



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



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



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Suites 101 & 117–118

This architectural floor plan illustrates a building layout with various rooms and dimensions. The plan is divided into several sections:

- Top Section:** A large **GENERAL OFFICE AREA** measuring 33'-4 1/2" in width. Below it are two **OFFICE** spaces, each 10'-0" wide and 11'-7" high.
- Left Section:** A **CONFERENCE** room measuring 12'-0" by 10'-0 1/2". Adjacent to it is a **VESTIBULE** (5'-4" by 8'-11") and a **CLOSET** (8'-7" by 8'-0").
- Center Section:** An **OPEN OFFICE** area measuring 46'-6 1/4" in width. It includes a **KIT.** (kitchenette) with a **DEEP SINK**, **REF.** (refrigerator), and **RR.** (restroom). There are also **RR.** (restrooms) and **L.T.** (lavatory) facilities.
- Right Section:** A **CONFERENCE** room measuring 15'-2" by 13'-5". Below it is another **CONFERENCE** room measuring 12'-0" by 17'-0".
- Bottom Section:** A **CONFERENCE** room measuring 24'-6 1/2" by 12'-0".

Other labeled areas include a **BREAK** room, a **JAN.** (janitor's closet), and a **WH.** (warehouse). Dimensions are provided for walls, openings, and room areas throughout the plan.

Availabilities

Office Space at Madison East Business Center

1,855 sq. ft.	4602 S Biltmore Lane	Ste. 117	Open office with conference rooms (2), kitchen, reception area, and private restrooms (2)
3,125 sq. ft.	4602 S Biltmore Lane	Ste. 101 & 118	Private offices (3), large and small conference room, and break room
4,980 sq. ft.	4602 S Biltmore Lane	Ste. 101 & 117-118	Private offices (3), conference rooms (4), open office areas, and break room
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

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