



# 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



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## Suites 101 & 117–118

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

- General Office Area:** Located at the top right, measuring 33'-4 1/2" in width and 16'-2 1/2" in height. It includes two individual offices, each 10'-0" wide and 11'-7" high, and a break area.
- Open Office:** A large central area measuring 46'-6 1/4" in width and 25'-9 1/4" in height.
- Conference Rooms:** There are three conference rooms:
  - Top right: 15'-2" wide and 13'-5" high.
  - Bottom center: 12'-0" wide and 17'-0" high.
  - Bottom left: 12'-0" wide and 10'-0 1/2" high.
- Support Spaces:**
  - Kitchen (KIT):** Located on the left side, measuring 9'-0" wide and 13'-0" high. It includes a deep sink, base and upper cabinets, and a refrigerator (REF).
  - Restrooms (RR):** Multiple restrooms are distributed throughout the plan, including one near the kitchen and another near the top right office area.
  - Storage:** Includes a closet (CLOSET) and a janitor's closet (JAN. WH.) near the bottom right.
  - Vestibule:** Located at the bottom left, measuring 8'-11" wide and 5'-4" high.
- Other Features:**
  - Break Area:** Located near the bottom center, measuring 13'-6" wide and 10'-6" high.
  - Base and Upper Cabinets:** Located near the bottom center, measuring 13'-6" wide and 10'-6" high.
  - Refrigerator (REF):** Located near the bottom center, measuring 13'-6" wide and 10'-6" high.
  - Lighting (L.T.):** Located near the bottom center, measuring 13'-6" wide and 10'-6" high.

The plan also includes numerous smaller dimensions for specific areas and features, such as 12'-0" for the width of the kitchen area, 10'-0 1/2" for the height of the bottom left conference room, and 17'-0" for the height of the bottom center conference room.

# 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

# 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)



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