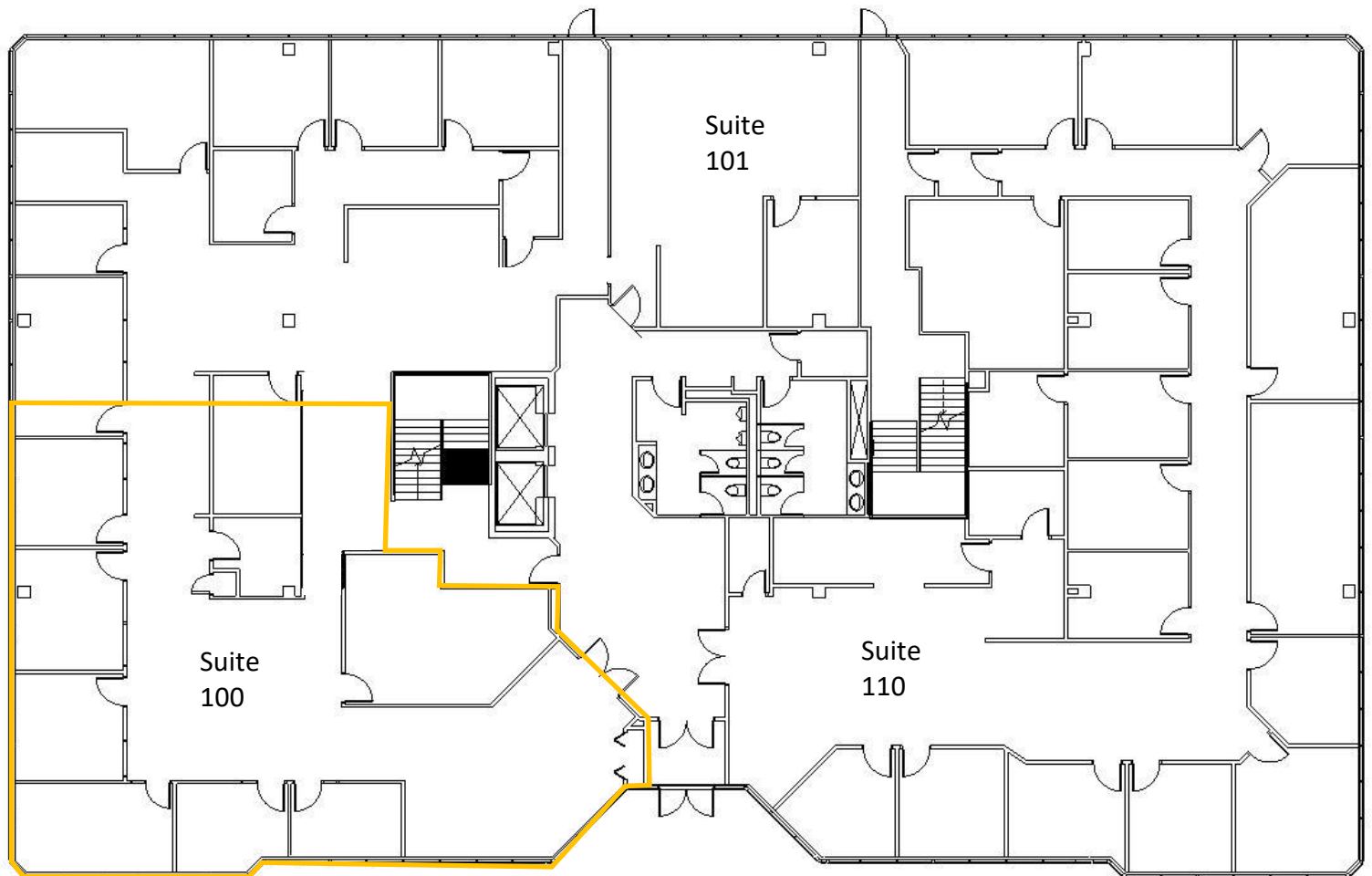
**Lease Rate:** \$15.50 - \$16.00 NNN

**Improvements:** Negotiable

**Parking:** Four parking stalls per 1,000 SF leased

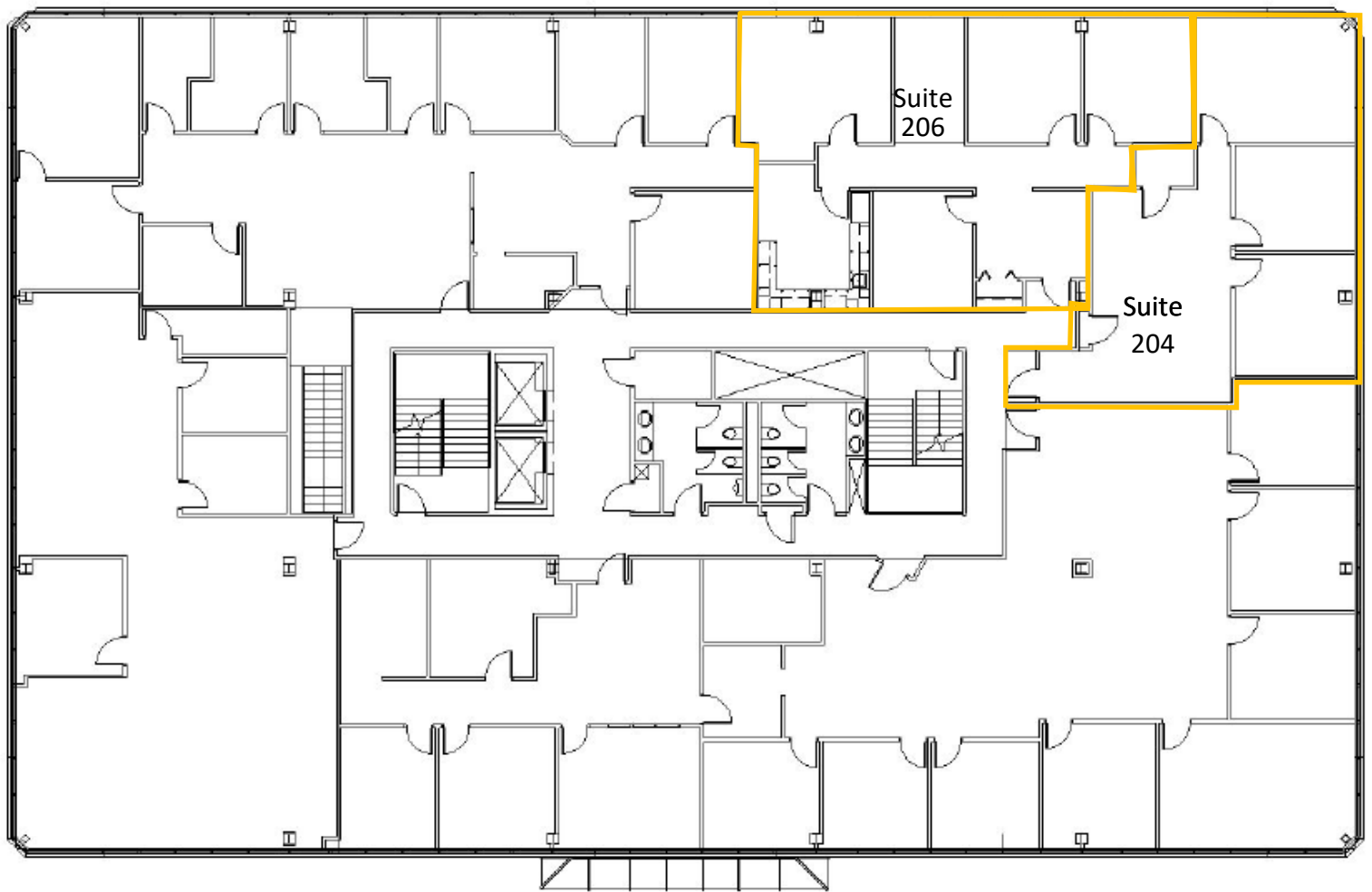
- Amenities:**
- Professional lobby design, common conference/training center
  - Easy access to UW, shopping, restaurants, and the 12/18 Beltline Hwy
  - Document storage rooms onsite
  - Secure building with after-hours card access
  - Ample on-site parking at no additional charge
  - Handsfree restroom features
  - Professionally managed by Compass Properties

# First Floor



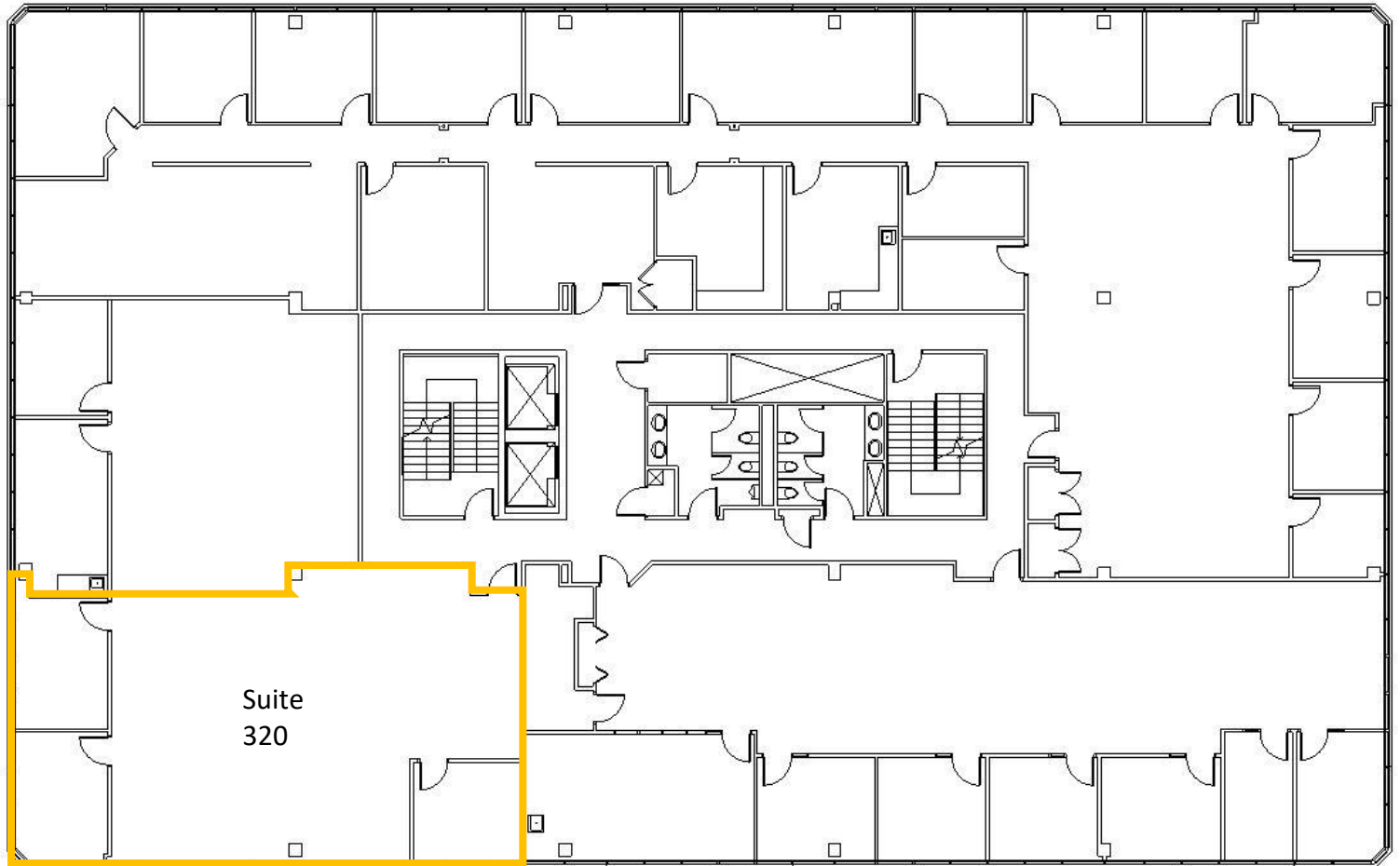
Suite 100      3,163 RSF

# Second Floor



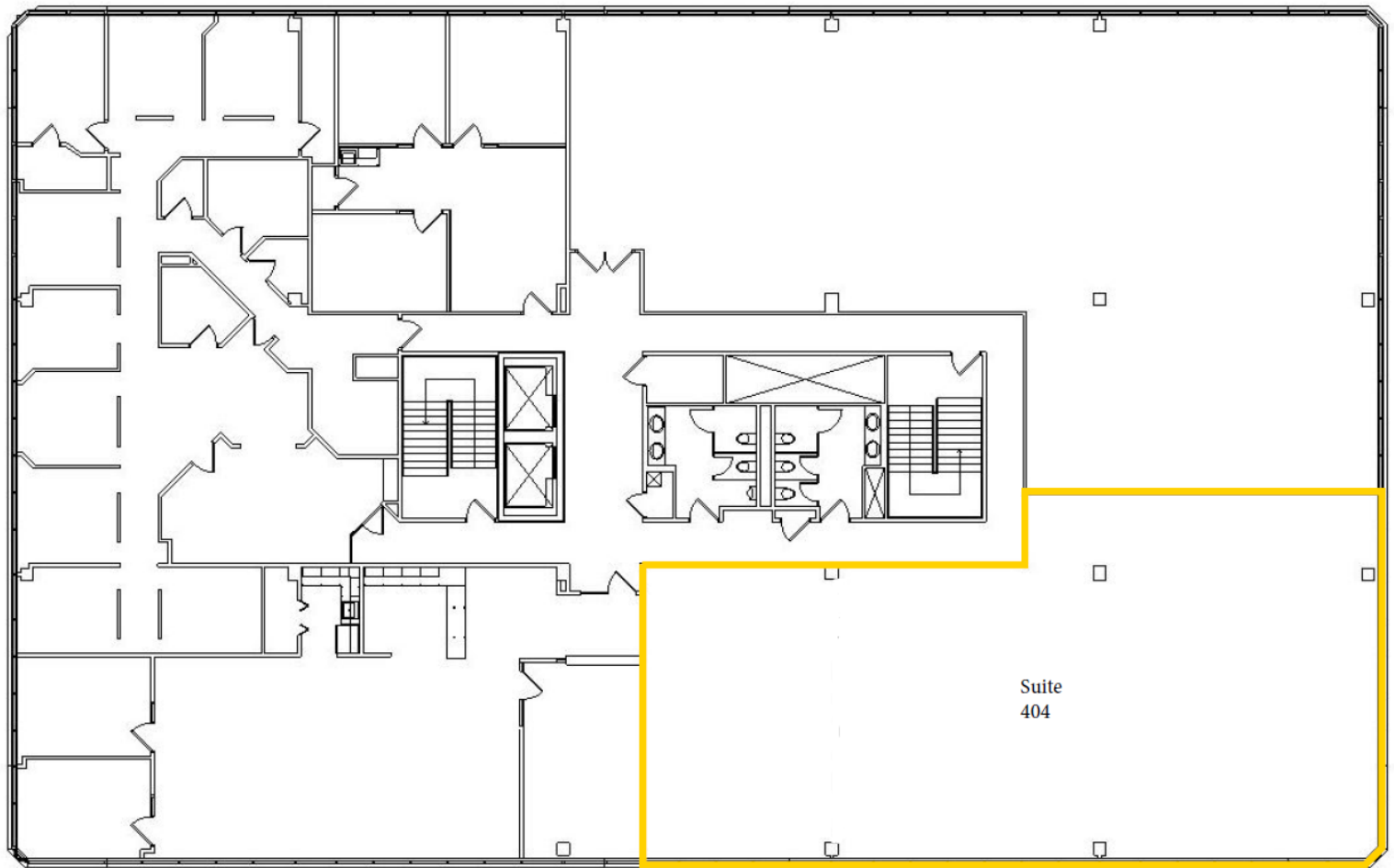
Suite 204	1,200 RSF
Suite 206	1,582 RSF

# Third Floor



Suite 320      1,979 RSF

# Fourth Floor



Suite 404      3,239 RSF

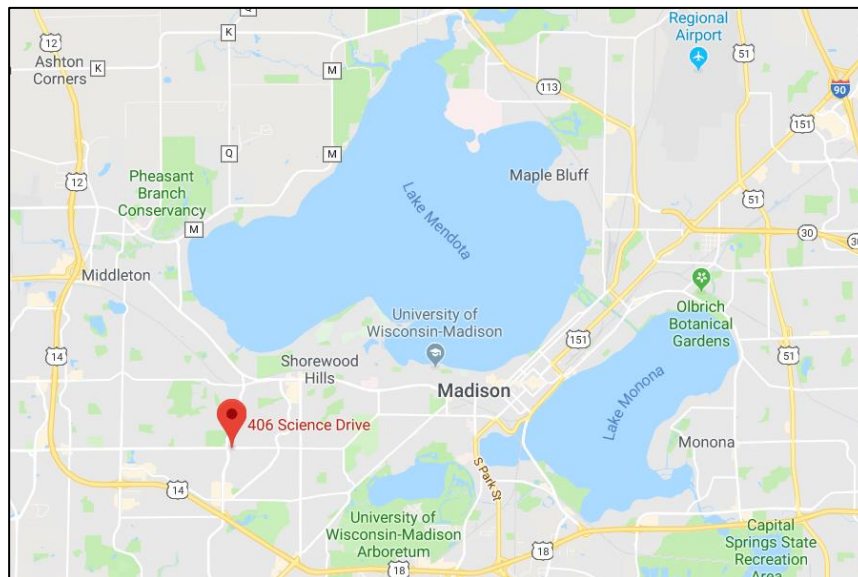
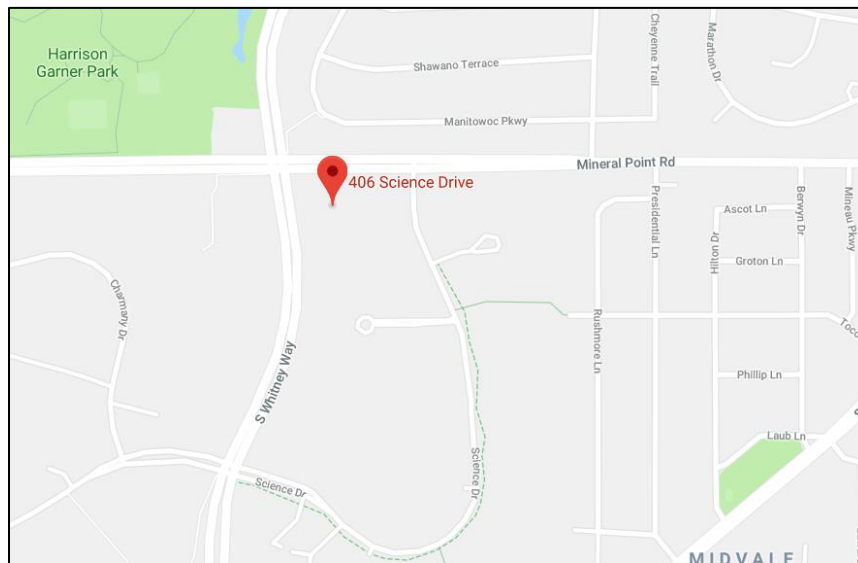


# Location

Established in 1984, University Research Park, a University of Wisconsin-Madison affiliate, is an internationally recognized research and technology park that supports early-stage and growth-oriented businesses in a range of sectors including engineering, computational and life sciences.

Park West I is less than 2 miles from West Towne Mall and just a 30-minute drive (10.1 miles) from Dane County Regional Airport. Also, less than 1 mile to the south is a mix of shops and restaurants including Walgreens, Hy-Vee Market Grille, and Vintage Brewing Co.

Bus service (routes A and E) is available on Mineral Point Rd near the property.



# Subject Property and Building

