

**FOR SALE**

# Mixed-Use Capitol Square Building

14 W Mifflin St | Madison, WI



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Accelerating success.



# Property Overview

14 W Mifflin St is a unique opportunity for an owner/user or investor to acquire a three story mixed-use building located directly across from the Wisconsin State Capitol building. The 27,863 RSF building is currently 28% leased to one tenant, Rare Steakhouse, occupying the entire first floor along with an outdoor seating area.

The former office spaces on the second and third floors offer 20,000 SF of unobstructed views of the Capitol building. A new owner has the ability to occupy these spaces, lease them up to new tenants or pursue redevelopment options.

## Property Details

Address	14 W Mifflin St, Madison, WI 53703
Building Type	Mixed-Use - Office and Retail
Building Size	27,863 RSF (+/- 40,000 Gross SF)
Site Area	0.25 AC
Year Built/Reno	1924, 1938, 1957, 2022-2023
Floors	Three (3) floors plus lower level
Elevators	One (1) elevator
Parking	Available at adjacent Concourse Hotel
Current Zoning	DC - Downtown Core District
Taxkey	251-0709-144-2507-4
Pricing	Best Offer

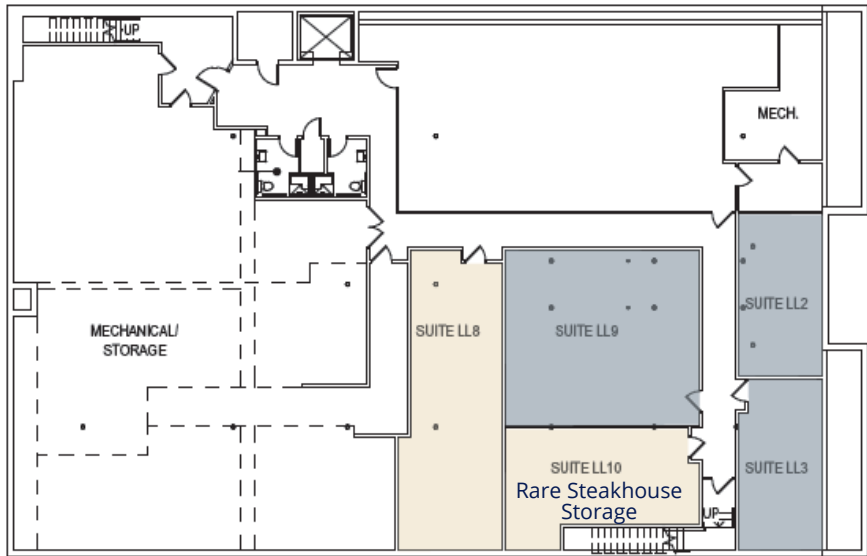


## Property Highlights

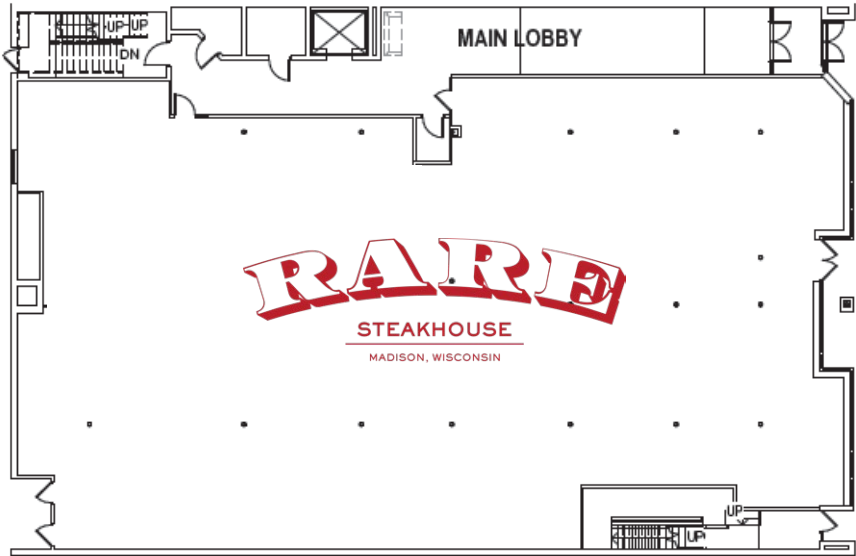
- Premier owner/user or redevelopment opportunity directly across from the Wisconsin State Capitol
- Supplemental rental income from existing first floor tenant, Rare Steakhouse
- Outstanding views of the Capitol building
- Recently remodeled first floor common area
- Ability to add rooftop deck or restaurant/event space

# Floor Plans

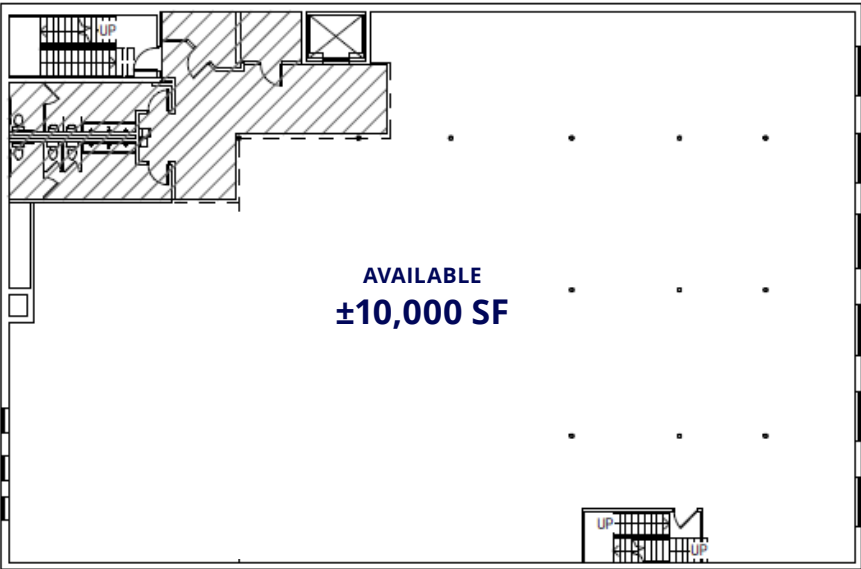
LOWER LEVEL



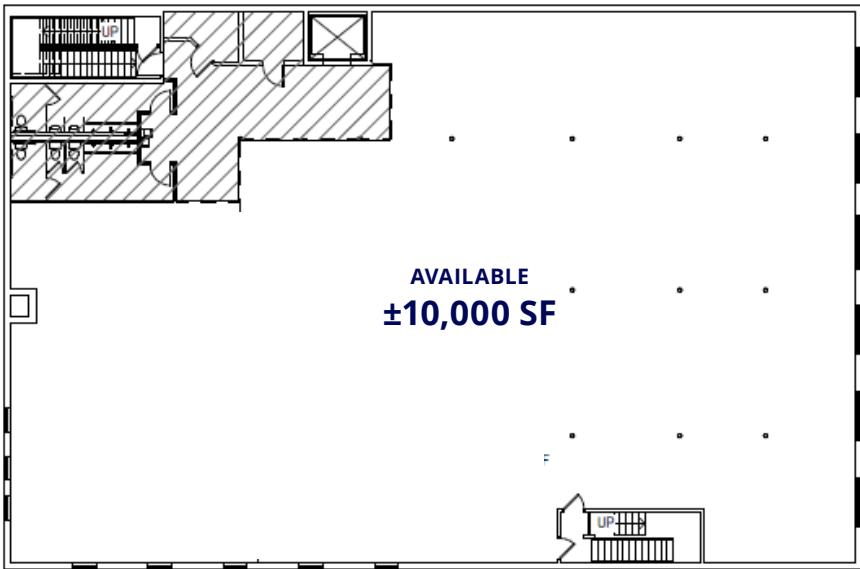
FIRST FLOOR



SECOND FLOOR

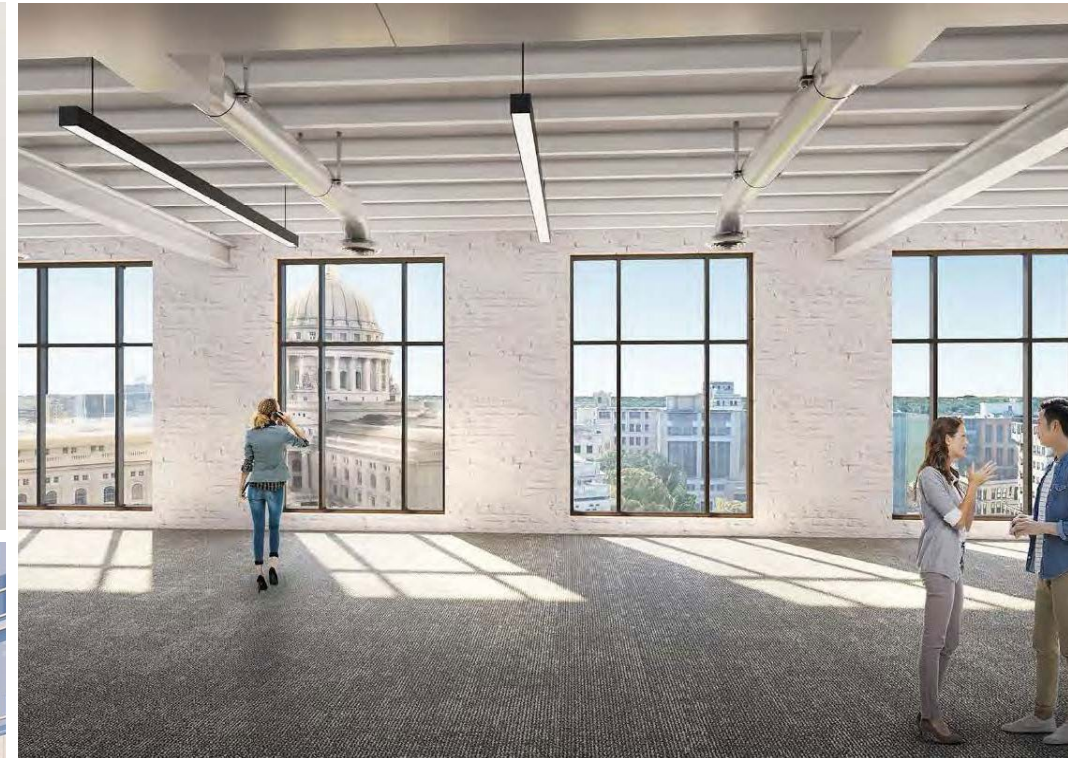


THIRD FLOOR



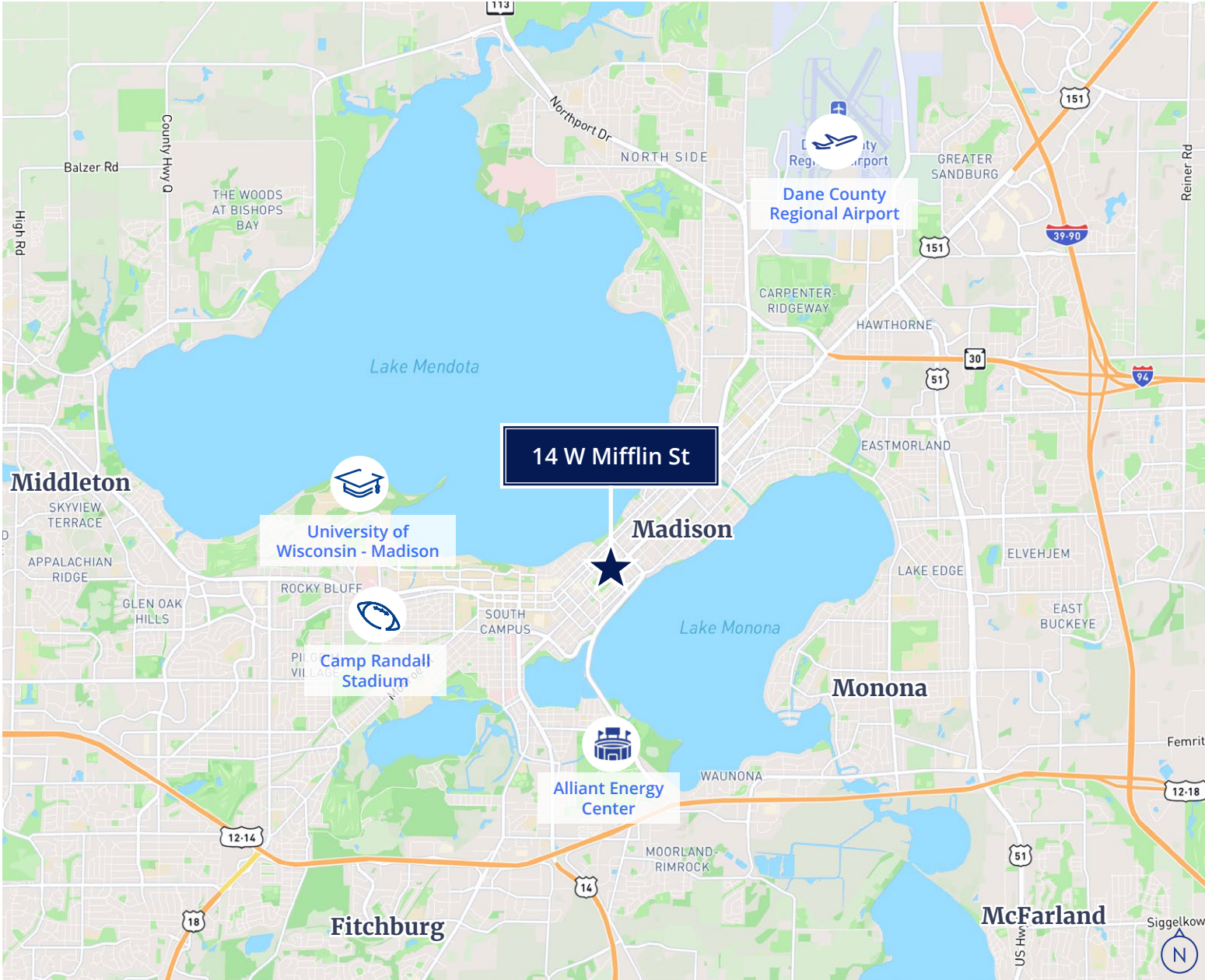


# Redevelopment Renderings





# Area Map





# Capitol Square

Capitol Square is the vibrant heart of downtown Madison, Wisconsin, centered around the striking Wisconsin State Capitol building whose gleaming dome overlooks the isthmus between Lakes Mendota and Monona. Framed by a lively mix of historic office buildings, boutiques, cafés and restaurants, the Square hosts the renowned Dane County Farmers Market each Saturday from spring through fall and nightly free “Concerts on the Square” in the summer. Beyond its role as a commercial and social hub, Capitol Square serves as the focal point for civic life—welcoming political rallies, cultural festivals and community gatherings year-round—making it both a tourist destination and a beloved gathering place for Madisonians.





# Madison, Wisconsin

## Madison MSA Demographics



706,315  
Population



301,440  
Households



\$120,243  
Avg. Household  
Income

Madison, Wisconsin, is the state capital and home to the University of Wisconsin–Madison, making it a vibrant hub of education, government, and innovation. Located between Lakes Mendota and Monona, the city is known for its picturesque scenery, progressive politics, and high quality of life. Madison consistently ranks among the best places to live in the United States, thanks to its strong job market, robust healthcare system, and abundant recreational and cultural amenities. The city also boasts a dynamic downtown anchored by the Capitol Square and a thriving tech sector supported by university research and startup activity.

The Madison Metropolitan Statistical Area (MSA) includes Dane, Columbia, Green, and Iowa counties, encompassing a growing and diverse regional economy. The MSA benefits from a strong public sector presence, with state government and the University of Wisconsin serving as major employers, while private industry continues to expand in biotech, health sciences, and advanced manufacturing. The area's population growth has been steady, supported by an influx of young professionals, families, and retirees drawn to its mix of urban amenities and natural beauty. The Madison MSA also features a well-educated workforce and ranks high in metrics like median household income, educational attainment, and overall economic stability.

# #1

Best Places to Live in the US  
*Livability.com, 2022 & 2021*

# #5

Most Educated City in America  
*WalletHub, 2024*

# #7

Happiest City in America  
*Fortune, 2025*







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