

# THE QUARRY

2903 University Ave. Madison, WI 53705



- Located approximately one mile from the UW Campus and Hilldale shopping area, this 2,035 square foot commercial END CAP space within The Quarry (mixed-use development) is situated along the University Avenue corridor offering visibility to over 55,000 cars per day.
- Come join co-tenants Orange Shoe Personal Fitness, Milan Laser Hair Removal, and NORI Sushi, among others.
- 2,035 square feet of retail space
- Base Rent = \$38 - \$42/SF (depending on Tenant Improvement needs)
- Current NNN = \$14.89



**Flad Development  
& Investment Corp.**

Brian J. Flad  
Direct: 608.443.4365  
[bflad@flad-development.com](mailto:bflad@flad-development.com)

Thomas R. Romano  
Direct: 608.443.4363  
[tromano@flad-development.com](mailto:tromano@flad-development.com)