

Investment Sale Two Building Office Complex

4781-4785 Hayes Road
Madison, WI 53704

NEWMARK



For more information please contact:

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- \$1,825,000
ASKING PRICE

- 95% Occupied with various lease terms
OCCUPANCY

- 4781 - ±11,627 SF
- 4785 - ±12,547 SF

- ±24,174 SF **(TOTAL FOR BOTH BUILDINGS)**
BUILDING SIZE

- 4781 - SUITE 200- ±2,804 SF
- 4785 - SUITE 102 - ±1,167 SF

AVAILABLE SPACE

- ±1.67 ACRES
LOT SIZE
(TOTAL FOR BOTH BUILDINGS)



- CC-T
ZONING
- 081022306048
TAX KEY - 4781 HAYES RD
- 081022306022
TAX KEY - 4785 HAYES RD
- \$12,662.61
2024 TAXES - 4781 HAYES RD
- \$13,724
2024 TAXES - 4785 HAYES RD



Property Highlights



Two, two-story buildings, Close to area amenities- restaurants, shops & hotels.



Great location with easy access to I-39/90/94 & Hwy 151 access. near East Towne Mall and Dane County Airport.



Ideal investment opportunity for owner/investor to occupy one of the available suites



HVAC / mechanical / fire systems and roof upgrades to enhance functionality of the property



Buildings have been extremely well maintained and cared for



122,981
POPULATION
(5-Mile Radius)



\$80,440
MEDIAN
HOUSEHOLD
INCOME
(5-Mile Radius)

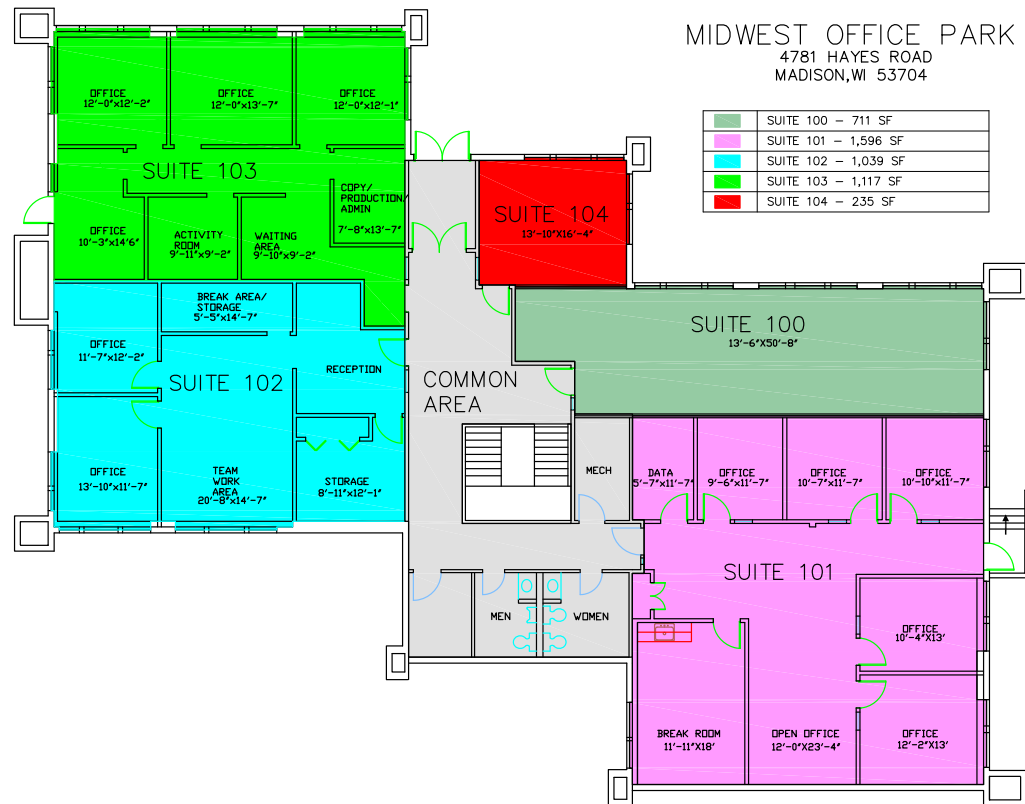


72,866
DAYTIME
EMPLOYEES
(5-Mile Radius)





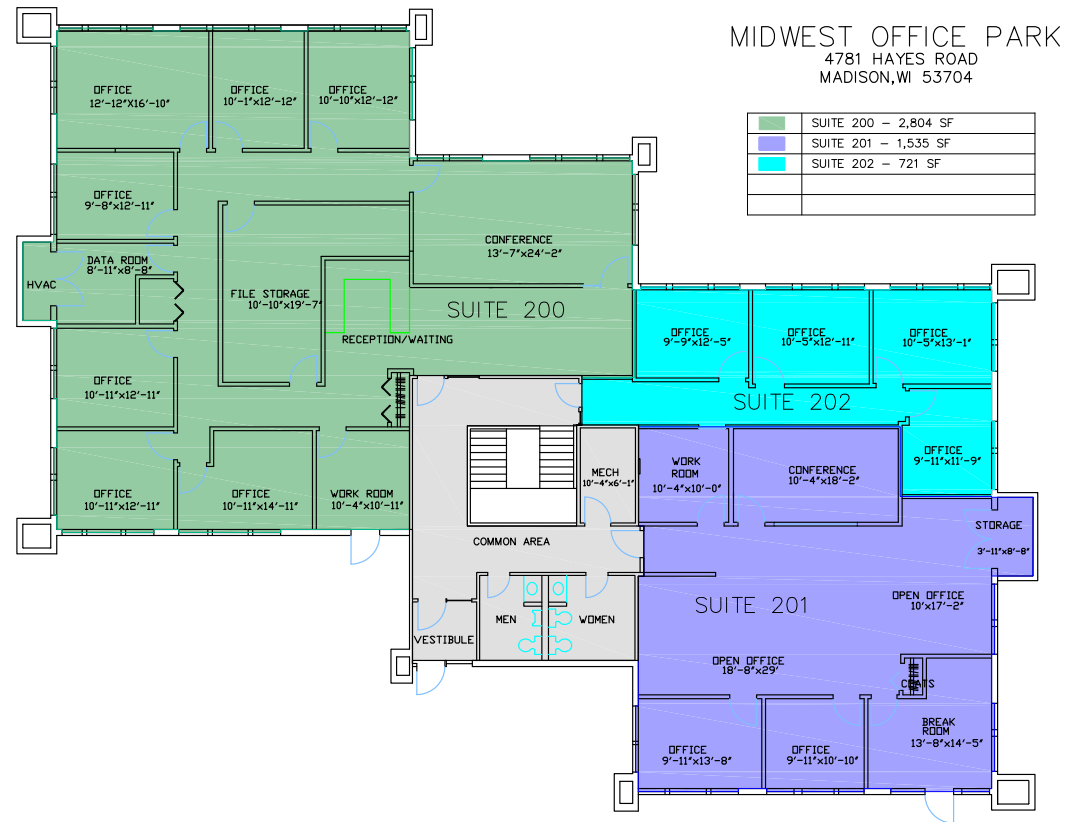
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2ND FLOOR

4781 HAYES ROAD

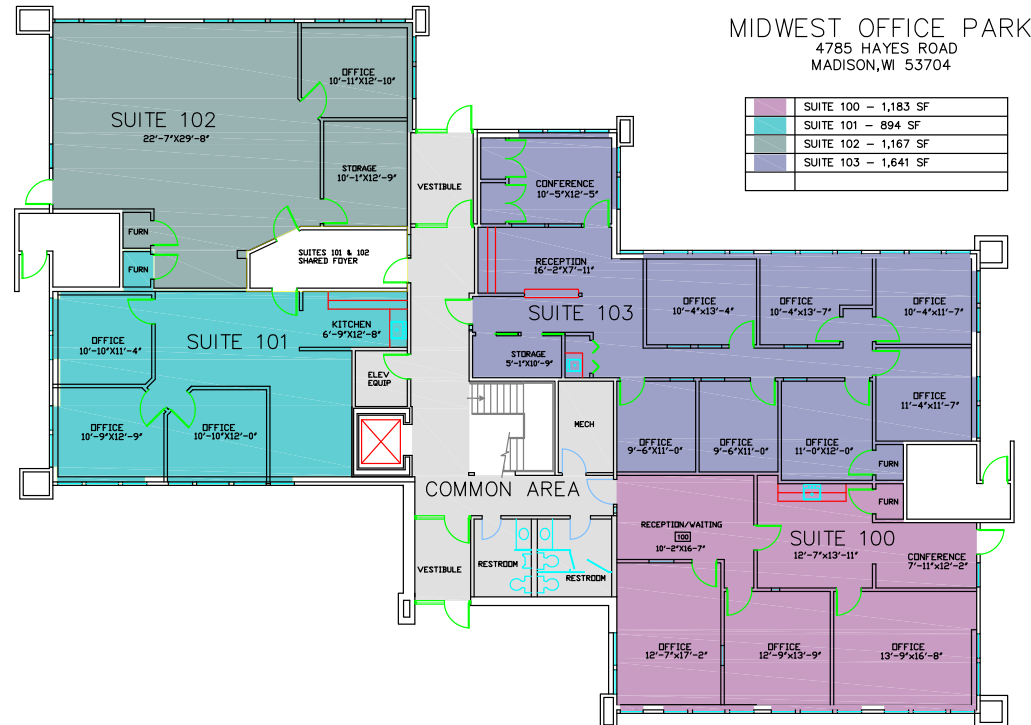
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1ST FLOOR

4785 HAYES ROAD

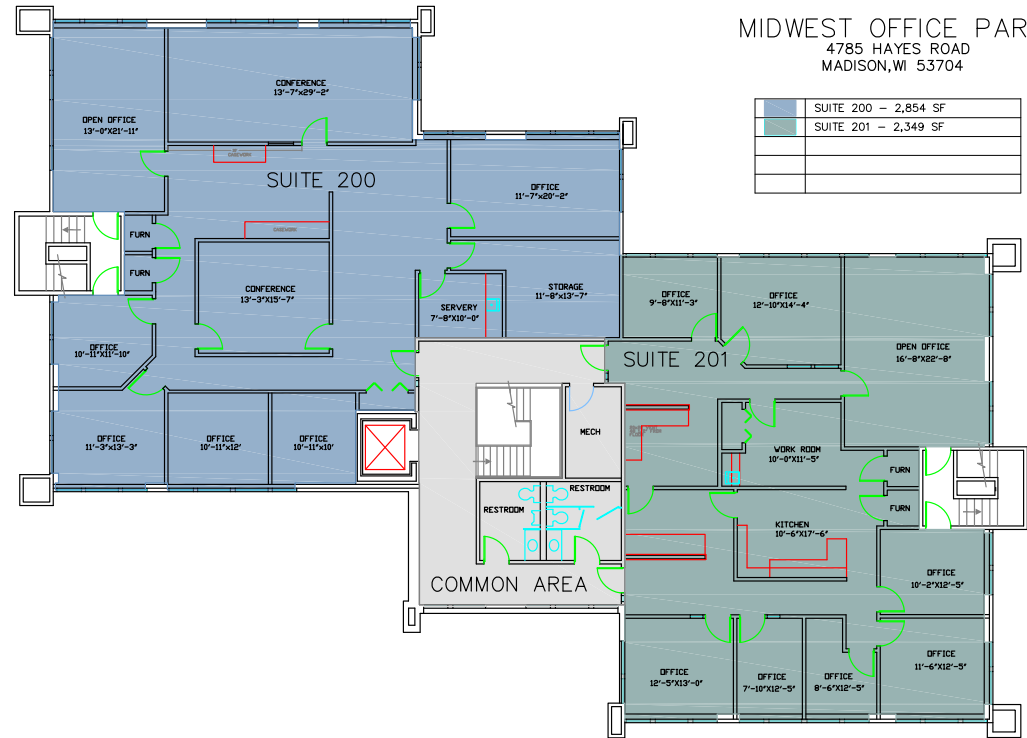
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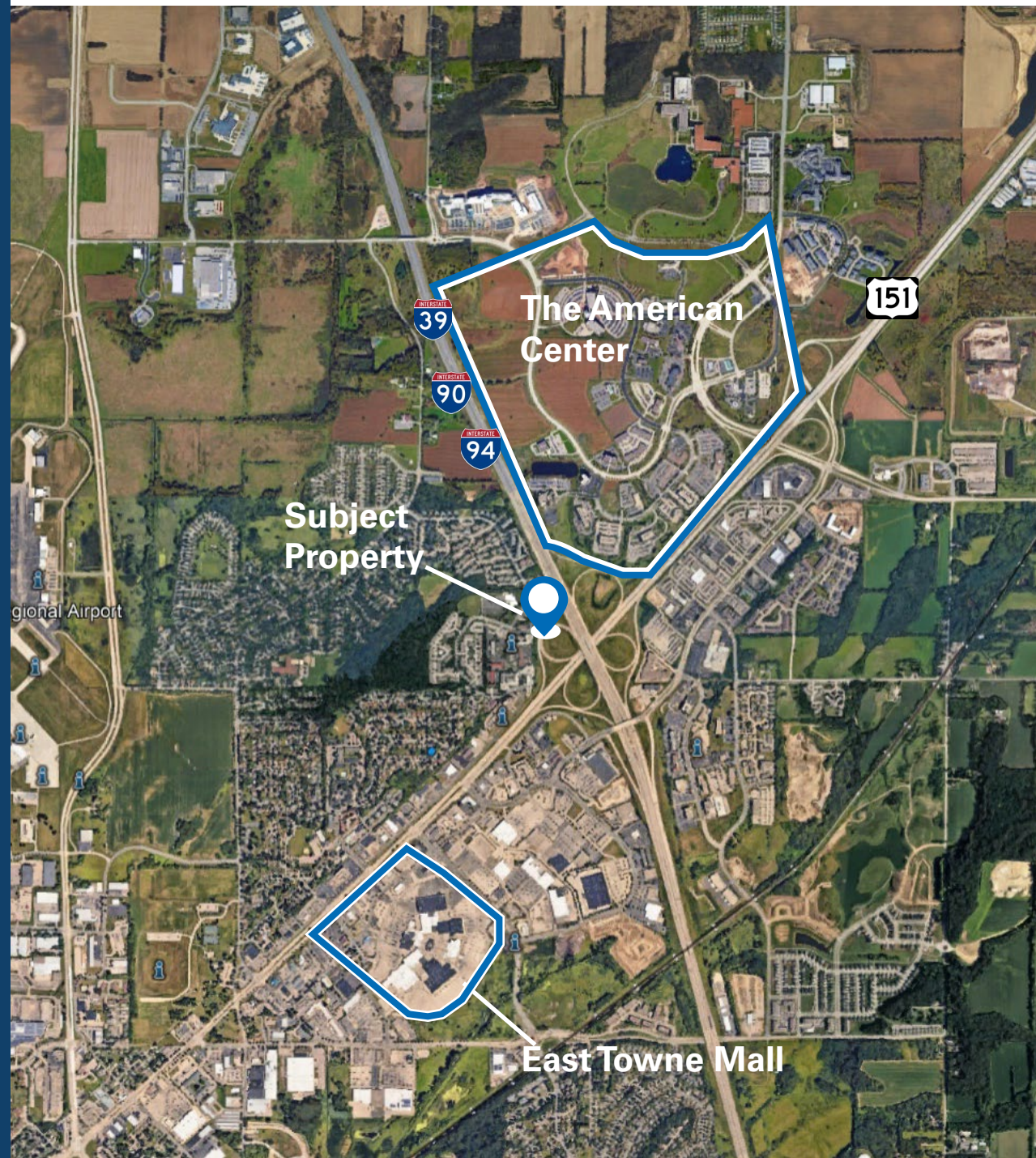
2ND FLOOR

4785 HAYES ROAD

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AREA MAP



Newmark Madison Office

4602 S. Biltmore Ln

Suite 117

Madison, WI 53704

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