



# Madison East Business Center

**S Biltmore Lane at Eastpark Boulevard**  
Madison, WI 53718

**Direct-Entry Suites | No Shared Common Areas**

## About the Property

Madison East Business Center is located within American Center Business Park at the intersection of Interstate 90/94/39 and U.S. 151. The Dane County business community includes more than 111,000 square feet of office space in a campus-style setting. Interstate 90/94/39 connects the business center to the rest of the Madison Metro area, including Chicago, Milwaukee, and Minneapolis/St. Paul, while U.S. 151 links Madison to Wisconsin's thriving Fox River Valley.

For more information on Madison East Business Center, visit: [sjpi.com/madisoneast](http://sjpi.com/madisoneast)



### Office Buildings

4602 S Biltmore Lane	26,950 SF
4610 S Biltmore Lane	14,310 SF
4618-4666 S Biltmore Lane	39,290 SF
5202 Eastpark Boulevard	30,525 SF

### Building Specifications

Parking	4.2 per 1,000 SF
Heat	Natural Gas
Roof	EPDM rubber
Construction	Masonry
Zoning	SEC

# Availabilities

## Office Space at Madison East Business Center

1,551 sq. ft.	5202 Eastpark Boulevard	Ste. 112	Open office space with private offices (3), and private restroom
2,550 sq. ft.	4610 S Biltmore Lane	Ste. 107	Designated reception area, conference room, private office with restrooms
2,553 sq. ft.	4610 S Biltmore Lane	Ste. 106	Reception area, conference room, private office with restrooms
3,125 sq. ft.	4602 S Biltmore Lane	Ste. 101 & 118	Private offices (3), large and small conference room, and break room
5,103 sq. ft.	4610 S Biltmore Lane	Ste. 106-107	Designated reception area, conference room, private offices, and open office area with restrooms
9,503 sq. ft.	4618-4622 S Biltmore Lane		All office, end cap with several private offices, conference rooms, break room, storage and designated reception area

## Contact Us

### Gregory Fax

Regional Partner, Wisconsin

GFax@sjpi.com | 262.524.0100

### Wisconsin Regional Office:

2000 Pewaukee Road | Suite A

Waukesha, WI 53188



262.524.0100 | [SJPI.COM/WISCONSIN](http://SJPI.COM/WISCONSIN)



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 05/25