

OFFICE FOR LEASE

US Cellular Building
5117 West Terrace

MADISON, WI 53718

Price: \$14.50 - \$15.50 RSF NNN

**Variety of suite options with
high quality finishes**



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PROPERTY SUMMARY

5117 WEST TERRACE DRIVE | MADISON, WI 53718

Property Summary

Lease Rate:	\$14.50 - \$15.50
Lease Term:	3-10 years
Building SF:	101,726
Available SF:	2,834 - 47,311 RSF
Year Built:	1996
Oper. Expenses:	\$8.75/SF
Building Class:	A
Floors:	4
Parking:	380
Parking Ratio:	3.7
Zoning:	O-4
Load Factor:	12%

Property Overview

Class A 4-Story office building with easy access to major highways and the airport. Variety of suite options with lots of natural light, open floor plans, and high-quality finishes. Generous onsite parking and a beautiful 2-story glass atrium lobby.

New common area conference/training suite (seats approx. 40-45 people), lockers/showers, freight elevator, load docking. Four fiber/internet providers (TDS, AT&T, Charter/Spectrum, Century Link).

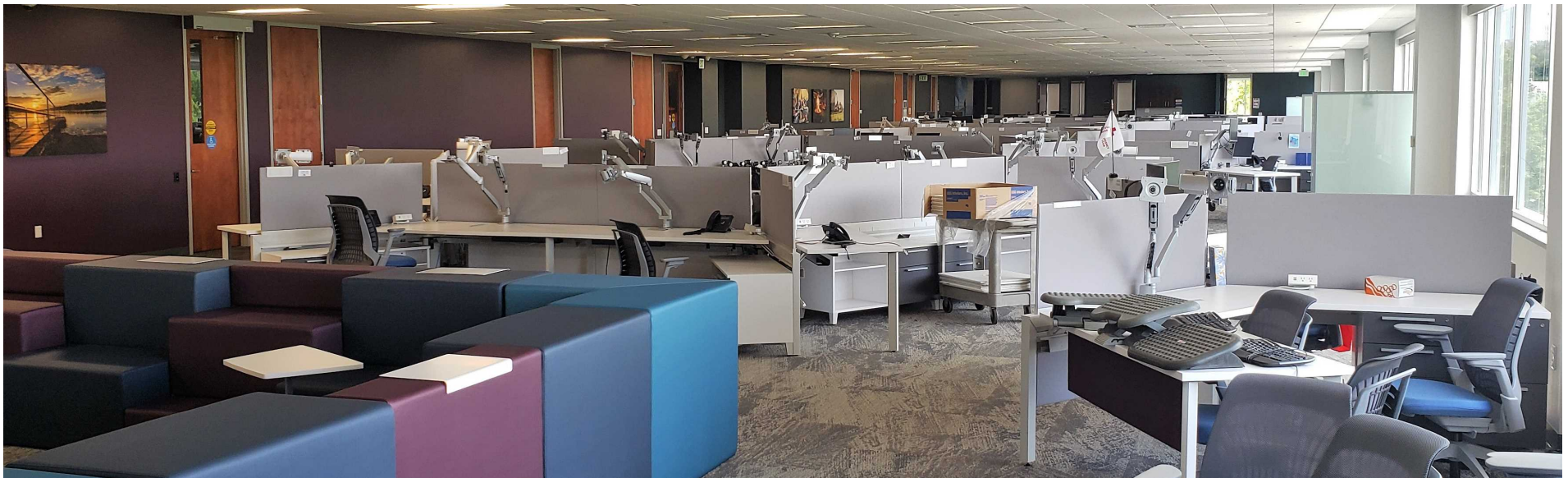
Tenant improvements are negotiable. Entire recently remodeled 3rd floor available (27,300 RSF); may be subdivided in approximately half.

Location Overview

Located on the east side of Madison in the American Center Office Park. With easy access to the Beltline and Hwy. 90/94. 10 minutes to downtown/campus.

PROPERTY PHOTOS

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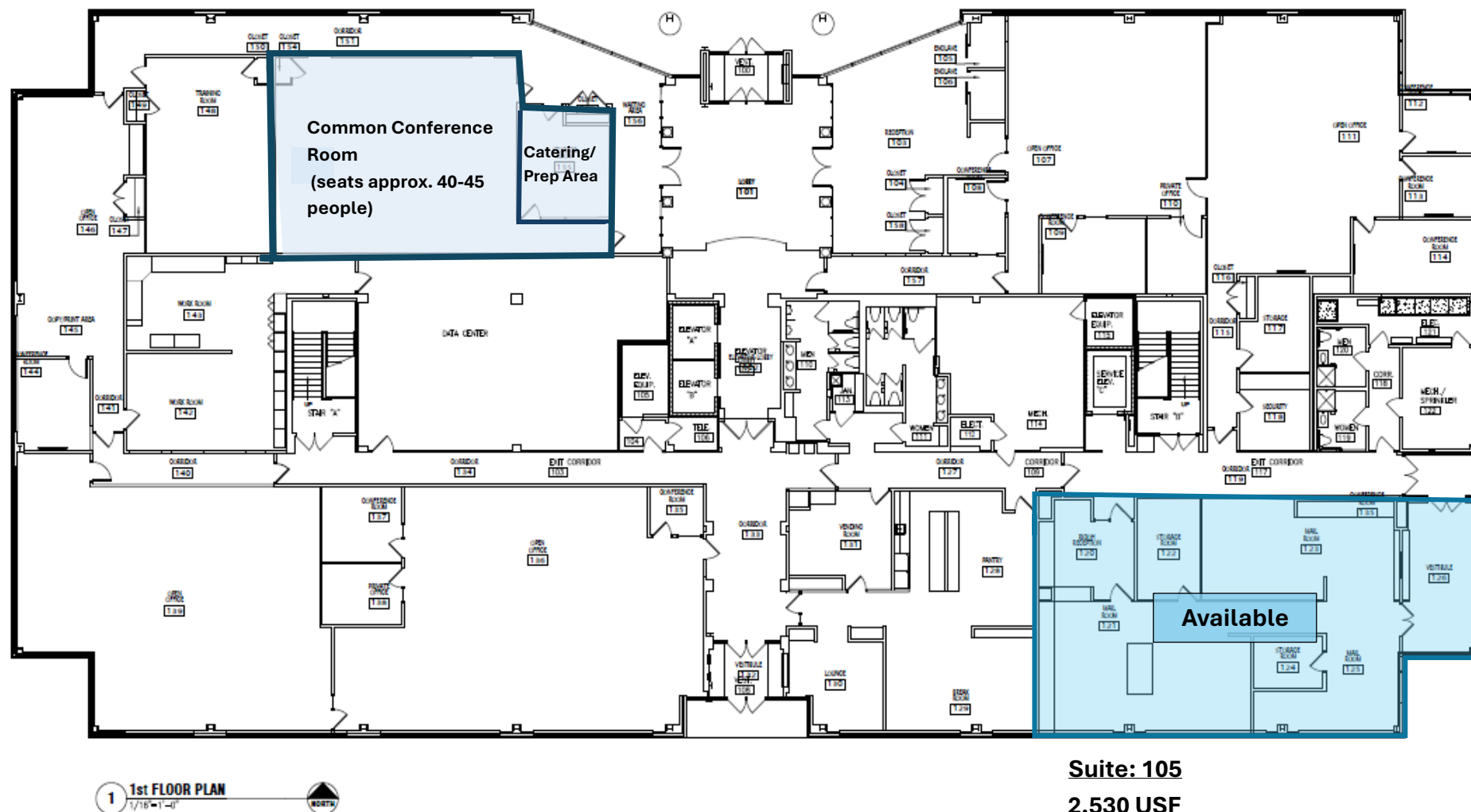
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1ST FLOOR PLAN

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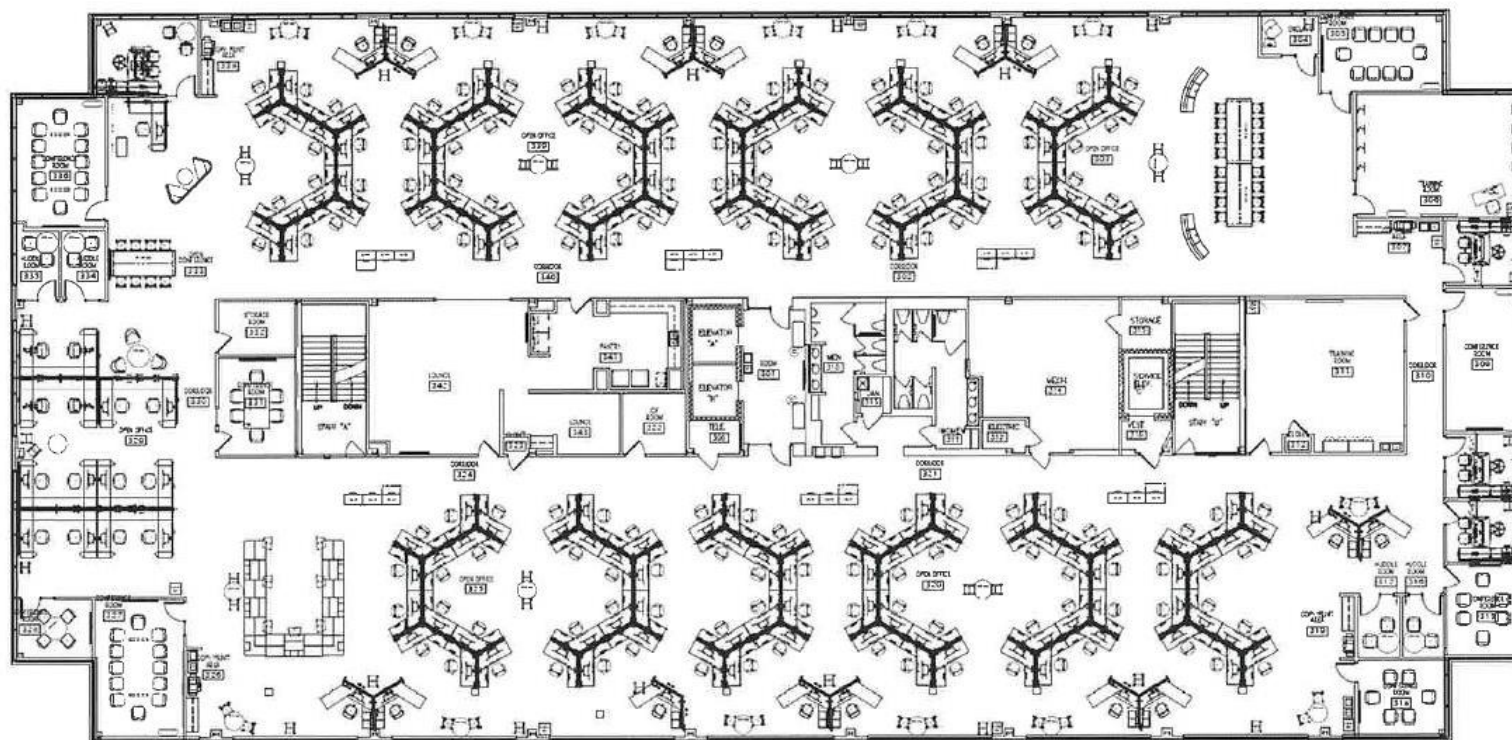
Suite: 105

2,530 USF

2,834 RSF (12% load factor)

3RD FLOOR PLAN

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Approx. 27,300 RSF (Entire floor; may be subdivided in approx. half)

Base Lease Rate: \$13.50 — \$15.50 NNN

Oper. Expenses: 2025 Budget - \$8.75/SF

Workstations Shown: 178 (~45 sq. ft. each; not included)

Private Offices Shown: 8

Huddle Rooms Shown: 5

Conf/Training Rooms: 6

Recently remodeled in 2020

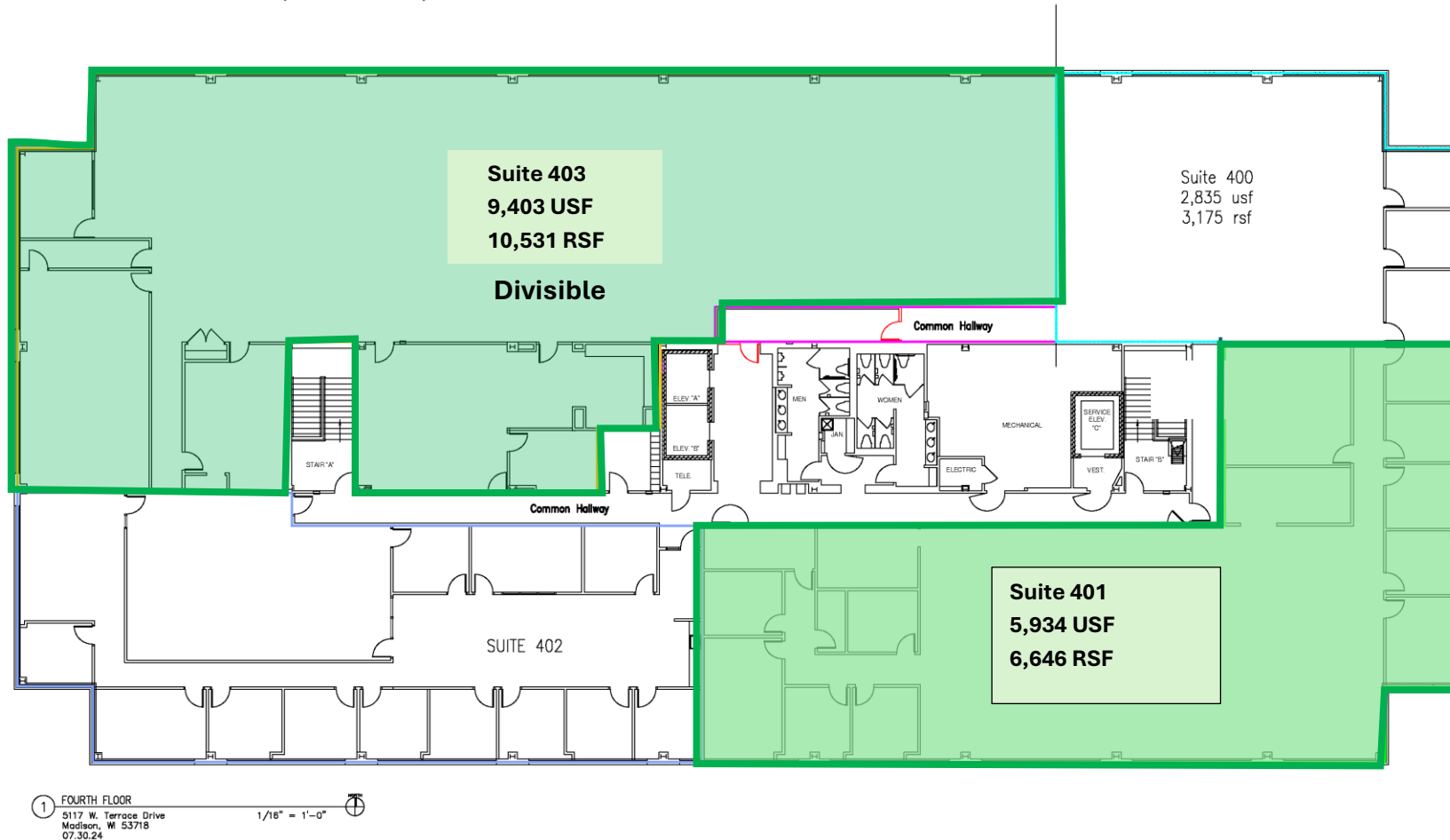
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4TH FLOOR

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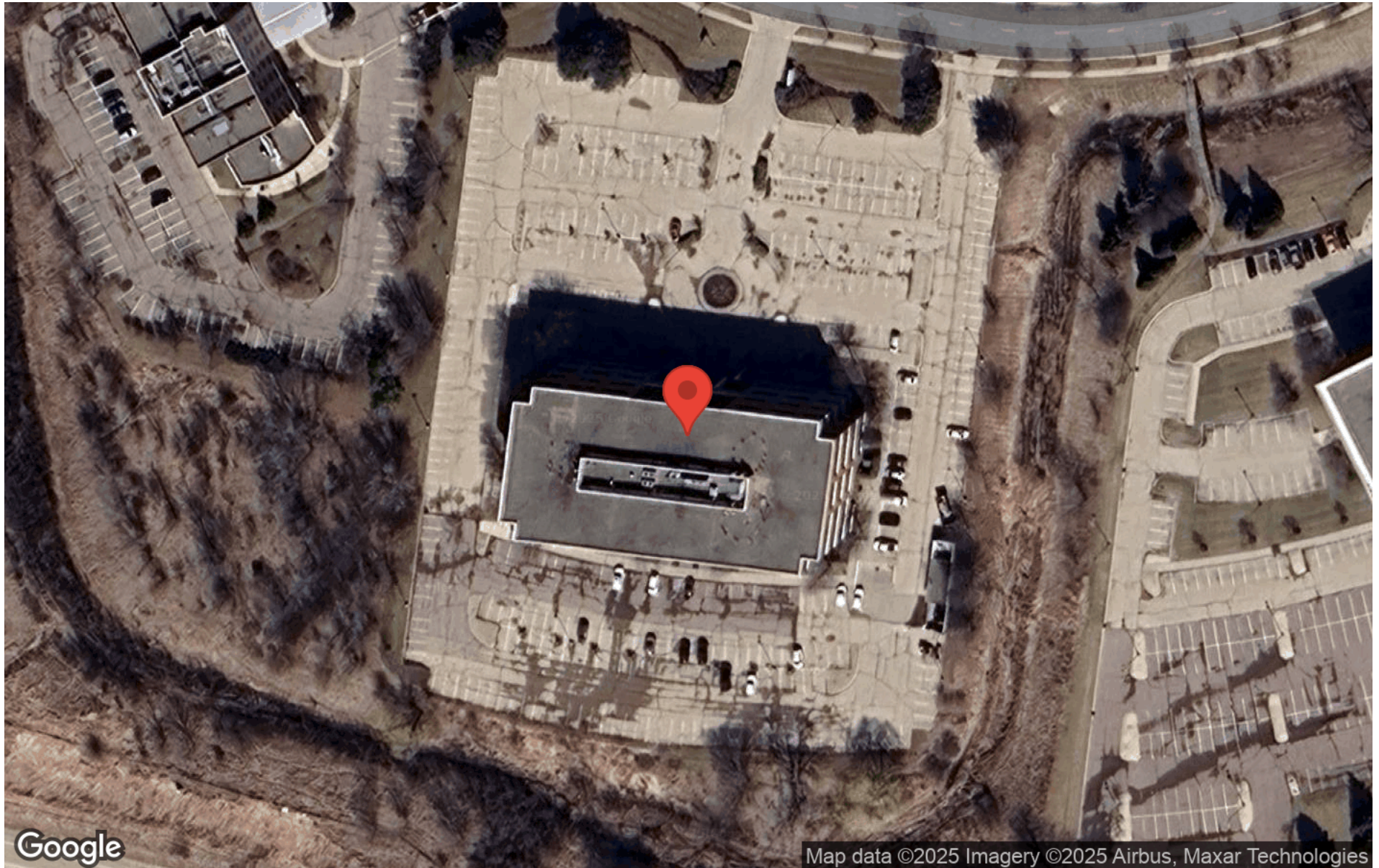


Additional Information

Available Spaces:	Suite 403 - 10,531 RSF (Divisible down to apx. 3000 RSF) Suite 401 - 6,646 RSF
Base Lease Rate:	\$14.50 - \$15.50 NNN
Oper. Expenses:	2025 Budget - \$8.75/SF

AERIAL MAP

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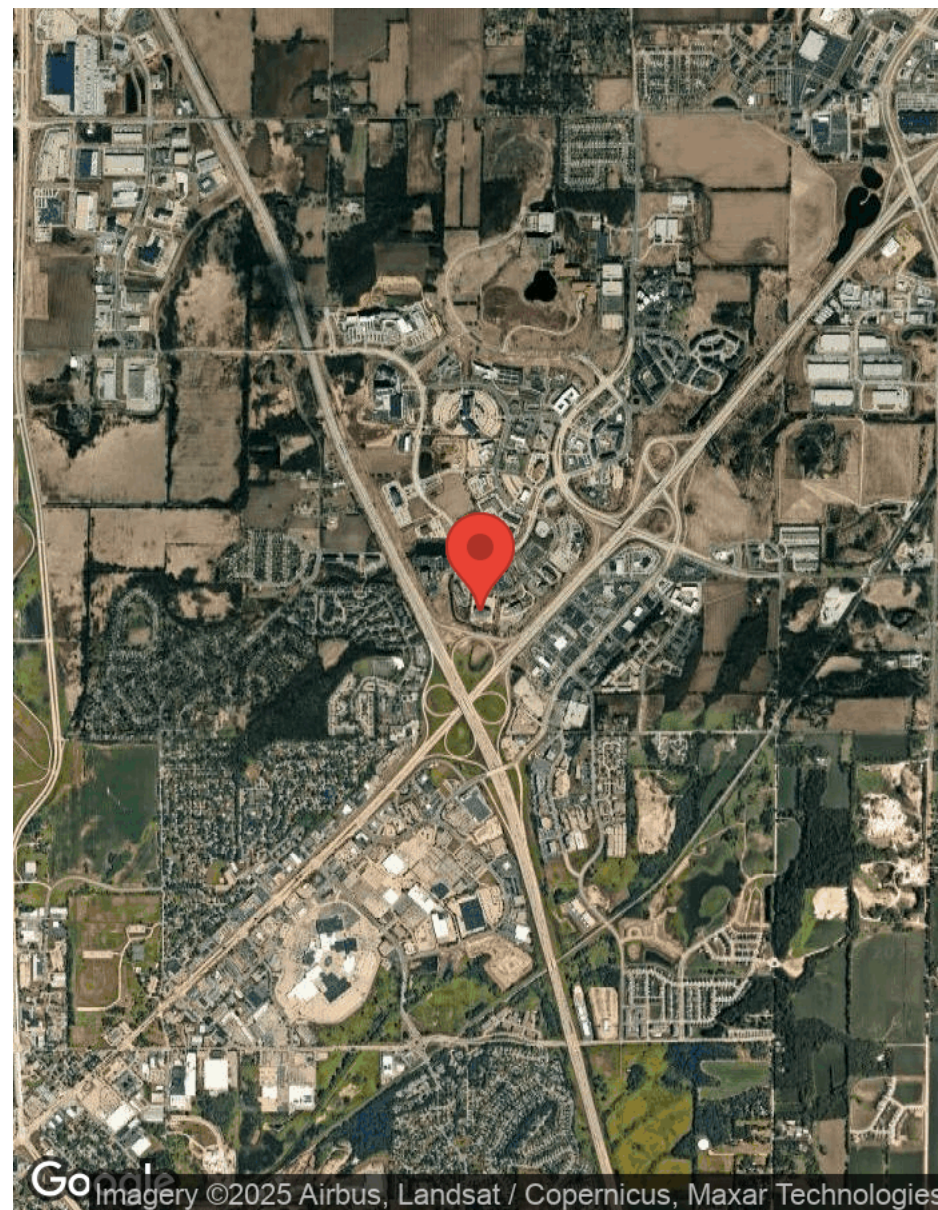
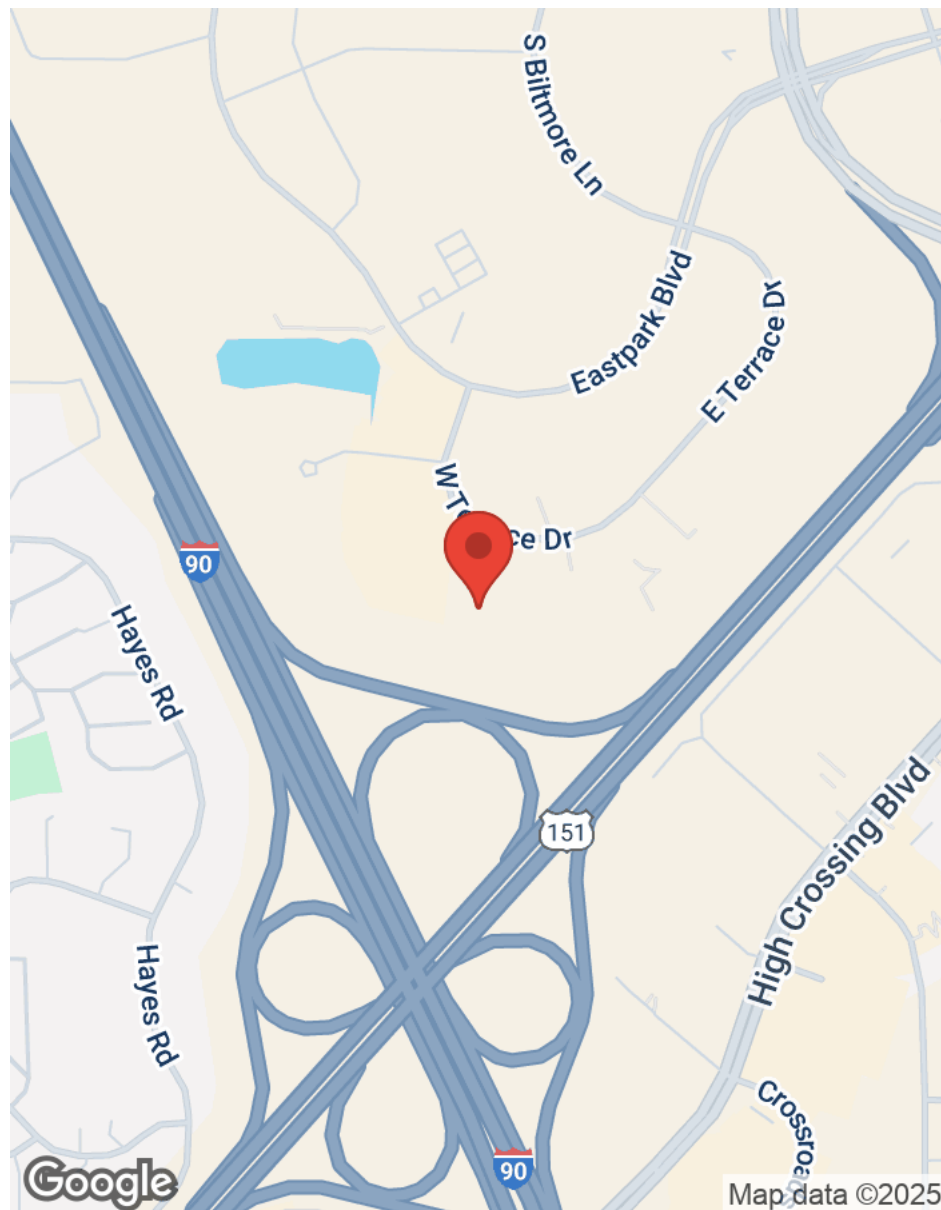
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LOCATION MAPS

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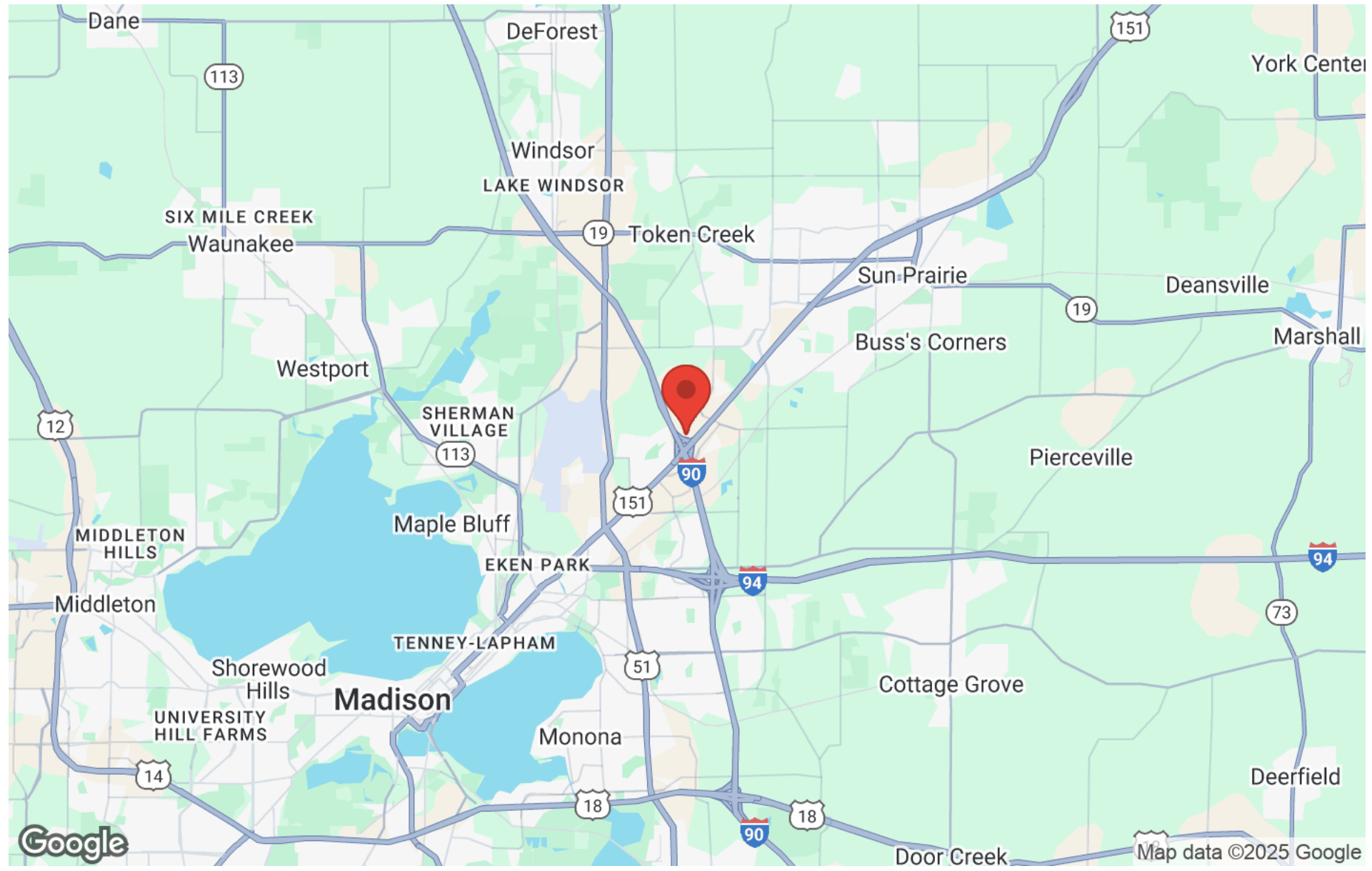
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REGIONAL MAP

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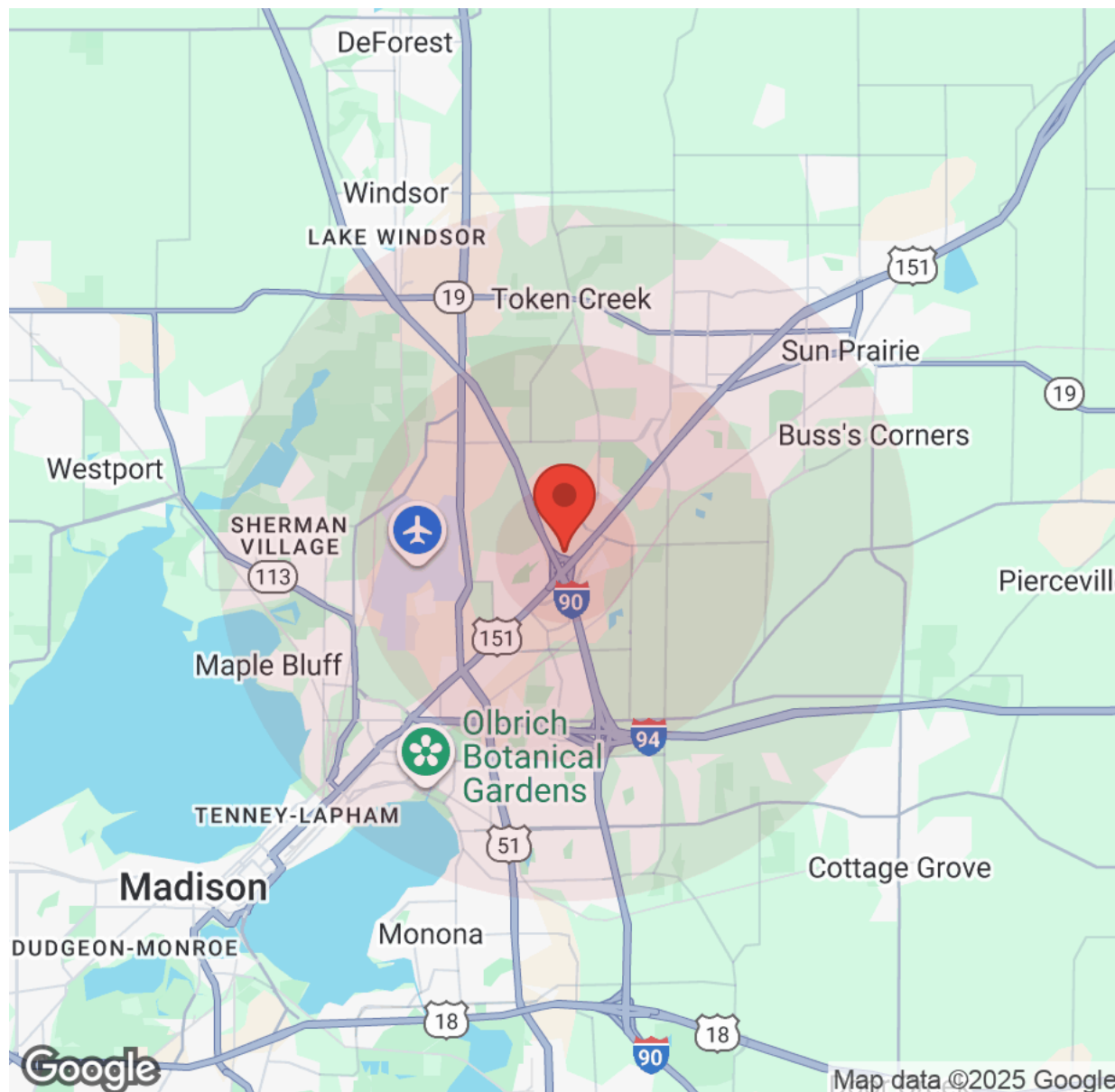
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,174	17,396	62,162
Female	3,164	17,114	63,010
Total Population	6,338	34,510	125,172

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	934	5,691	20,143
Ages 15-24	894	4,913	15,574
Ages 25-54	3,057	16,178	55,811
Ages 55-64	606	3,287	13,999
Ages 65+	847	4,442	19,645

Income	1 Mile	3 Miles	5 Miles
Median	\$74,803	\$79,746	\$85,040
< \$15,000	143	738	2,975
\$15,000-\$24,999	113	728	2,836
\$25,000-\$34,999	496	1,157	3,389
\$35,000-\$49,999	267	2,103	6,108
\$50,000-\$74,999	607	2,594	9,882
\$75,000-\$99,999	655	2,459	7,811
\$100,000-\$149,999	493	2,671	11,133
\$150,000-\$199,999	281	1,586	6,398
> \$200,000	187	1,538	6,123

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,508	16,723	60,708
Occupied	3,240	15,576	56,655
Owner Occupied	1,006	6,824	31,657
Renter Occupied	2,234	8,752	24,998
Vacant	268	1,147	4,054

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5117 WEST TERRACE DRIVE

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