

Office Space on Capitol Square | For Lease

For Lease

14 W Mifflin Street
Madison, WI 53703

Contact us:

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Colliers

Property Overview

14 W Mifflin Street | Madison, WI

Property Highlights:

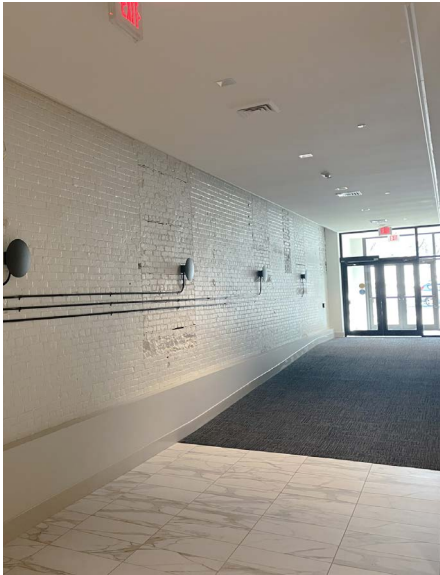
Colliers | WI is pleased to offer for lease 14 W Mifflin Street. This historic, Art Deco style office property is conveniently located on Madison's Capitol Square. The building is currently undergoing modern renovations, highlighting its tall exposed ceilings, duct work, and original brick walls. The lobby renovation is complete, second and third floor renovations have the opportunity to be influenced by the new tenant. An option exists for rooftop patio amenity spaces with beautiful Capitol Views. A generous TI allowance can be provided dependent on lease term. The property has excellent walkability on Capitol square with multiple restaurants, cafes and businesses nearby. Contact the broker for more information on this excellent opportunity.

Property Information:

Building Size	40,560 SF
Available Space	1,900 SF - 27,500 SF
Stories	3 + Lower Level
Year Built	1924-1957
User Type	Office

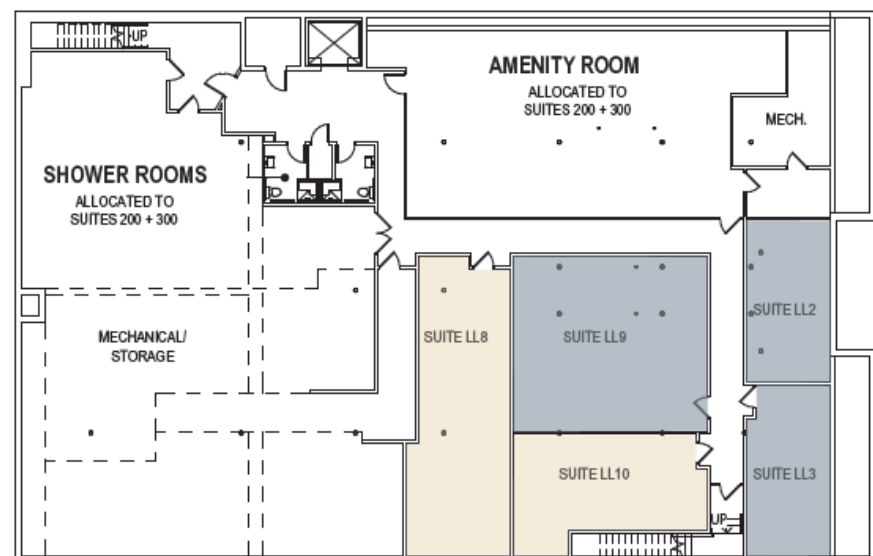
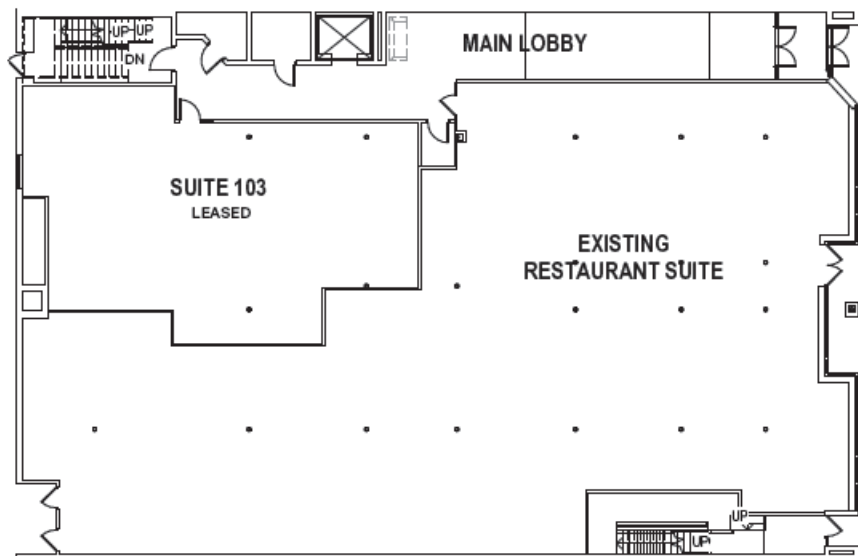
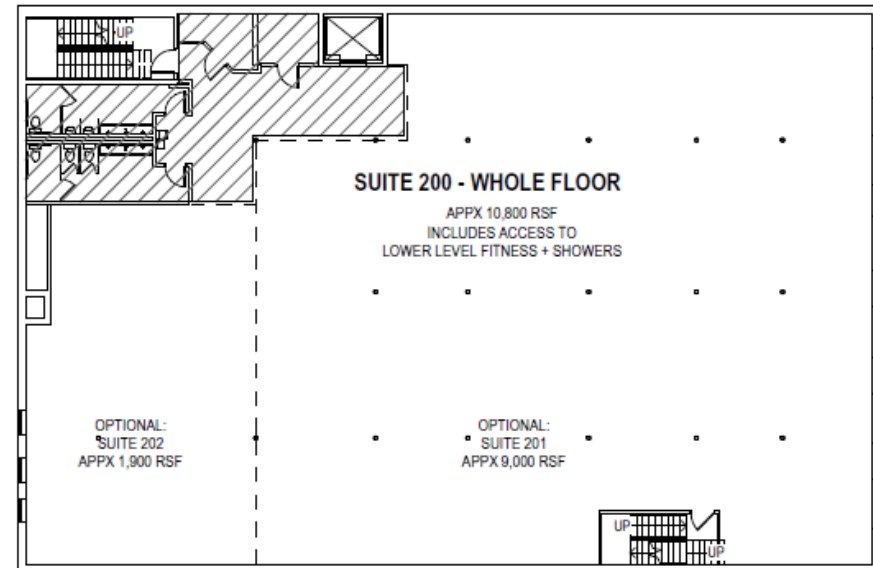
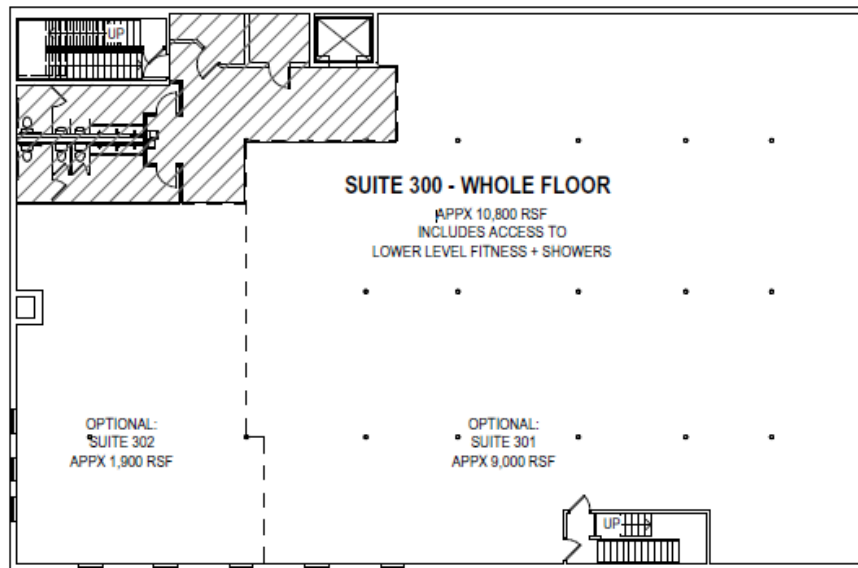
Available Space:

3rd Floor	Entire Floor up to 10,800 SF	\$19.75 PSF NNN
2nd Floor	Entire Floor up to 10,800 SF	\$19.75 PSF NNN
Lower Level	Suite LL-1 720 SF	\$16 PSF NNN
Lower Level	Various Storage Spaces	\$15 PSF NNN
Rooftop	Build-to-suit Assembly Space up to 3,800 SF	TBD



Floor Plans

14 W Mifflin Street | Madison, WI



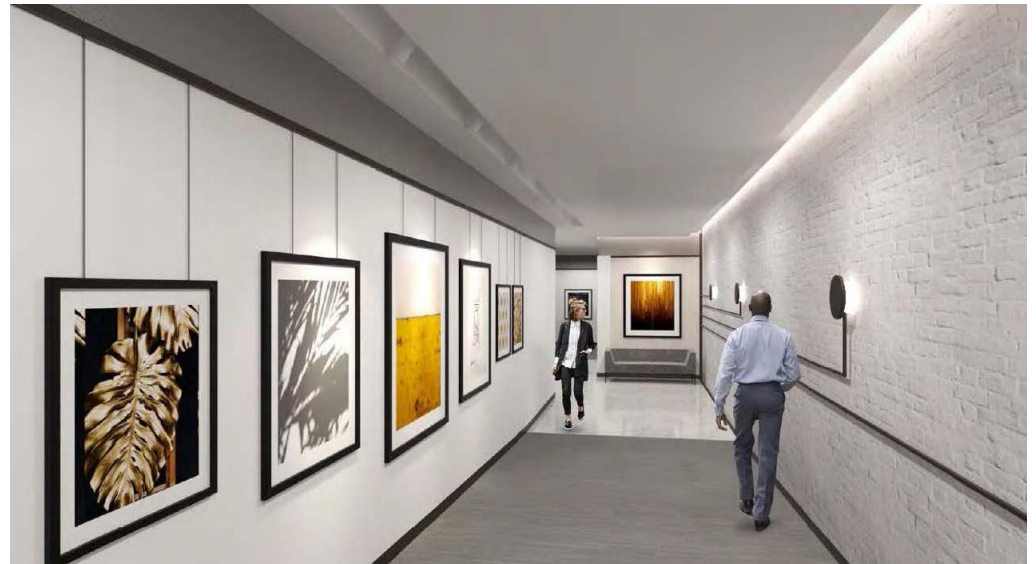
Property Renderings

14 W Mifflin Street | Madison, WI



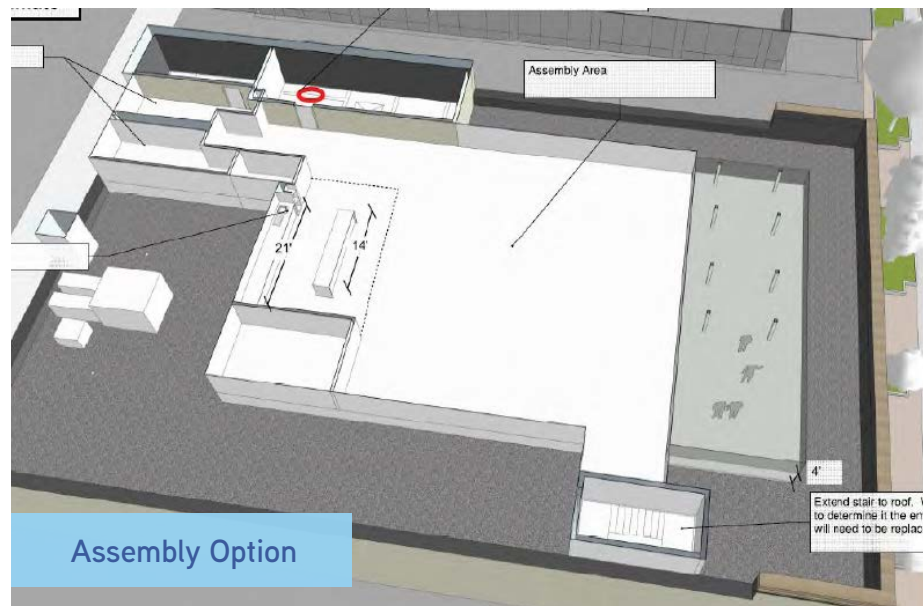
Amenities:

- Prime Capitol views
- Planned fitness center with showers
- Fully sprinklered building
- New HVAC system planned
- 12-14' Ceiling heights
- Potential for exposed brick walls
- Passenger elevator to all floors
- Onsite restaurant (Rare Steakhouse)
- Opportunity for prominent signage facing Capitol Square



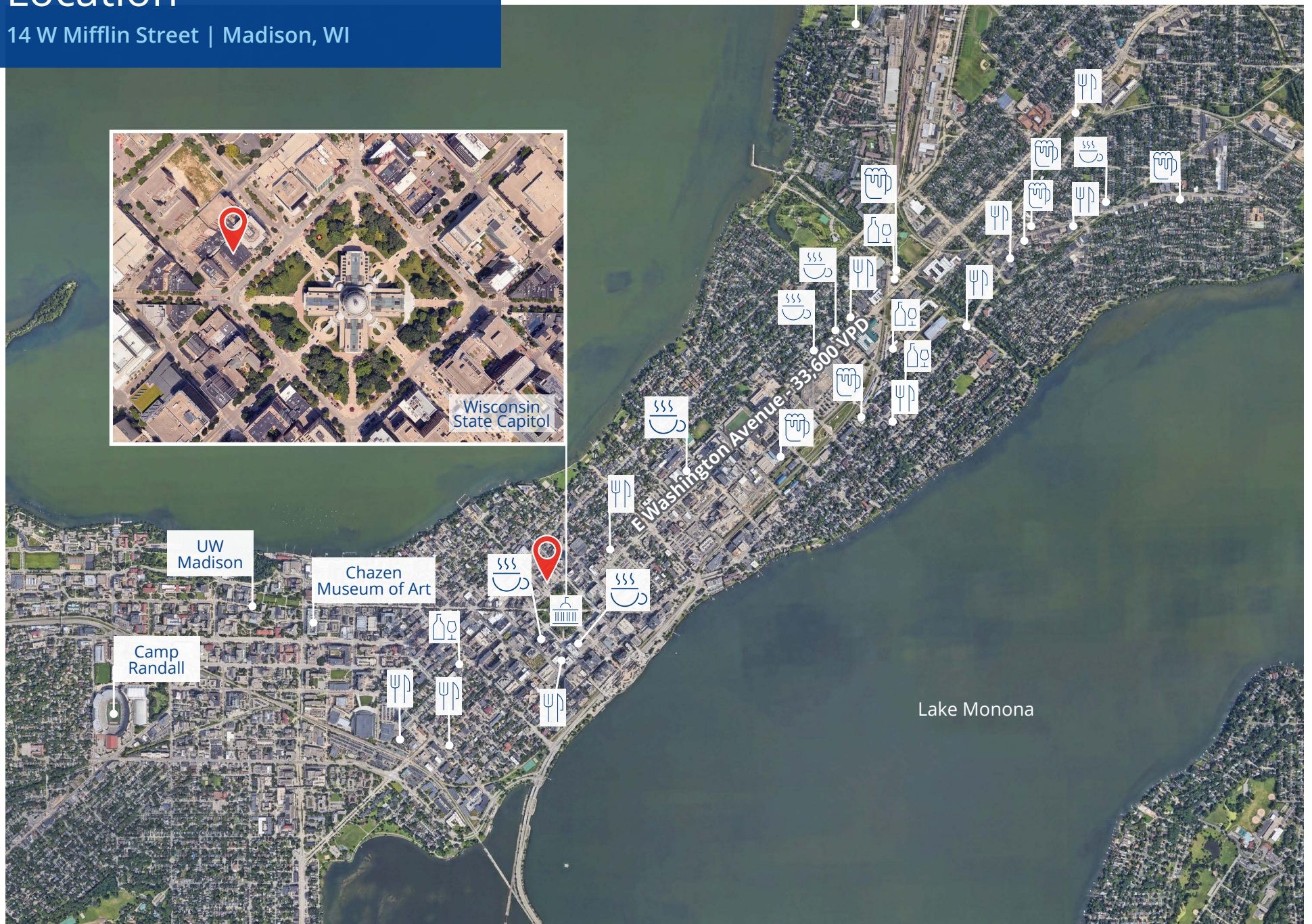
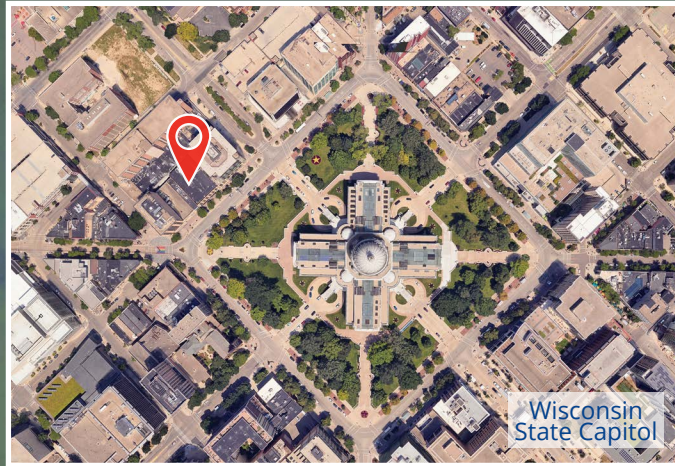
Rooftop Amenity Space Renderings

14 W Mifflin Street | Madison, WI



Location

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

Broker Disclosure to Customers

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

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- 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 to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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, but if you need legal advice, tax advice or a professional home inspection contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133 (1) of the Wisconsin statutes.

Confidentiality Notice to Customers

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

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.
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.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by the Firm and its Agents): _____

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

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat 452.01 (5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction 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 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/>