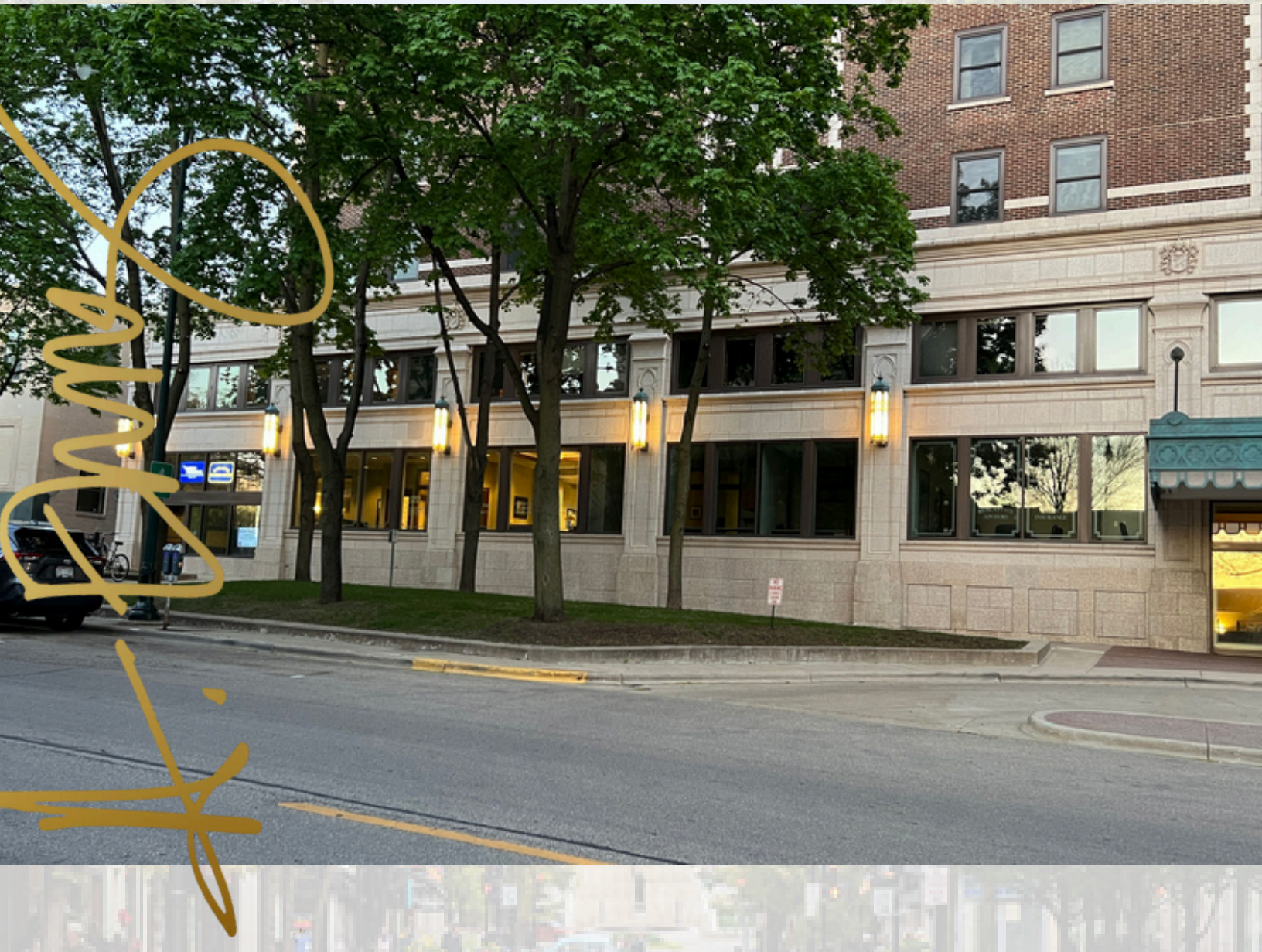


OFFICE for LEASE

119 W Washington Ave, Madison, WI



HEATHER EWING, CCIM | FOUNDER | CEO

Heather@ABSTRACT-CRE.com | 608.239.4781

ABSTRACTCommercialRealEstate.com



ABSTRACT
COMMERCIAL REAL ESTATE



OFFICE-RETAIL SPACE for LEASE

119 W Washington Ave



- **Available** - 2865 SF
- **Tenancy** - Multiple
- **Year Built** - 1924
- **Year Renovated** - 2004
- **Zoning** - DC, HIS-L
- **Price** - \$25/SF/YR
- **Type** - NNN
- **CAM (Per SqFT/YR)** - \$3.49
- **Lease Term** - 5+ years

Property Highlights

- Prime downtown location on the first block of Capitol Square
- Convenient access to street and ramp parking
- 5 private offices, 1 restroom, break room, and conference room
- ADA accessible with municipal water, sewer, bus line, and DSL connectivity



All information contained herein has been obtained from sources deemed to be reliable. ABSTRACT Commercial Real Estate LLC. And its affiliates make no guarantee or warranties, whether express or implied, regarding the accuracy of the said information

Opportunities

Turn-Key office in the heart of downtown Madison and located on the first block of the Capitol Square. Perfect for businesses seeking high visibility, walkable amenities, and a prestigious Capitol Square out their door. Site can be easily modified for a destination retail location.

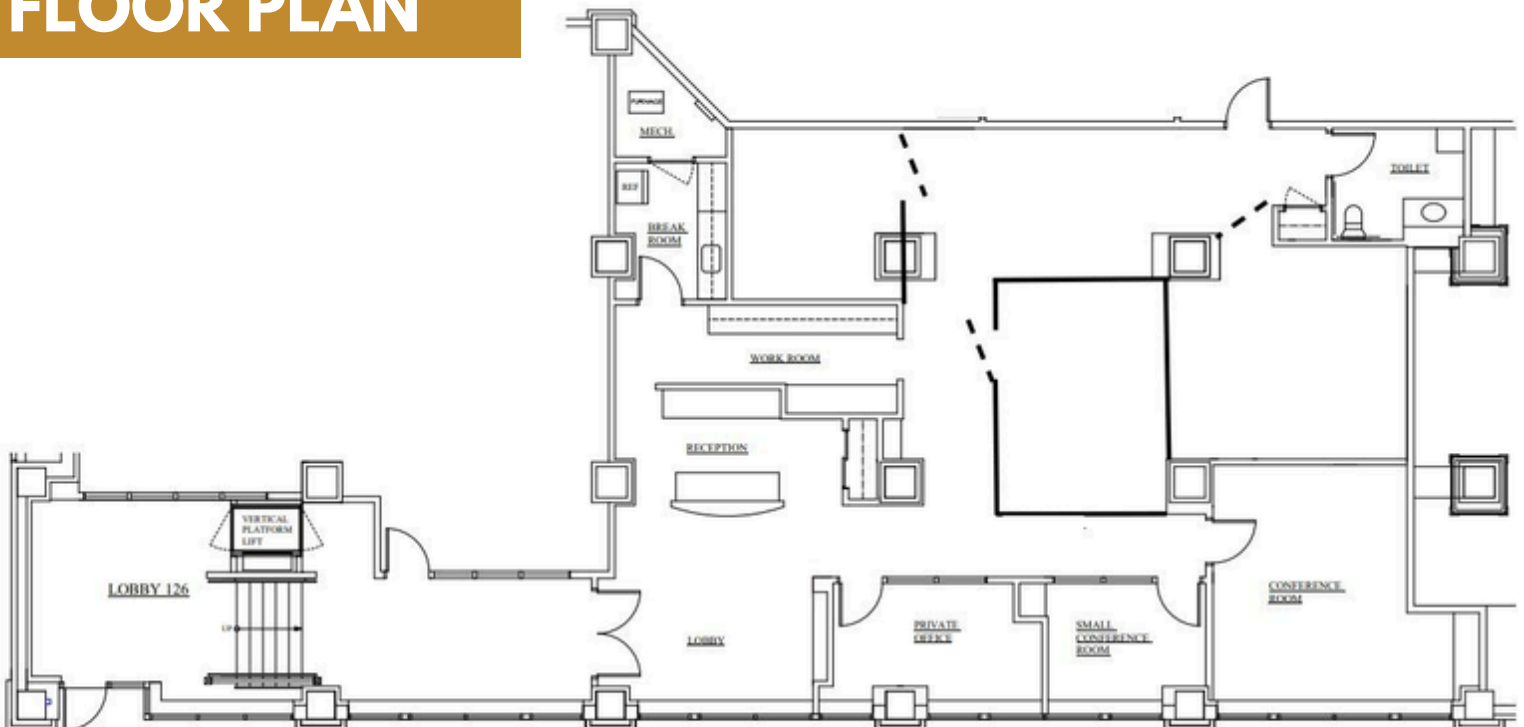
Location Advantages

- **Prestigious address** — Located just steps from the Wisconsin State Capitol, offering unparalleled visibility and credibility.
- **Consistent traffic** — High levels of both pedestrian and vehicular activity ensure steady exposure for your business.
- **Vibrant surroundings** — Positioned near restaurants, shops, and cultural venues that contribute to a dynamic downtown setting.
- **Turn-key potential** — Flexible space designed for immediate use with minimal modifications required.

Virtual Tour

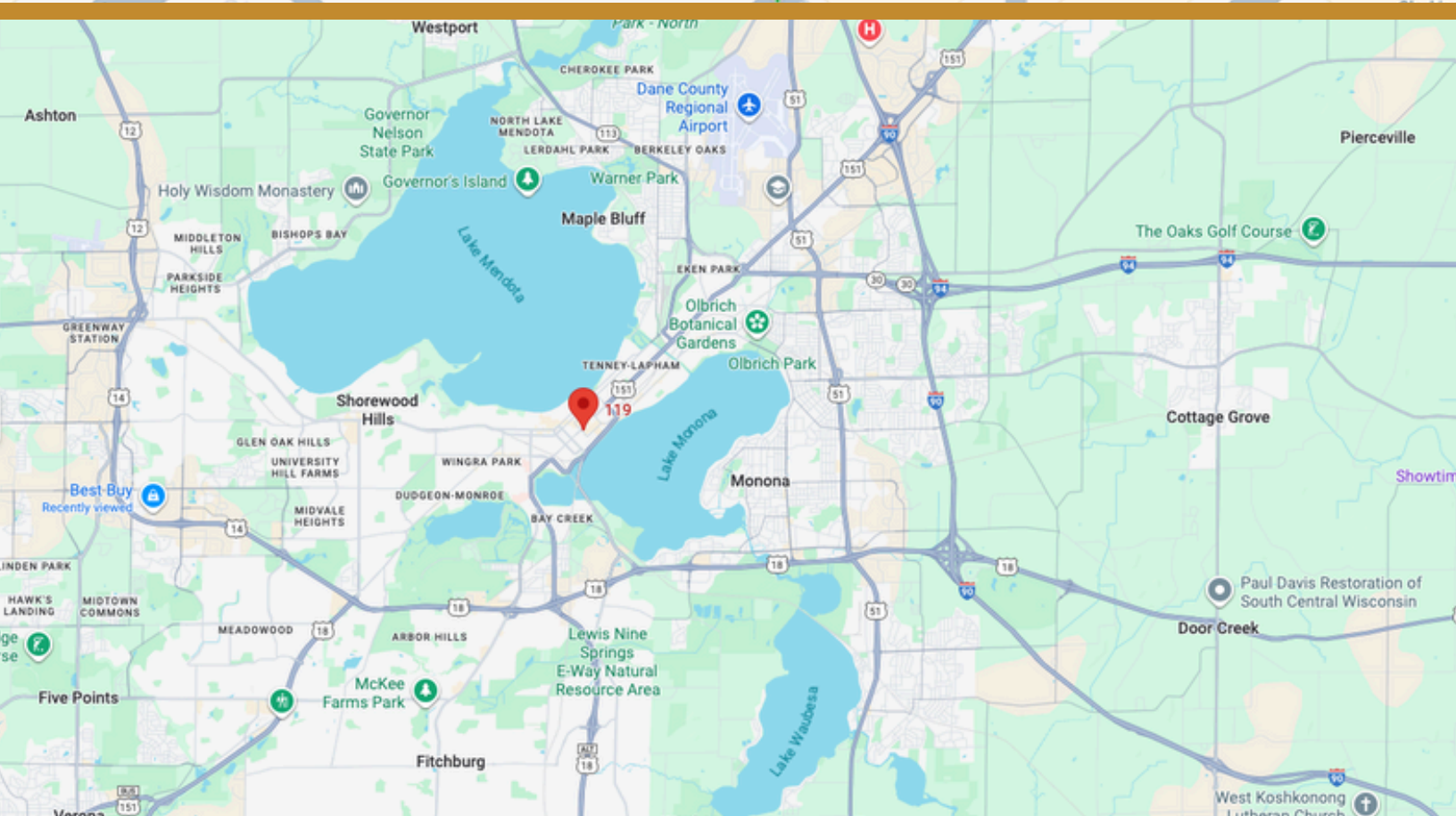
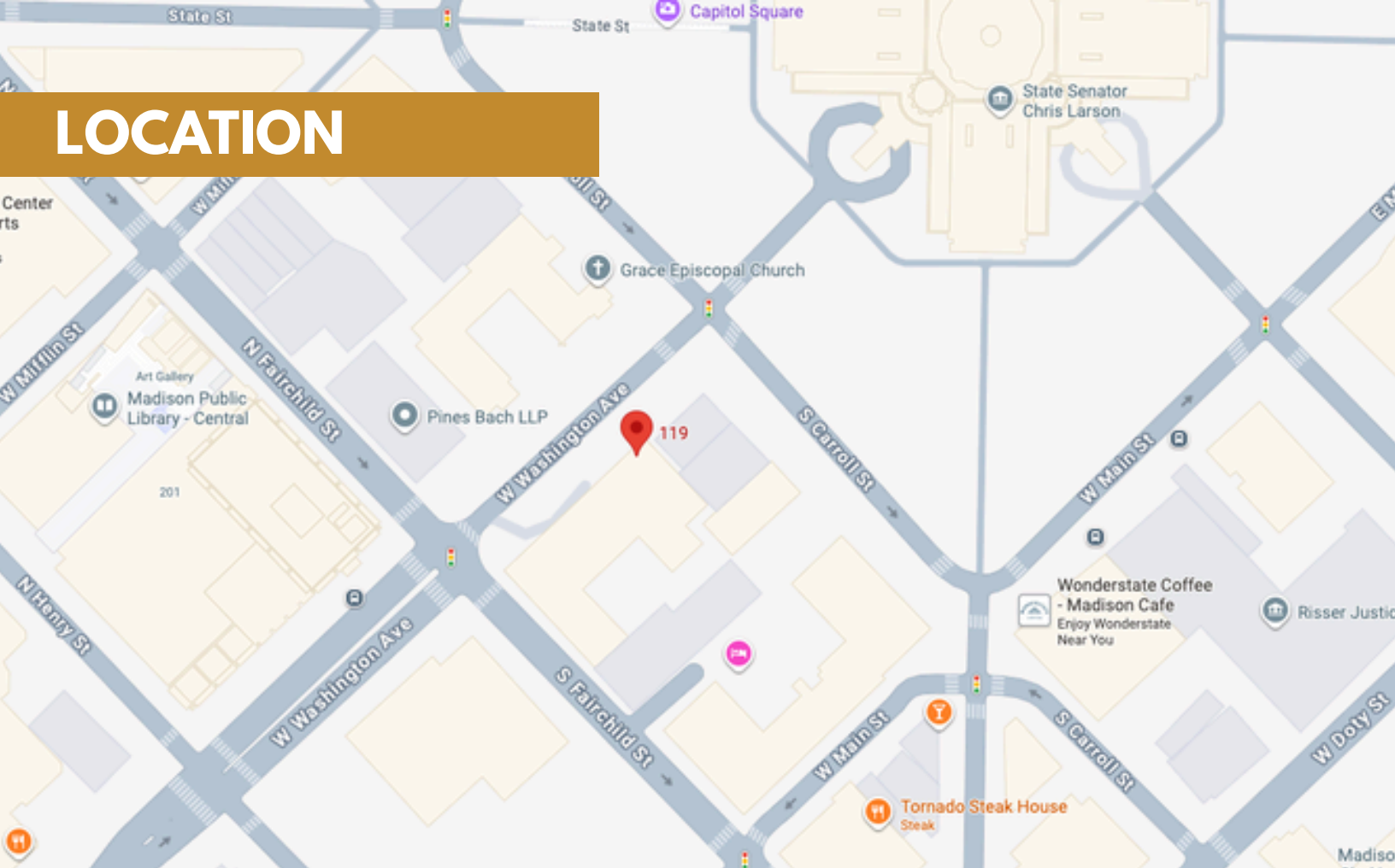
- [Interior Tour](#)

FLOOR PLAN



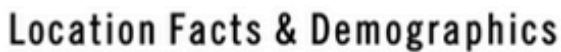
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LOCATION



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Regain



CITY, STATE

POPULATION

42,466

AVG. HH SIZE

2.22

MEDIAN HH INCOME

\$58,713

HOME OWNERSHIP

Renters: 11,778

Owners: [REDACTED] 7,391

A donut chart illustrating the distribution of respondents by occupation. The chart is divided into three segments: a large grey segment for 'Blue Collar' at 59.77%, a red segment for 'White Collar' at 24.23%, and a smaller dark grey segment for 'Services' at 16.00%. A legend in the center identifies the colors: grey for Blue Collar, red for White Collar, and dark grey for Services.

Occupation	Percentage
Blue Collar	59.77 %
White Collar	24.23 %
Services	16.00 %

58.44 %

Employed

1.97 %

Unemployed

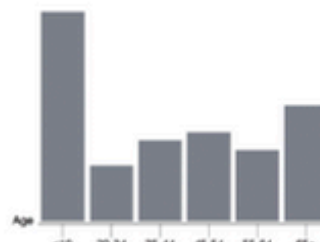
High School Grad: **14.55 %**

Some College: 15.44 %

Associates: **5.96 %**

Bachelors: **61.87 %**

49.69 % 50.31 %



White: 76.87 %

Asian: 8.01 %

american: 0,01 %

Islanders: 0,00 %

american: 4.38 %

Hispanic: 6.64 %

e Races: **4.09 %**

to be reliable.

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100

Catylist Research

Size Category	Number of Genes
0K-30K	~7,500
30K-60K	~4,200
60K-100K	~5,800
100K-200K	~2,500
>200K	~500

 Housing	\$17,022
 Grocery	\$6,144
 Travel	\$6,361
 Entertainment	\$2,737
 Grocery	\$1,608
 Apparel	\$1,282
 Furniture	\$224
 Furniture	\$370

ABSTRACT Commercial Real Estate



115-131 W Washington Ave Madison, WI

EMPLOYERS

- 1 University of Wisconsin-Madison
- 2 US Bank
- 3 Shopbop
- 4 American Family Insurance
- 5 EPIC Systems
- 6 Exact Sciences

RETAIL

- 1 Fromagination
- 2 Square Wine Co.
- 3 Walgreens
- 4 Little Luxuries
- 5 Orange Shoe Fitness
- 6 Candina's Chocolates

DINING + NIGHTLIFE

- 1 Casetta Kitchen
- 2 Barriques Coffee
- 3 The Coopers Tavern
- 4 The Old Fashioned
- 5 107 State
- 6 Graze
- 7 L'Etoile
- 8 Nitro Beverage Lounge

TRANSIT

- 1 Metro Rapid Bus Transit
- 2 B-Cycle
- 3 Street Parking
- 4 Parking Ramps

CIVIC + ENTERTAINMENT

- 1 Wisconsin State Capitol
- 2 Overture Center for the Arts
- 3 Madison Museum of Contemporary Art
- 4 Monona Terrace Community and Convention Center
- 5 Madison Night Market
- 6 Concerts on the Square
- 7 Comedy on State

HOTELS

- 1 Best Western Premier Park Hotel
- 2 Hyatt Place Madison Downtown
- 3 AC Hotel Madison Downtown
- 4 The Madison Concourse Hotel



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WISCONSIN REALTORS® ASSOCIATION

4801 Forest Run Road, Madison, WI 53704

ABSTRACT Commercial Real Estate LLC

Effective July 1, 2016

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an
4 agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is 6 providing
brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the 7 customer, the following
duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your

15 confidential information or the confidential information of other parties (see lines 23-41). 16 (f) The duty to safeguard trust funds
and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may 33 list that
information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a 34 later time, you may
also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:**

36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents):

39 _____
40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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