



The Lyric

1010 E Washington Ave, Madison, WI 53703

William Butcher

wjbutcher@gmail.com

(608) 345-1296

Outstanding Class A office in a modern 2018 building. Commercial tenants also enjoy premier 11th- floor rooftop amenities, featuring a spectacular lounge, full kitchen, rooftop deck, fitness center, and a large shared conference room. Heated, covered parking is available in the attached ramp with direct elevator access. The rooftop lounge is reservable for private company events. Located just 10 blocks from the Capitol Square in the heart of the Capitol East District, this is a rare opportunity to secure a fully furnished, turnkey Class A office space in one of Madison's most dynamic business corridors.

Suite 314 offers 11,000–17,000 sq. ft. of fully furnished, move-in-ready space. The suite features a flexible layout with 12 private offices, 5 conference rooms of varying sizes, & multiple open workstation areas. Amenities include a large kitchen, lounge, and breakroom within the suite, plus access to outdoor patio and grilling areas directly adjacent to the space. Formal reception, dedicated server room. This suite occupies the majority of the 3rd floor, with floor-to-ceiling glass providing abundant natural light throughout. Up to 75 parking stalls available. \$24-25/NNN

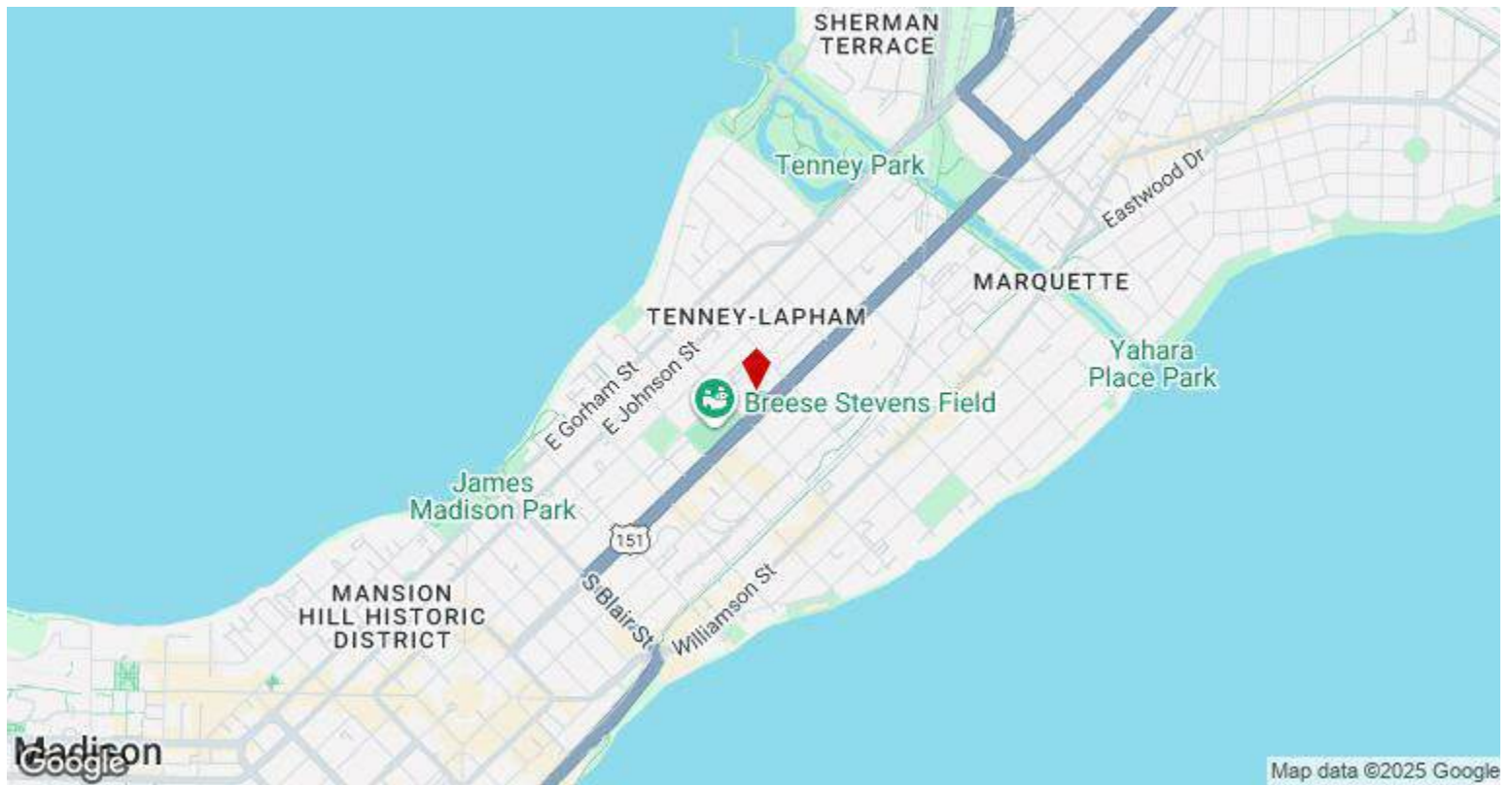
Suite 302/306 offers 8,601 sq. ft. featuring a flexible layout with 15 private offices, 3 conference rooms of varying sizes, and open workstation areas designed for collaboration and efficiency. Amenities include a large kitchen, lounge with a fireplace, plus access to an outdoor patio directly adjacent to the space. This multiple corner suite features top tier finishes, polished concrete floor, glass walls and room dividers, custom details, and floor-to-ceiling glass providing abundant natural light throughout. 20-5 parking stalls available. \$24-25/NNN

Lyric

\$24.00 - \$25.00 /SF/YR NNN



Rental Rate:	\$24.00 - \$25.00 /SF/YR
Min. Divisible:	10,000 (possibly 5,500 SF)
Property Type:	Mixed Use
Property Subtype:	Apartment over Commercial
Apartment Style:	Mid Rise
Year Built:	2017
Walk Score ®:	88 (Very Walkable)
Transit Score ®:	52 (Good Transit)
Taxes:	\$0.33 USD/SF/MO
Operating Expenses:	\$0.31 USD/SF/MO
Rental Rate Mo:	\$2.00 /SF/MO

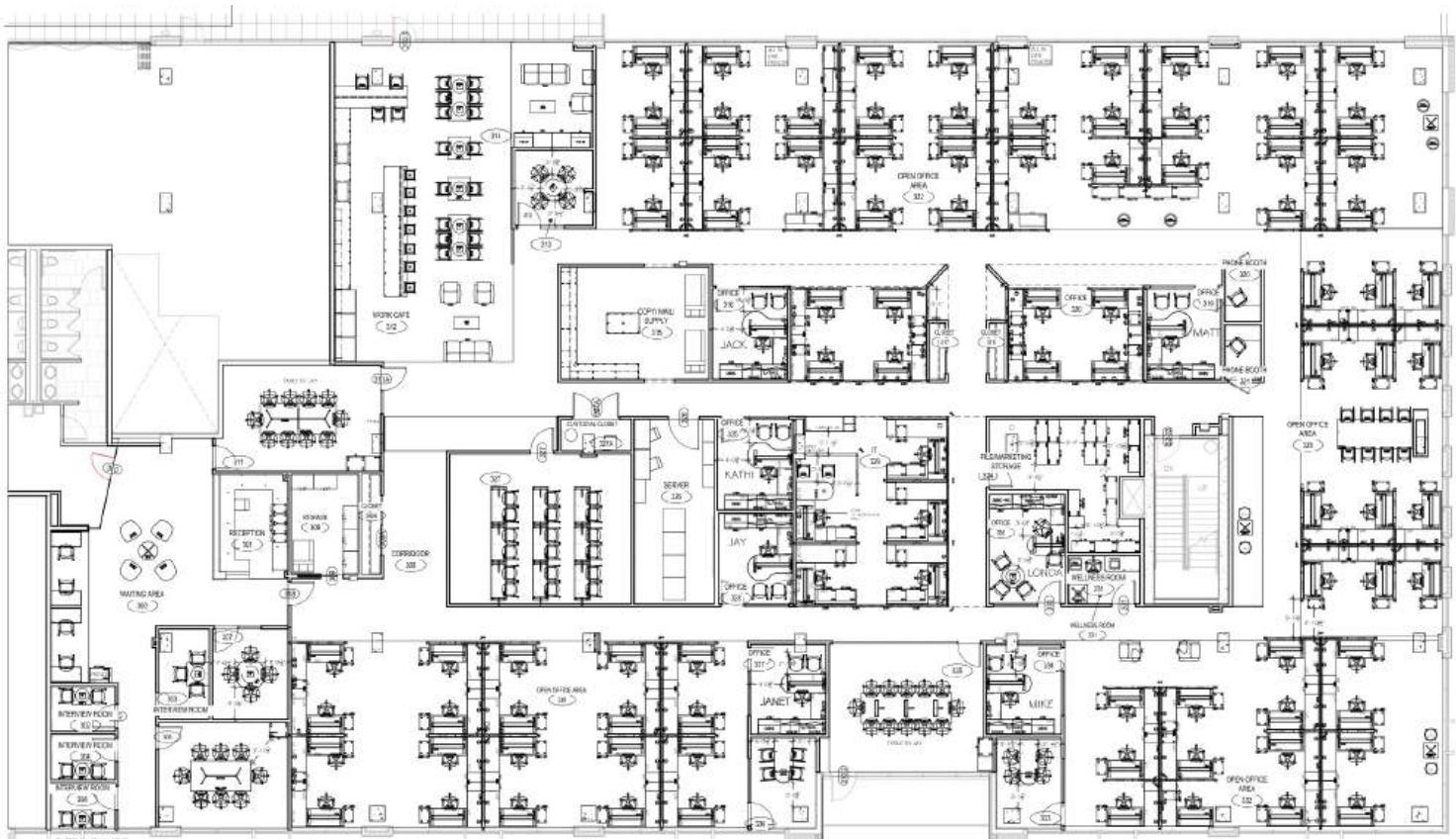


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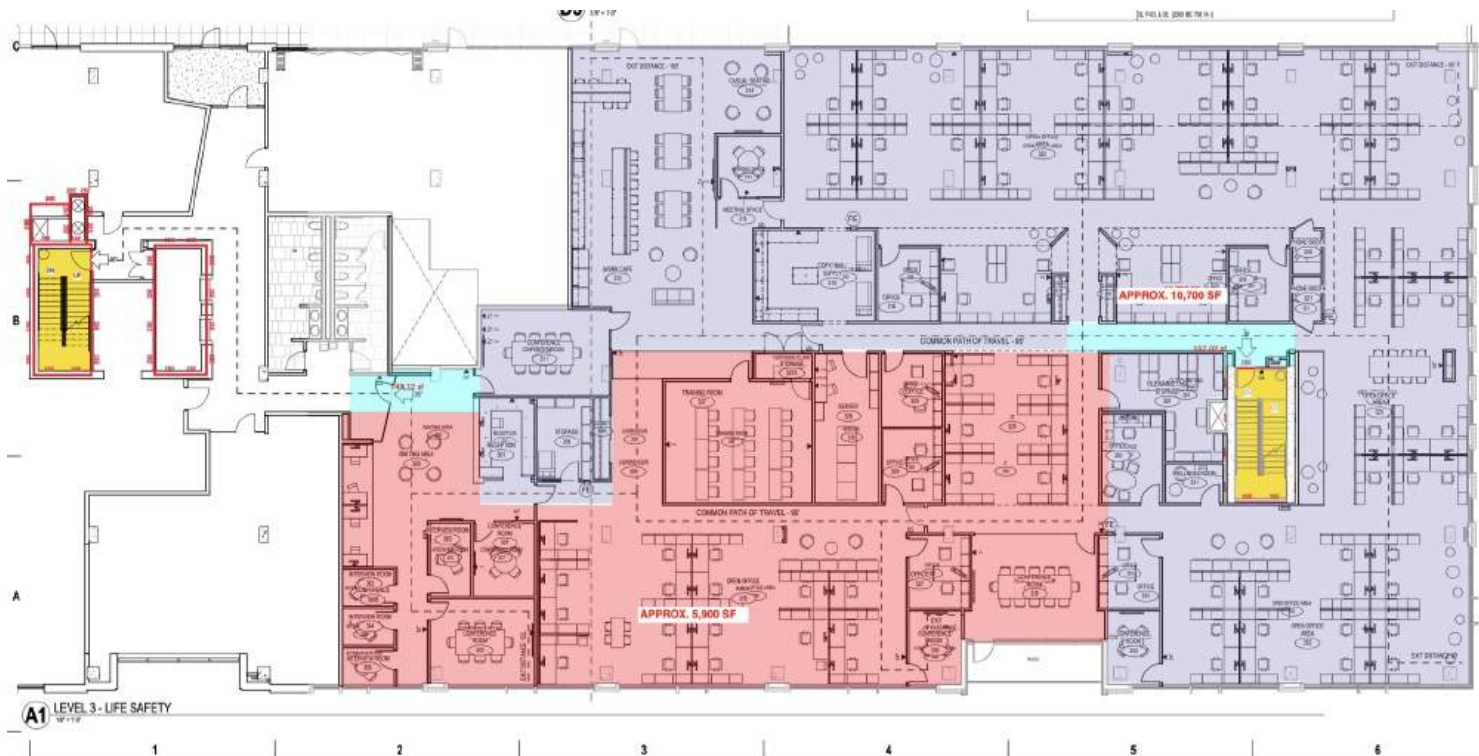
Suite 314 (17,000 SF) could be demised to 11,000SF +/- Available December 1, 2025.

Suite 302/306 (8,601 SF) is available immediately.

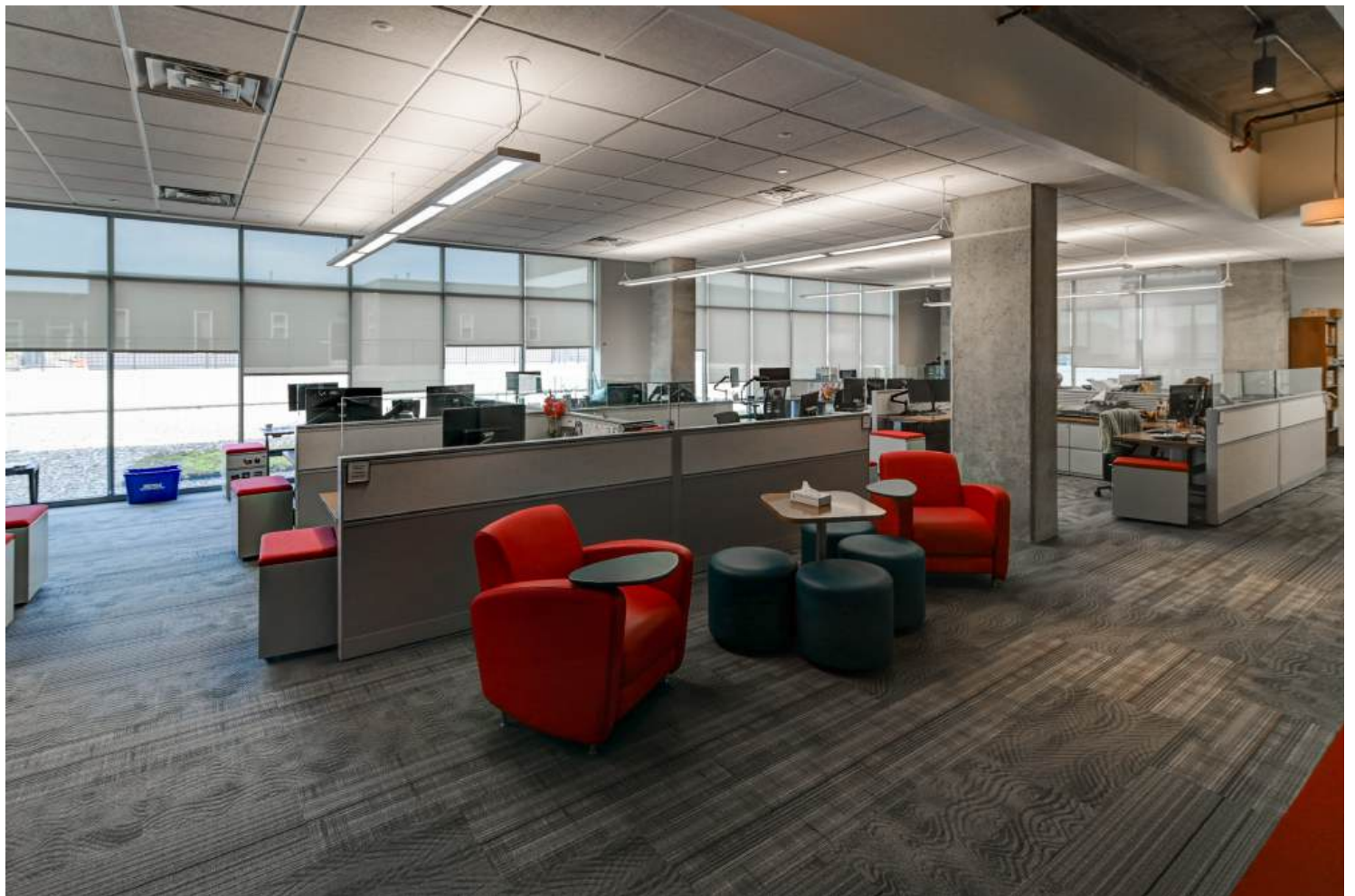
Suite 314 - 17,000SF



As Built Floor Plan - All Furniture Included



Potential Demising - Suite 314



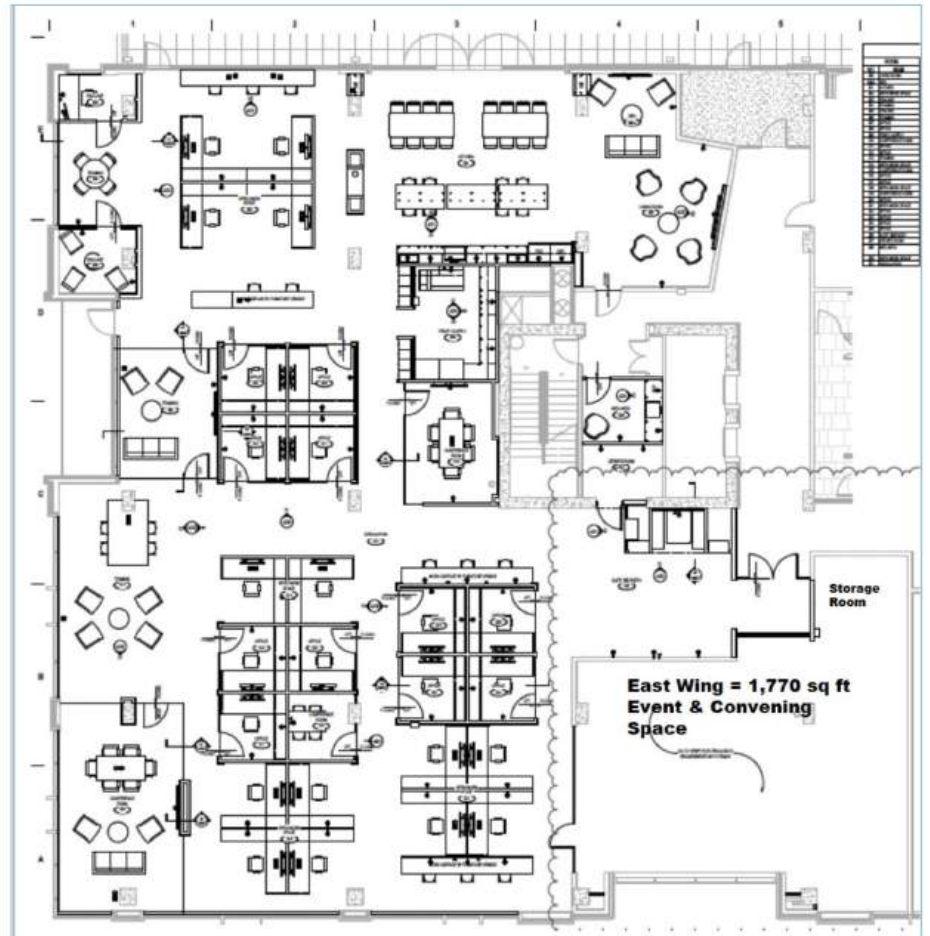


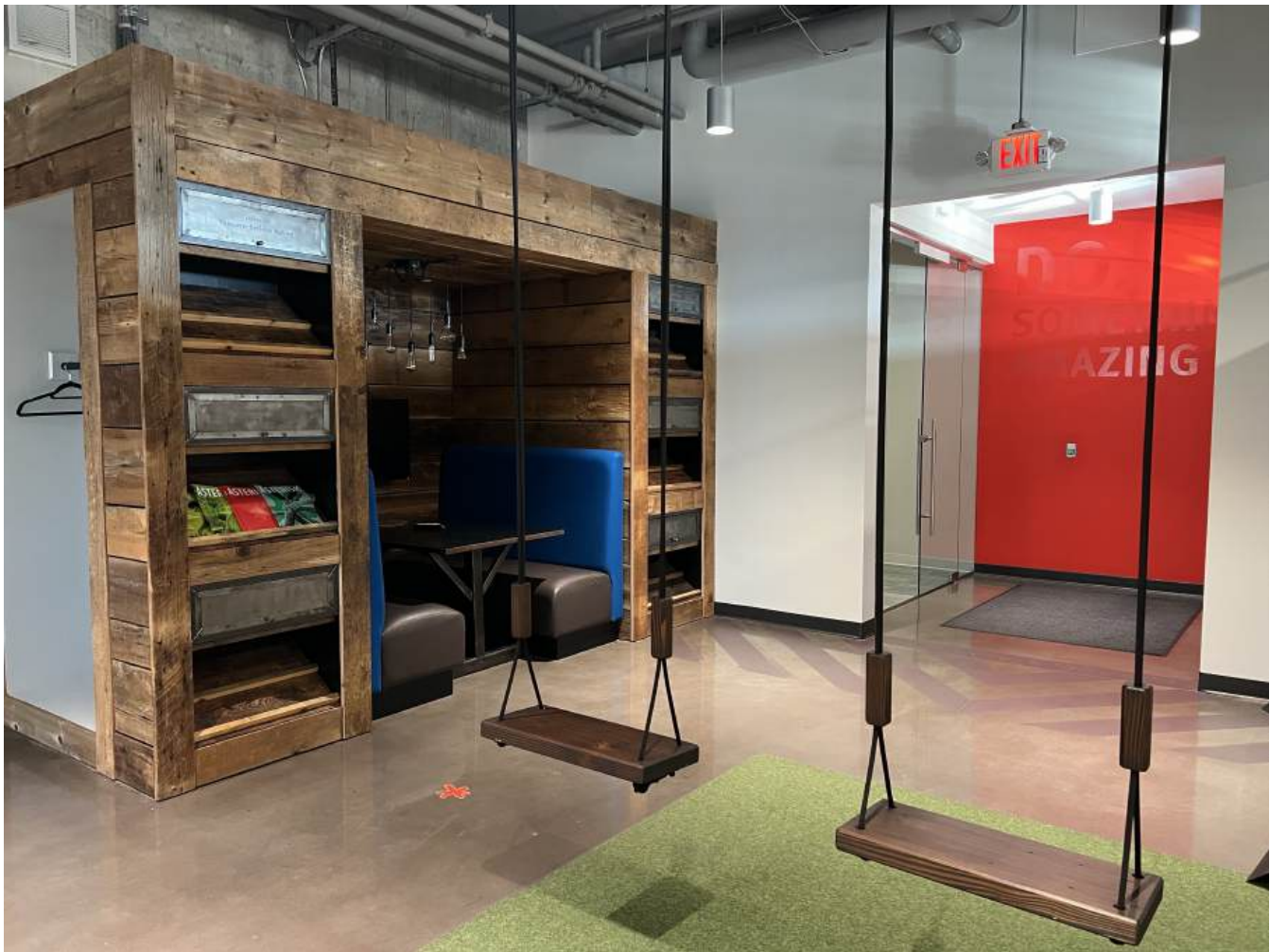


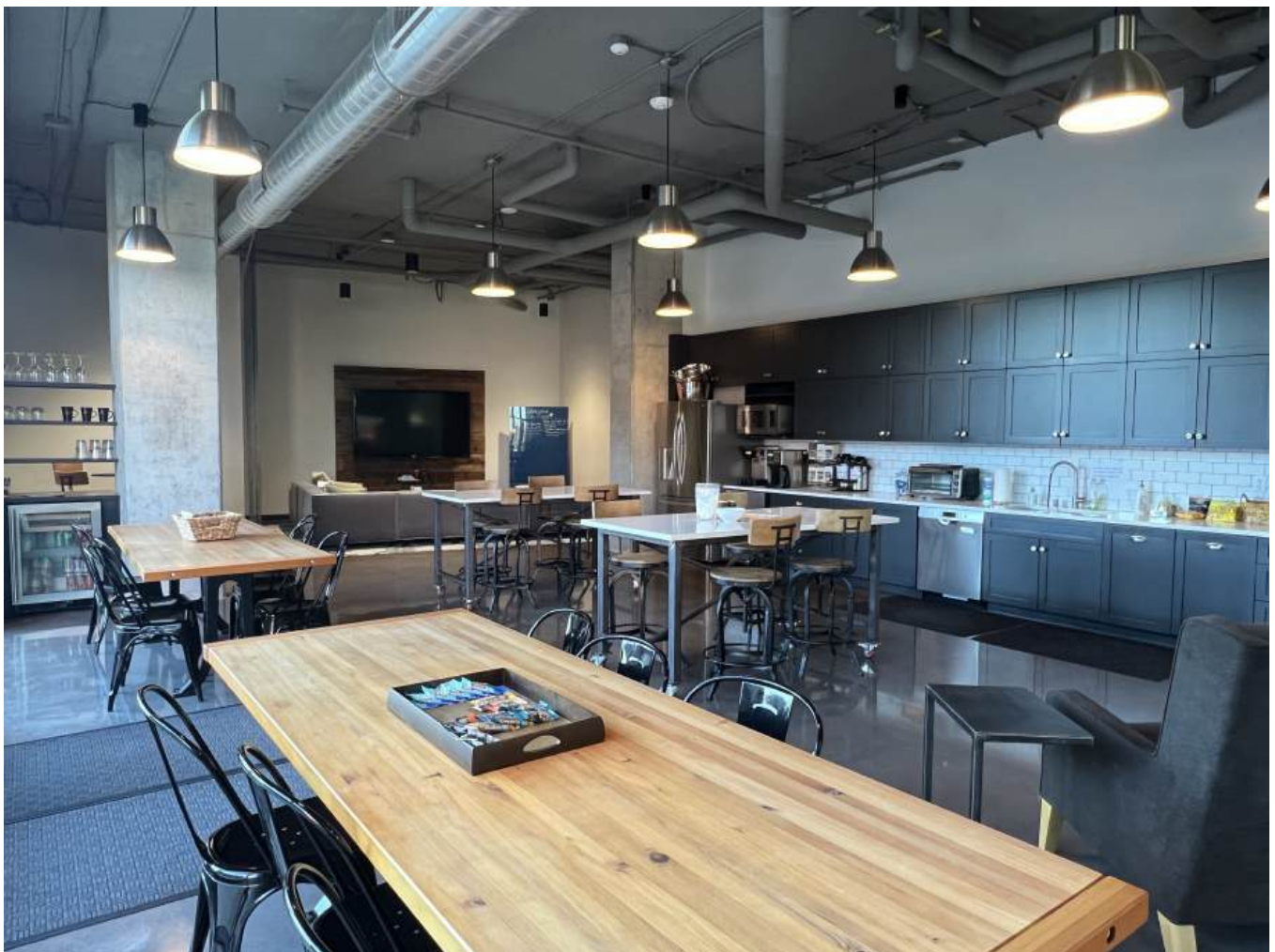


Suite 302/306 - 8,601SF

FLOOR PLAN
MADISON 1010 OFFICE Suite 302/306









BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

7 ■ The duty to provide brokerage services to you fairly and honestly.

8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.

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

11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law **(See Lines 47-55)**.

13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties **(See Lines 22-39)**.

15 ■ The duty to safeguard trust funds and other property the broker holds.

16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES **(SEE LINES 47-55)**.

30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW **(SEE LINES 35-36)**. AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

38 _____

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. **List Home/Cell Numbers:** _____

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*
46 *Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 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
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 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
55 agreement made concerning the transaction.

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