

Office | For Lease

CBRE

448-460 Science Drive

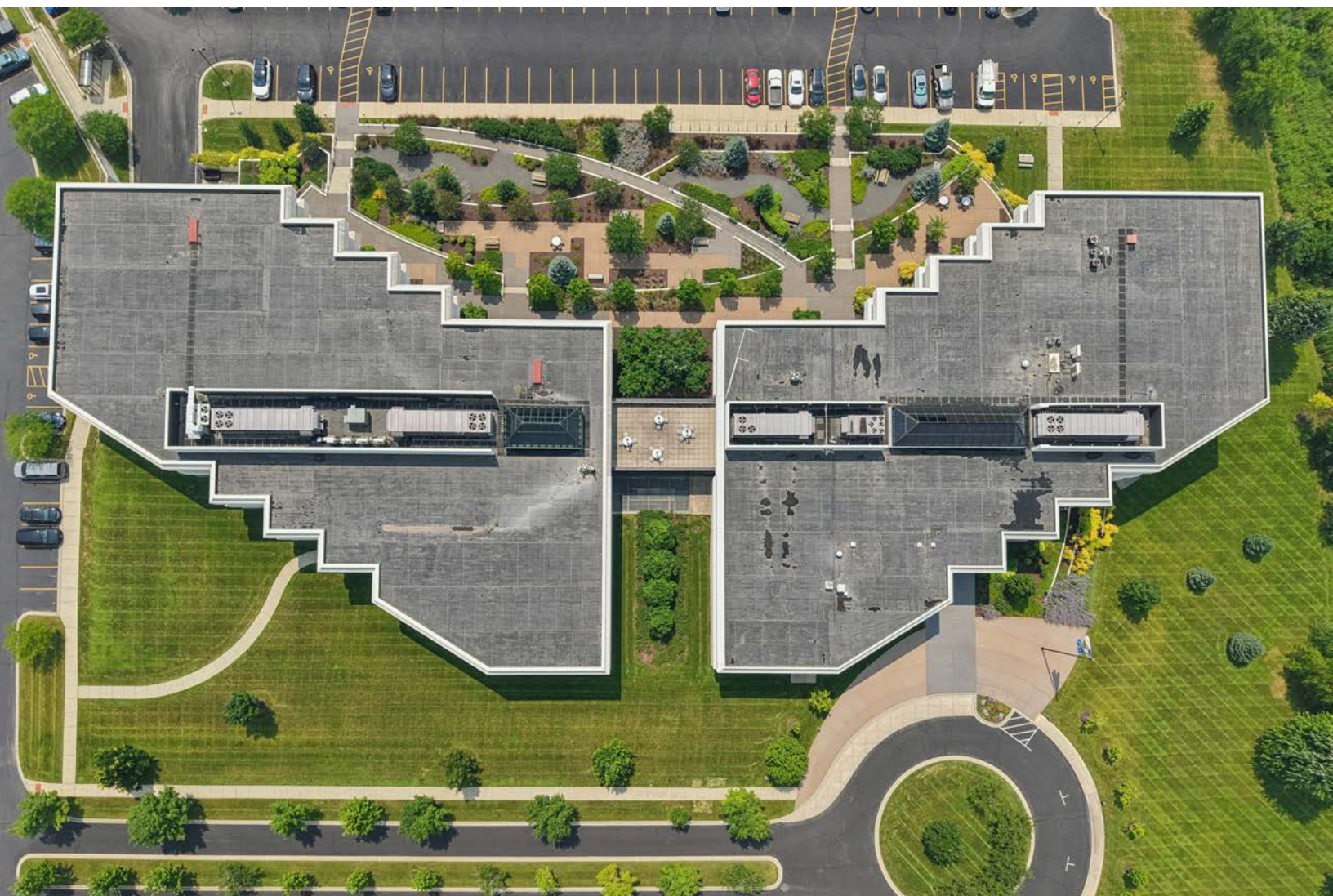
Madison, WI 53711



Property Summary

Located within University Research Park, affiliated with the University of Wisconsin-Madison, **448-460 Science Drive** offers over 112,090 square feet of office space across three stories. Originally built in 1990, the building has been thoughtfully expanded to support a variety of business needs. It includes 296 surface parking spaces and available underground parking for 69 vehicles, with a parking ratio of 4 stalls per 1,000 SF.

The building is designed with accessibility in mind, featuring automatic sliding doors, heated sidewalks and ramps, and visual and auditory fire alarms. Open sightlines and modern infrastructure make it a practical choice for teams looking for a well-equipped, professional environment in a research-focused setting.



Office Building

448-460 Science Drive | Madison, WI 53711

For Lease

Property Overview

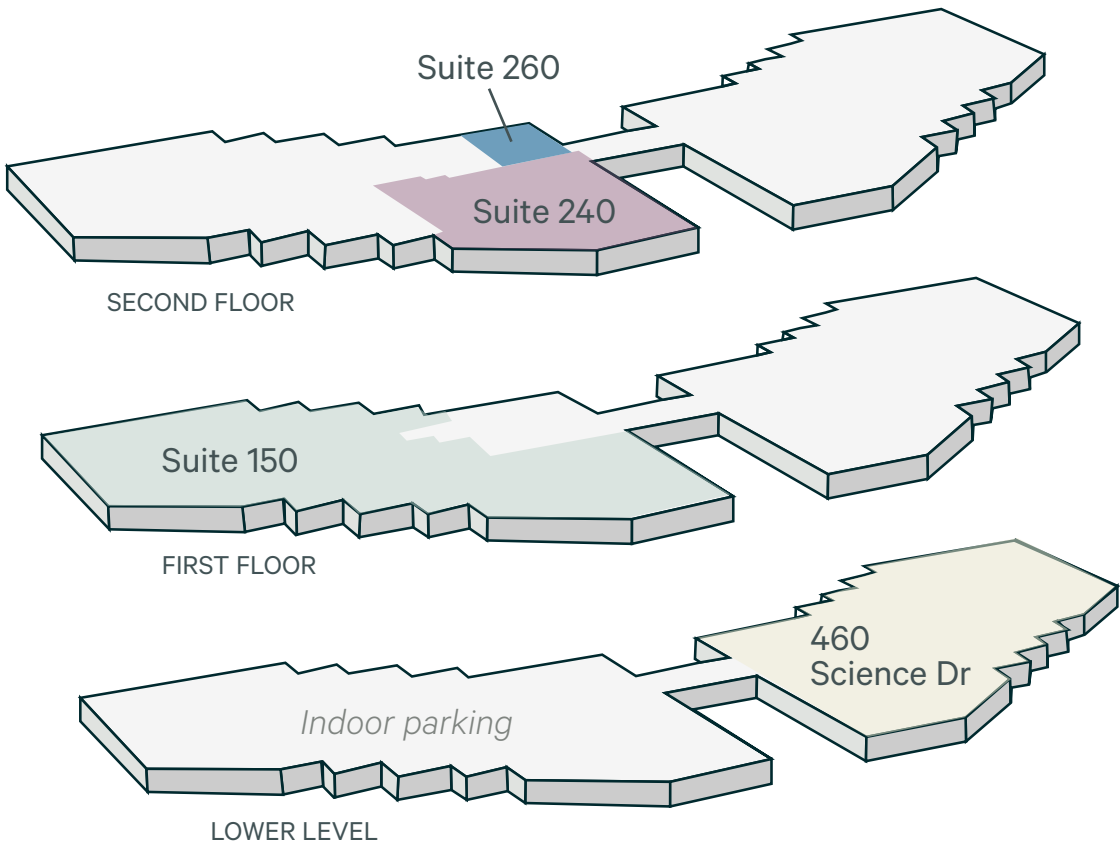


Address	448-460 Science Drive, Madison, WI 53711
Building Size	112,090 SF
Stories	3
Year Built	1990 / Updated and Expanded 2015
Construction Type	Steel structure, poured concrete over steel decking, with fire protection (sprinkler) system.
Operating Expenses	Included in Base Rent
Utilities	Included in Base Rent
In-Suite Janitorial	By Tenant (Est. \$1.00/RSF)
Elevators	2 Cabs with card access
Security	Card access after hours
Parking Ratio	4 / 1,000 SF <i>Surface and underground parking</i>
Surface Parking	3.3 / 1,000 SF (Free) <i>296 parking stalls (7 handicap)</i>
Underground Parking	69 underground parking stalls at \$125/ stall/month
Furniture	Furniture available in Suite 150, <i>Plug-and-play with 6'x8' workstations, conference rooms, and break room</i>
Common Area Amenity	1,331 SF Meeting Space
Backup Generator	500 kW generator to support critical building systems
Data/ Telephone/ Fiber	Redundant services with separate building entrance for some, Fiber includes WIN, AT&T, TDS, Windstream, Charter, POTS & T1: AT&T & TDS, Coax: Charter.

Available Suites

SUITE	SF	LEASE RATE
Suite 260 Second Floor	646 RSF / 577 USF	\$24.50/SF, Modified Gross + Janitorial by Tenant
Suite 240 Second Floor	6,365 RSF / 5,683 USF 12% Load Factor	\$24.50/SF, Modified Gross + Janitorial by Tenant
Suite 150 First Floor	21,388 RSF / 19,096 USF 12% Load Factor	\$24.50/SF, Modified Gross + Janitorial by Tenant
460 Science Dr Lower Level	20,856 RSF / 20,856 USF No Load Factor	\$20.00/SF, Modified Gross + Janitorial by Tenant

Stacking Plan



Floor Plans

Second Floor

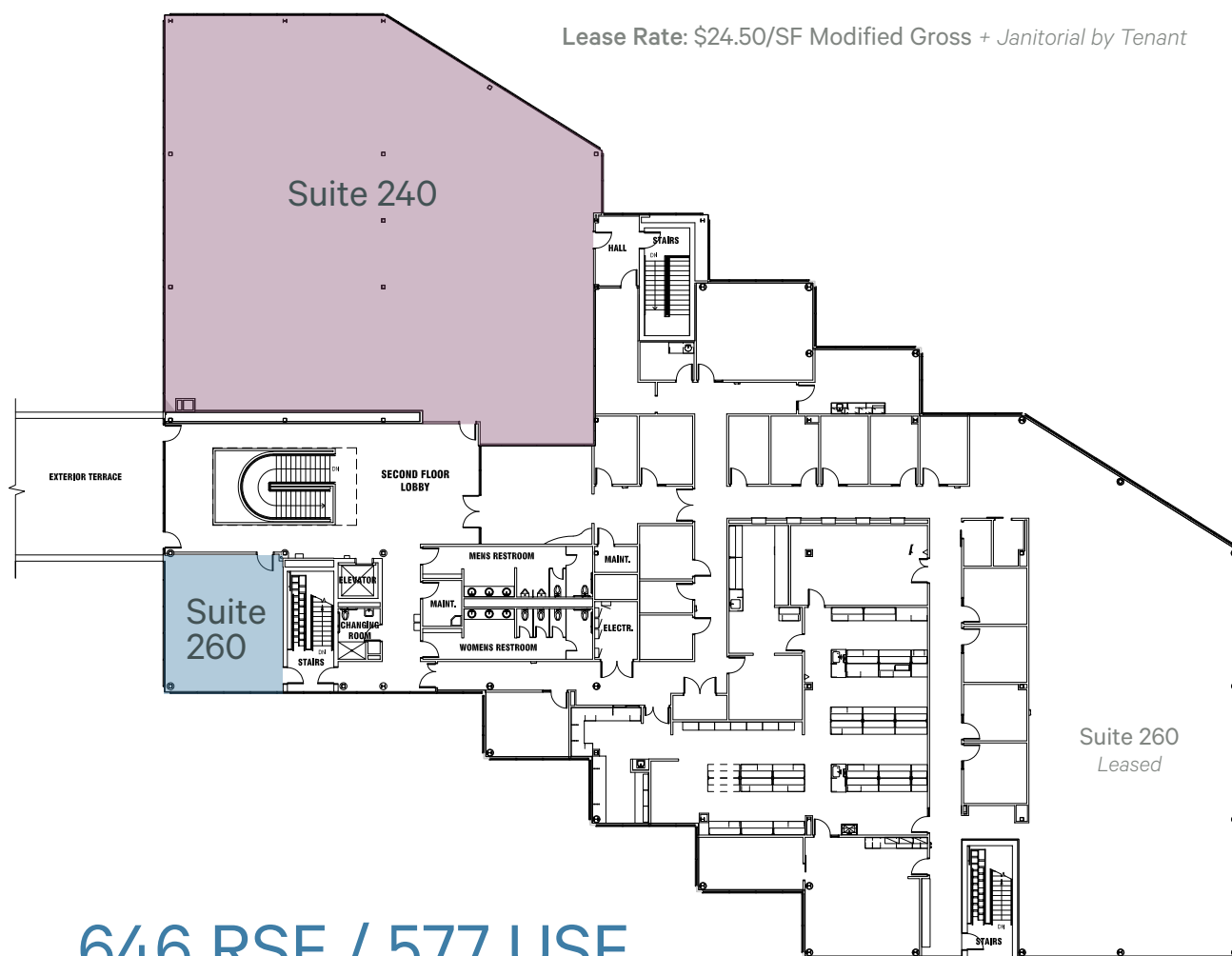
6,365 RSF / 5,683 USF

Suite 240

Available Now (Estimated 120 days for interior build out)

Suite 240 is in shell condition, ready for interior build out. This space could serve a variety of uses, including office, lab, or medical space.

Lease Rate: \$24.50/SF Modified Gross + Janitorial by Tenant



646 RSF / 577 USF

Suite 260

Available within 30 days of lease execution



Floor Plans

First Floor

21,388 RSF / 19,096 USF

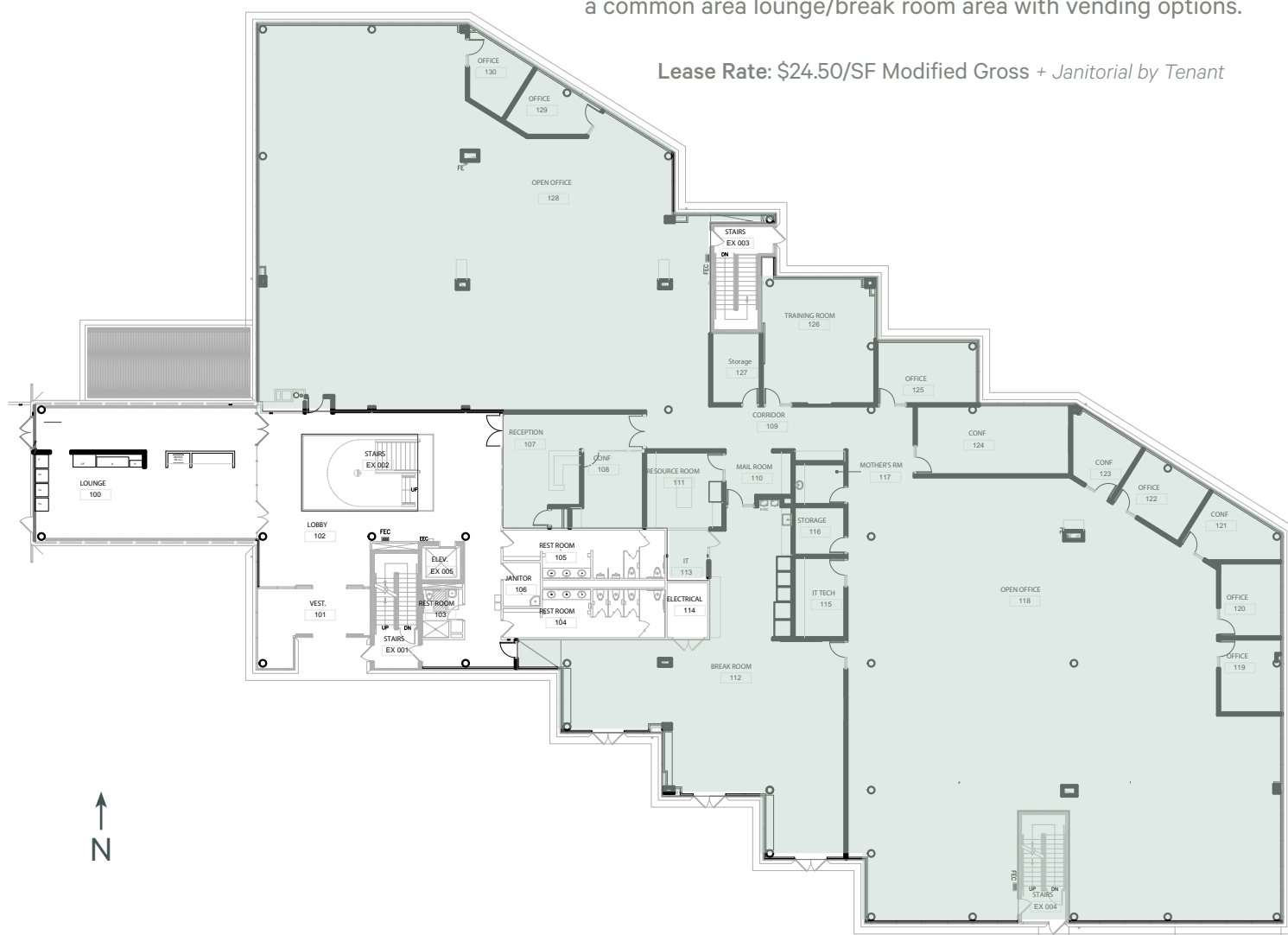
Suite 150 | 12% Load Factor

Available within 30 days of lease execution

This first-floor suite consists of 21,388 rentable square feet of recently renovated and move-in ready office space (with furniture available). The layout includes a reception area, two large open office areas with workstations, ten private offices, a small conference room, a large conference room, a dedicated training room, a large break room, work room, mother's room, storage areas, and a reception area.

The space is designed to support a mix of collaborative work, private meetings, and client-facing functions. This space is also adjacent to a common area lounge/break room area with vending options.

Lease Rate: \$24.50/SF Modified Gross + Janitorial by Tenant



Floor Plans

460 Science Drive | Lower Level

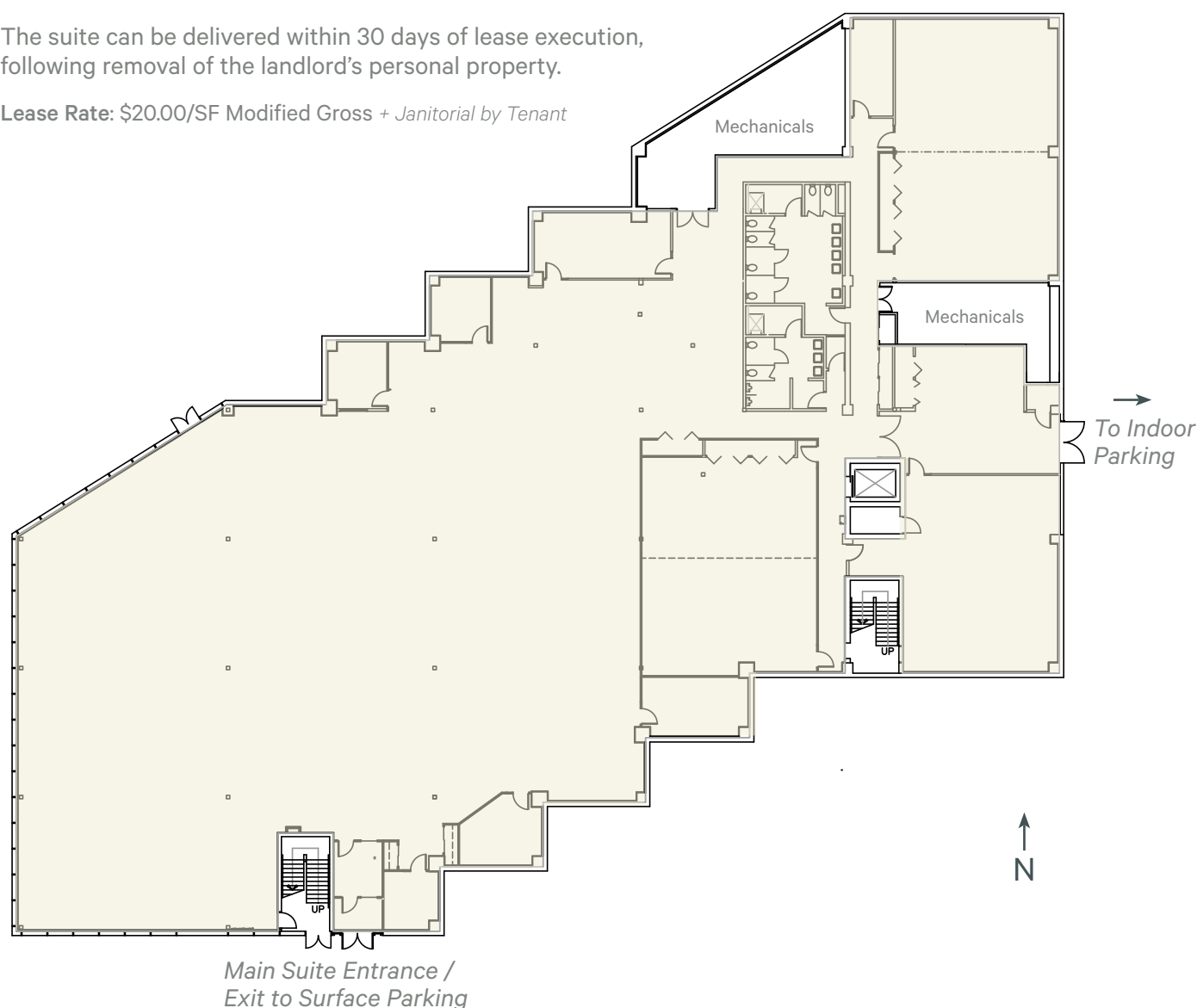
20,856 RSF / 20,856 USF *Divisible*

460 Science Drive | No Load Factor

Located on the lower level, this suite is currently available and offers excellent natural light through exposed windows along the south and west sides. The layout includes an open office area, several private offices, and multiple oversized rooms that can serve as training spaces, departmental areas, or storage—or be reconfigured to meet your needs. Private restrooms are included.

The suite can be delivered within 30 days of lease execution, following removal of the landlord's personal property.

Lease Rate: \$20.00/SF Modified Gross + Janitorial by Tenant



Office Building

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For Lease

Location Overview

University Research Park

University Research Park is a premier innovation and business hub located on Madison's west side, offering a strategic location for companies seeking proximity to world-class research, talent, and amenities. Home to over 125 companies spanning biotechnology, engineering, software, and health sciences, the park supports more than 3,800 employees in a collaborative, research-driven environment.

Tenants benefit from easy access to major highways, public transit, and nearby amenities including restaurants, hotels, fitness centers, and green spaces. The park is affiliated with the University of Wisconsin–Madison, fostering strong connections to academic research, workforce development, and technology transfer.

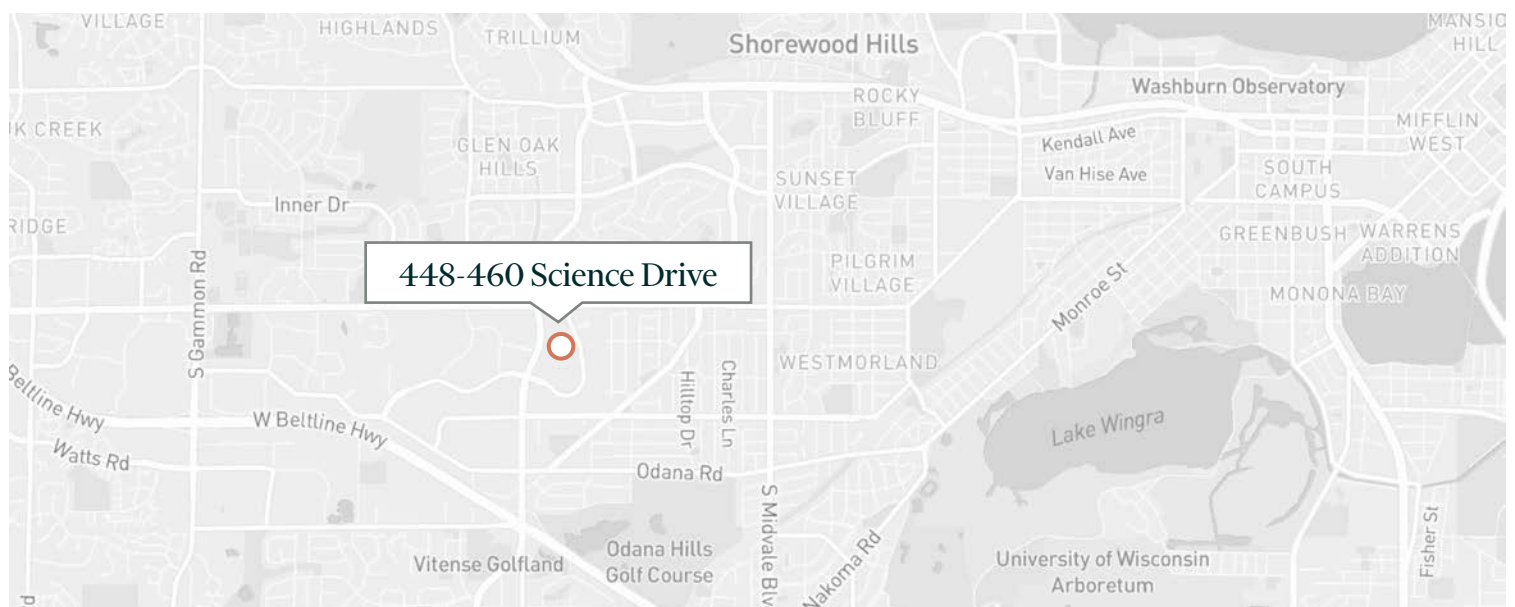
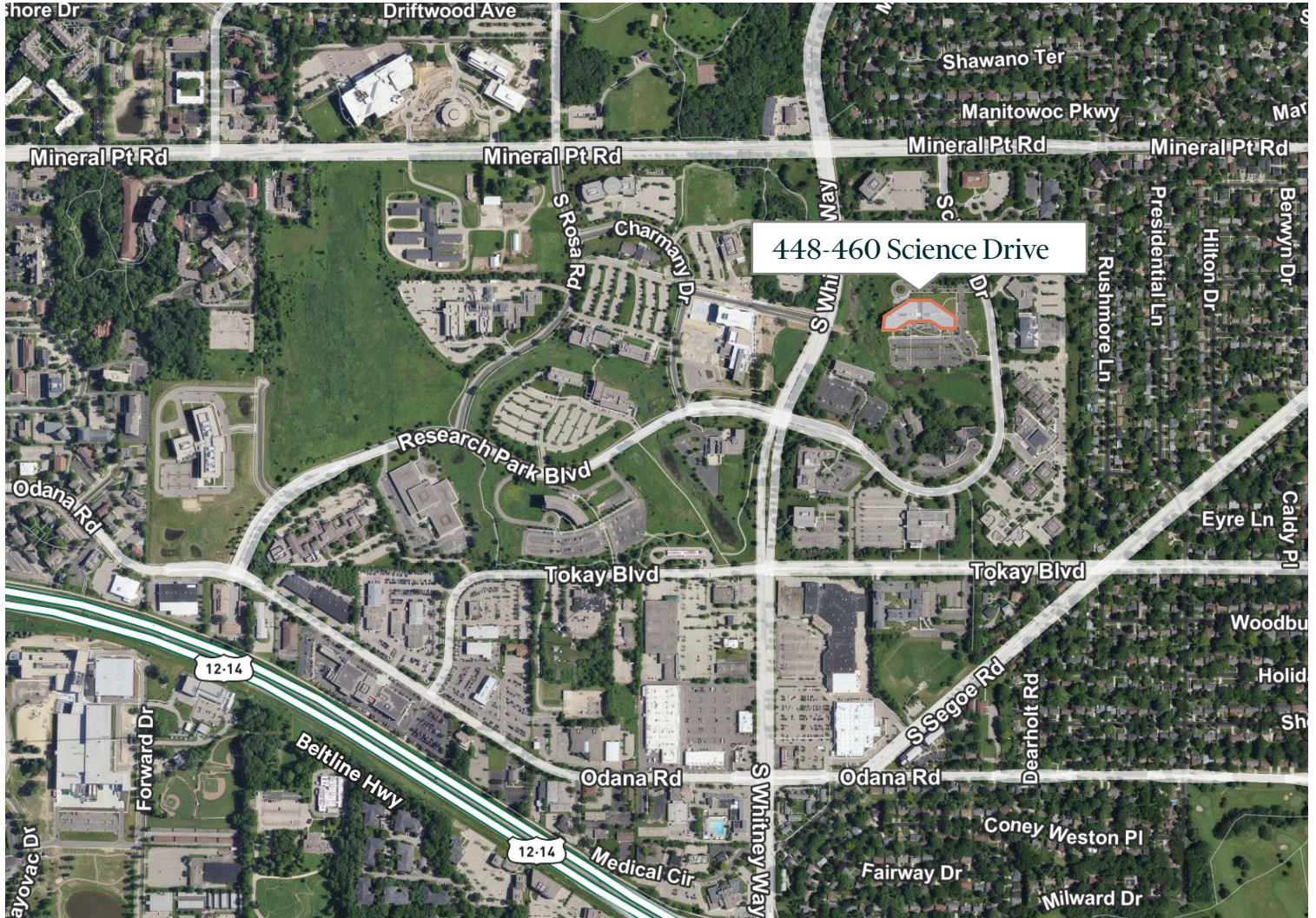


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448-460 Science Drive | Madison, WI 53711

For Lease

Location Overview



Office Building

448-460 Science Drive | Madison, WI 53711

For Lease



Beautifully
Landscaped
Patio and
Grounds



Office Building

448-460 Science Drive | Madison, WI 53711

For Lease



Contact Us

Chase Brieman

Senior Vice President

+1 608 441 7571

chase.brieman@cbre.com

James West

Vice President

+1 608 441 7578

j.west@cbre.com

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State of Wisconsin Broker Disclosure

To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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

Broker Disclosure to Customers

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

- The duty to prove 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 within 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 (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective & unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson 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 a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 (see "definition of material adverse facts" below).
2. Any facts known by the broker 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 broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

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

(Insert information you authorize to broker to disclose such as financial qualification information)

Consent to Telephone Solicitation

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

List Home/Cell Numbers: _____

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/> or by phone at (608)240-5830.

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 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.

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

