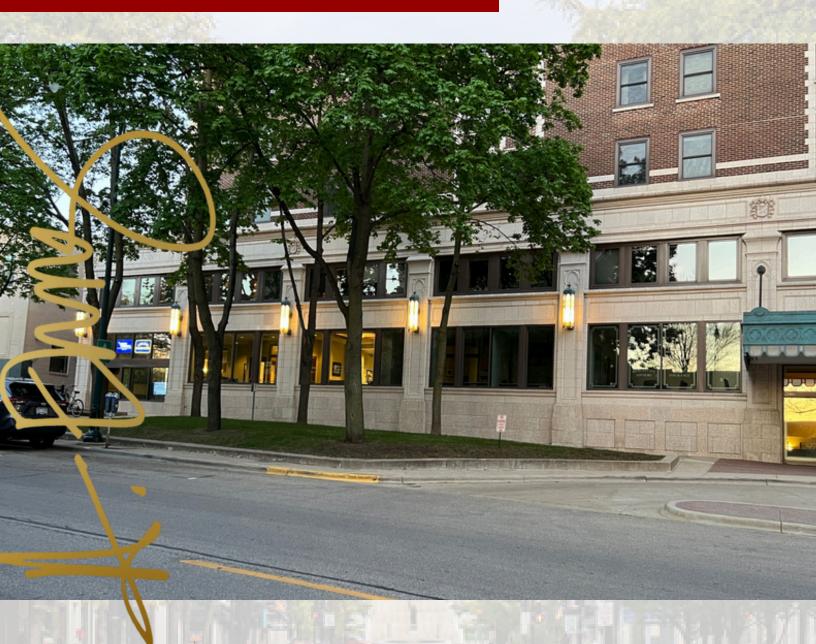
OFFICE for LEASE

119 W Washington Ave, Madison, WI







HEATHER EWING, CCIM | FOUNDER | CEO

Heather@ABSTRACT-CRE.com | 608.239.4781 ABSTRACTCommercialRealEstate.com















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















Opportunities

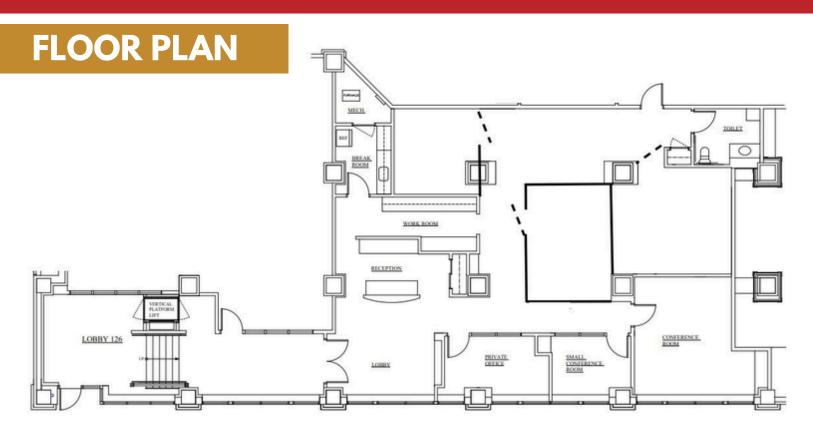
Turn-Key office in the heart of downtown Madison and located on the first block of the Capitol Square. Perfect for businesses seeking high visibility, walkable amenities, and a prestigious Capitol Square out their door. Site can be easily modified for a destination retail location.

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





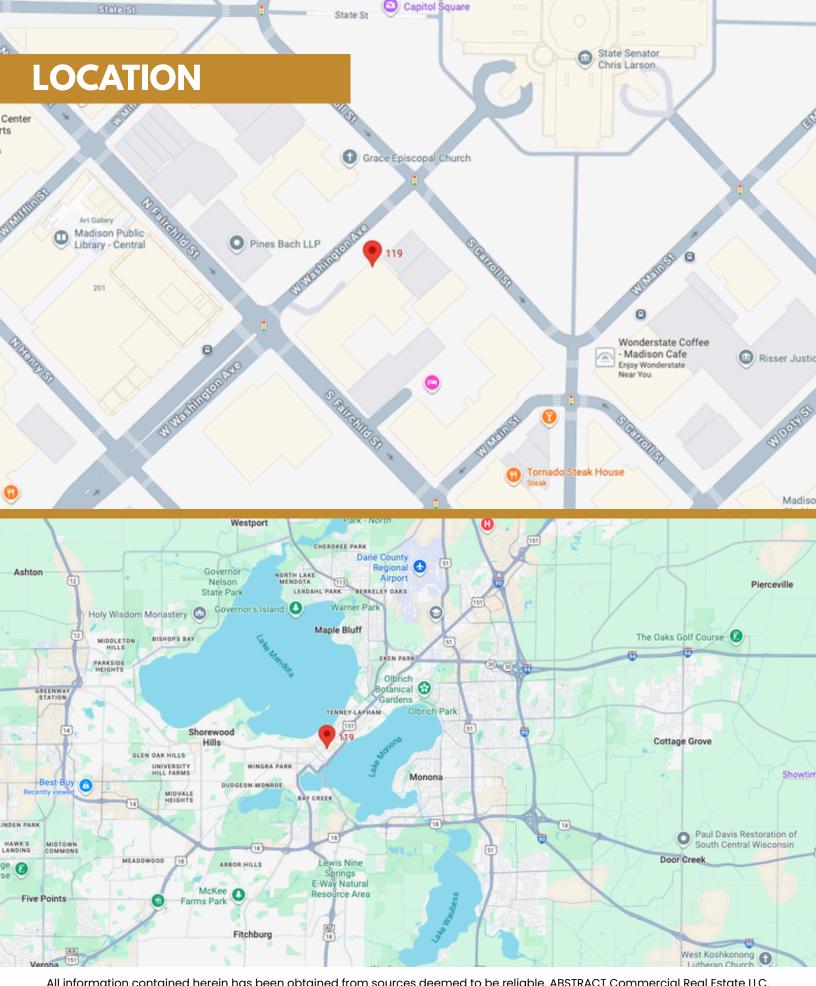




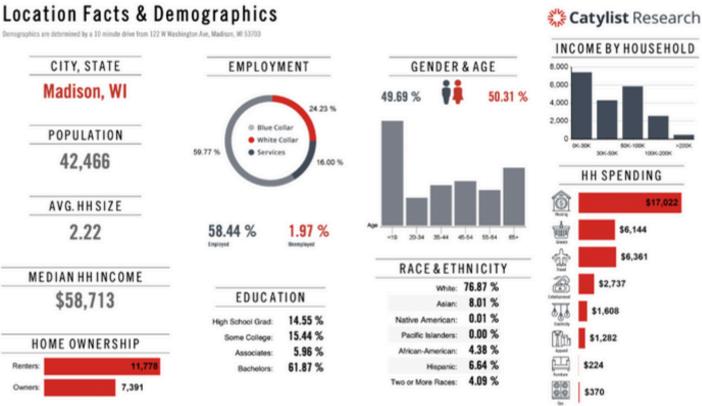






















EMPLOYERS

- University of Wisconsin-Madison
- US Bank
- Shopbop
- American Family Insurance
- EPIC Systems
- Exact Sciences

RETAIL

- Fromagination
- Square Wine Co.
- Walgreens
- Little Luxuries
- Orange Shoe Fitness
- Candina's Chocolates

DINING + NIGHTLIFE

- Casetta Kitchen
- Barriques Coffee
- The Coopers Tavern
- The Old Fashioned
- 107 State
- Graze
- L'Etoile
- Nitro Beverage Lounge

TRANSIT

- Metro Rapid Bus Transit
- B-Cycle
- Street Parking
- Parking Ramps

CIVIC + ENTERTAINMENT

- Wisconsin State Capitol
- Overture Center for the Arts
- Madison Museum of Contemporary Art
- Monona Terrace Community and Convention Center
- Madison Night Market
- Concerts on the Square
- Comedy on State

HOTELS

- Best Western Premier Park Hotel
- Hyatt Place Madison Downtown
- AC Hotel Madison Downtown
- The Madison Concourse Hotel

















WISCONSIN REALTORS® ASSOCIATION

4801 Forest Run Road, Madison, WI 53704

ABSTRACT Commercial Real Estate LLC

Effective July 1, 2016

- Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the 2 following disclosure statement:
- You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent 4 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 sal esperson acting on behal f 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 sal espersons (hereinafter Agents) owe you, the 7 customer, the following
- 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 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain aterial Adverse Facts about a property, unless disclosure of the 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
- 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 (a) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- 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 CUSOMERS 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 aterial 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 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 IN	FORMATION:
36	
37	
38 NON-CONFIDENT	TAL INFORMATION (the following information may be disclosed by the Firm and its Agents):
39 —	and the surface of the state of the surface of the
40	
41	(Insert information you authorize to be disclosed, such as financial qualification information.)

42 DEFINITION OF MATERIAL ADVERSE FACTS

A "aterial Adverse Fact" is defined in Wis. Stat. § 452.01(5q) 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.

An "Adverse Fact" is defined in Wis. Stat. § 452.01(te) 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. Copyright © 2016 by Wisconsin ATOS ® Association Drafted by Attorney Debra Peterson Conrad