

Office Space For Sublease

Old Sauk Trails Park 1 Erdman Place

MADISON, WI 53717

**Price: \$21.85 psf/Gross
Below Market Sublease
Terms**



CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
(608) 443-1040
c caulum@oakbrookcorp.com

PROPERTY SUMMARY

1 ERDMAN PLACE



Property Summary

| | |
|-----------------|----------------|
| Lease Rate: | \$21.85 |
| Sublease Terms: | 11/30/28 |
| Building SF: | 99,000 |
| Available SF: | |
| 3rd Floor | 6,000 - 12,000 |
| 4th Floor | 4,700 |
| Year Built: | 2007 |
| Building Class: | A |
| Floors: | 4 |

Property Overview

Class A office space with high-end finishes, great views and elevator access. The site offers ample surface parking with additional covered parking. Access to an on-site state-of-the-art fitness center, and a beautiful private balcony. Sublease terms through November 30, 2028. Gold LEED certified. Office furniture is available.

3rd floor space may be divided to any size between 6,000 SF and 12,000 SF. The space offers several private offices, two large conference rooms, open office space with available furniture, copy/print area and kitchenette.

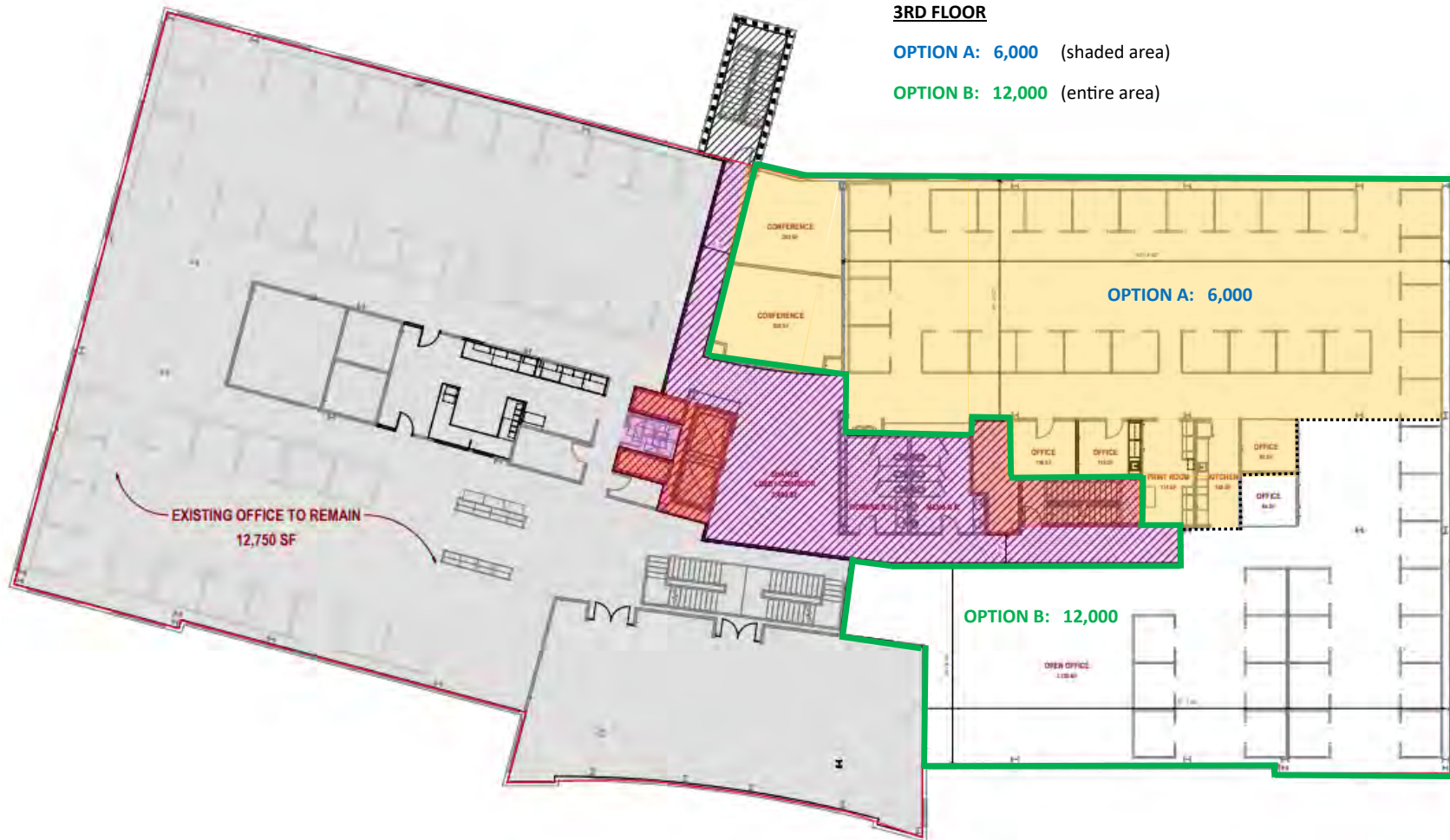
4th floor space features a waiting area, 7 offices, room for 8 - 10 workstations, large conference room, and a kitchen breakroom.

Location Overview

Located in the Old Sauk Trails Park, predominant location of office users on the west side of Madison. Close to Greenway Station Mall, restaurants, and hotel accommodations

3RD FLOOR PLAN

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3RD FLOOR

OPTION A: 6,000 (shaded area)

OPTION B: 12,000 (entire area)

4TH FLOOR PLAN

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One Erdman Place
Madison, Wisconsin



PROPERTY PHOTOS

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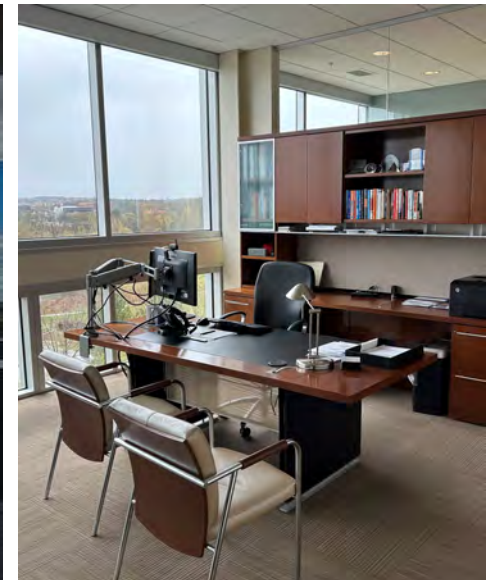
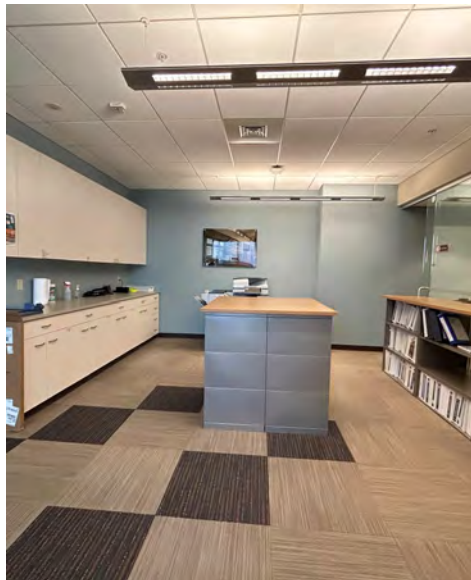


OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: (608) 444-1911
ccaulum@oakbrookcorp.com

PROPERTY PHOTOS

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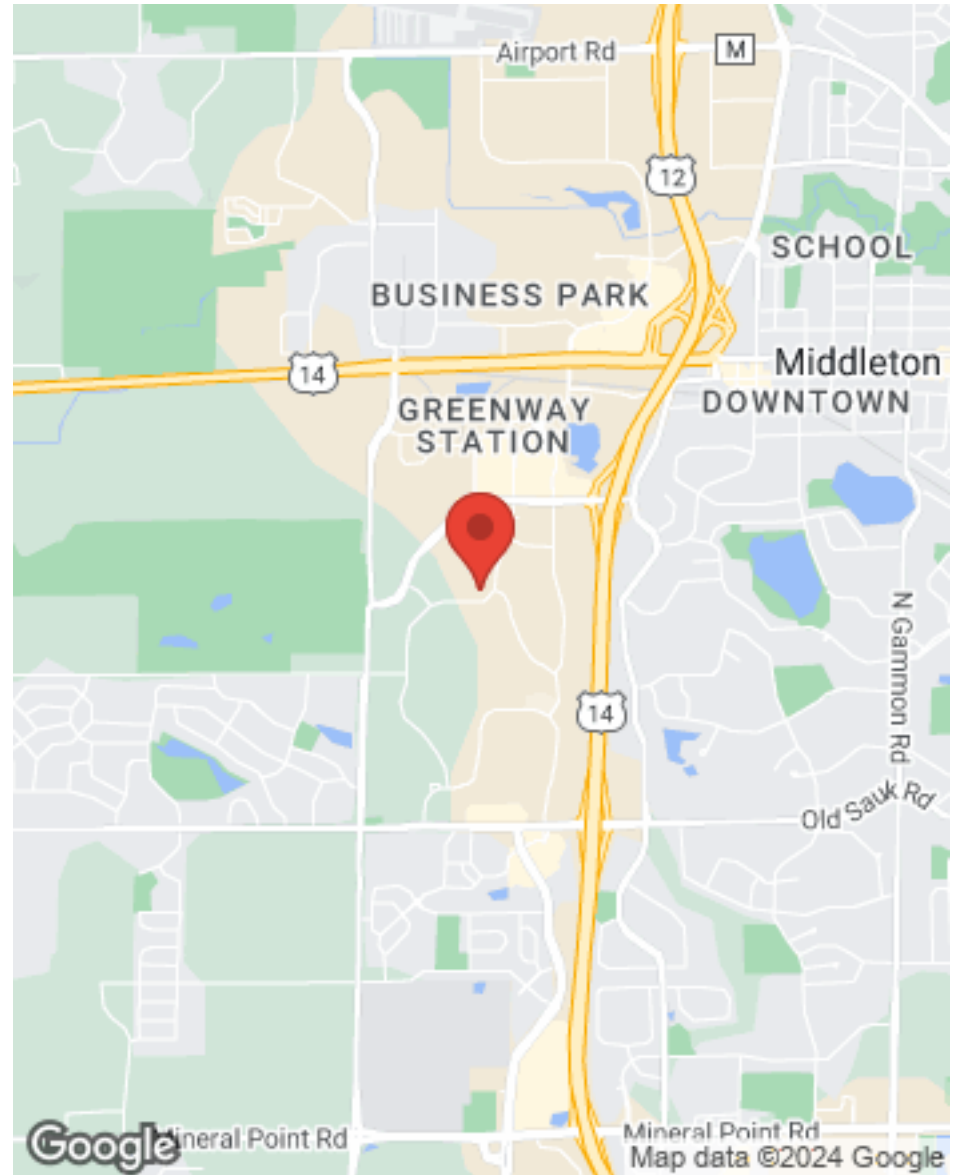
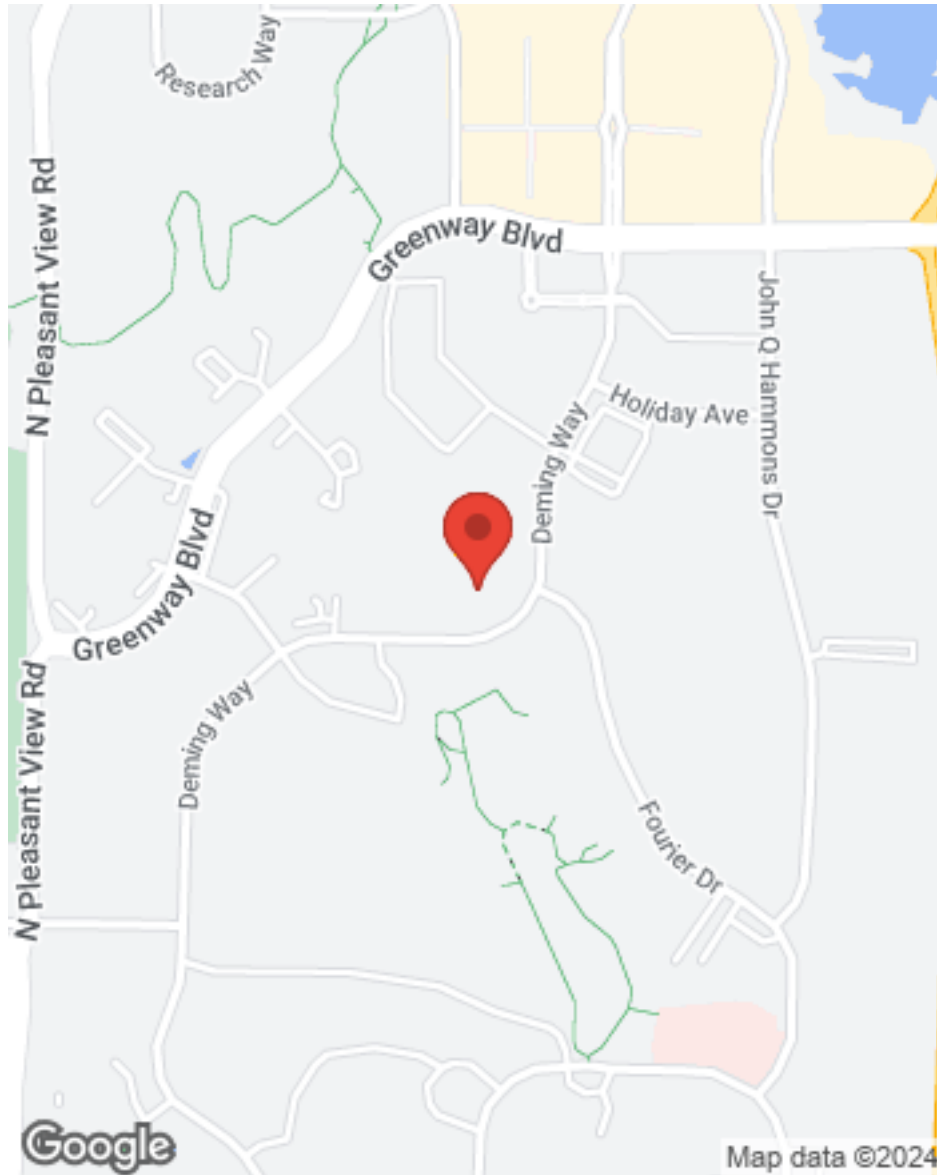


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LOCATION MAPS

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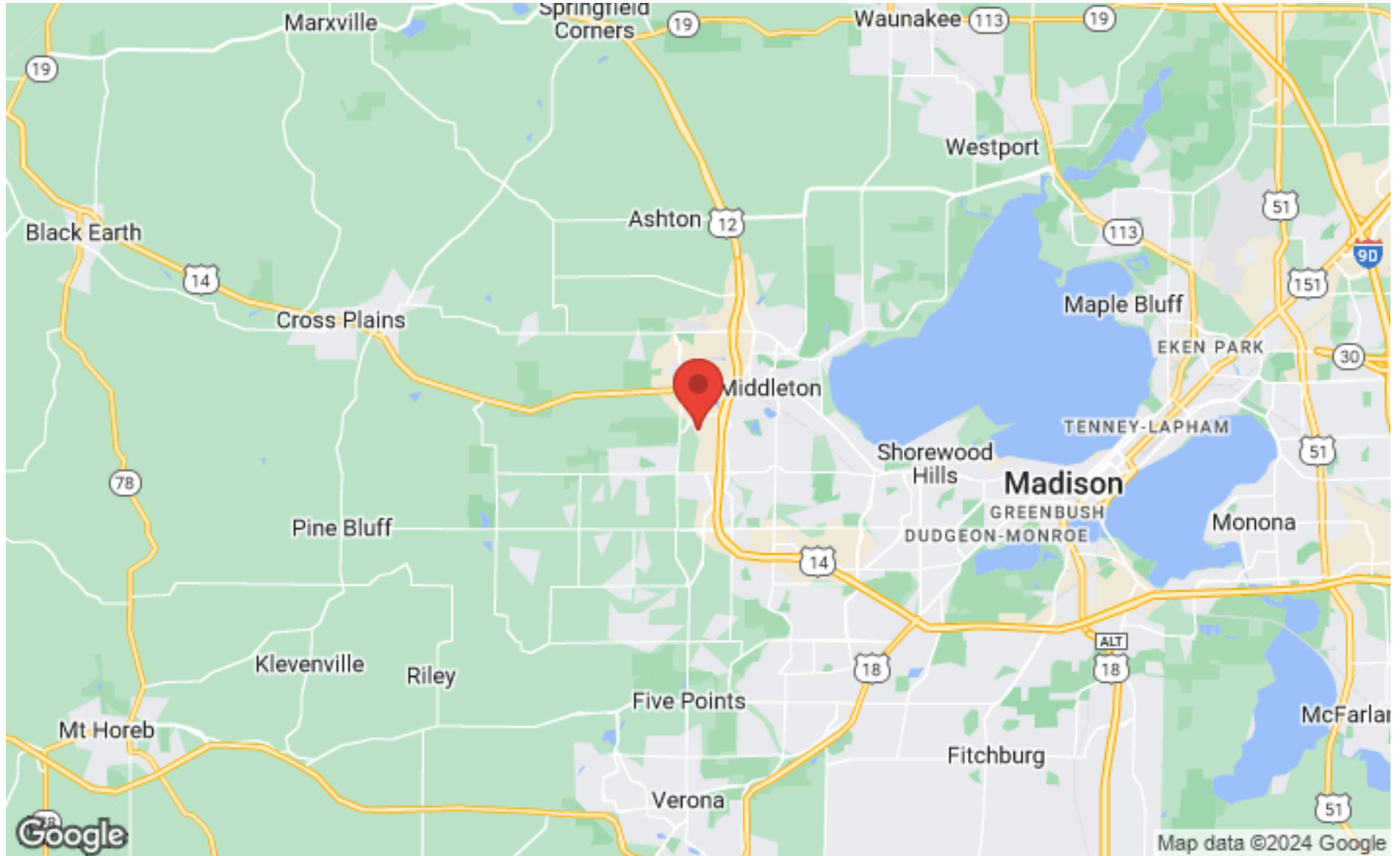


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REGIONAL MAP

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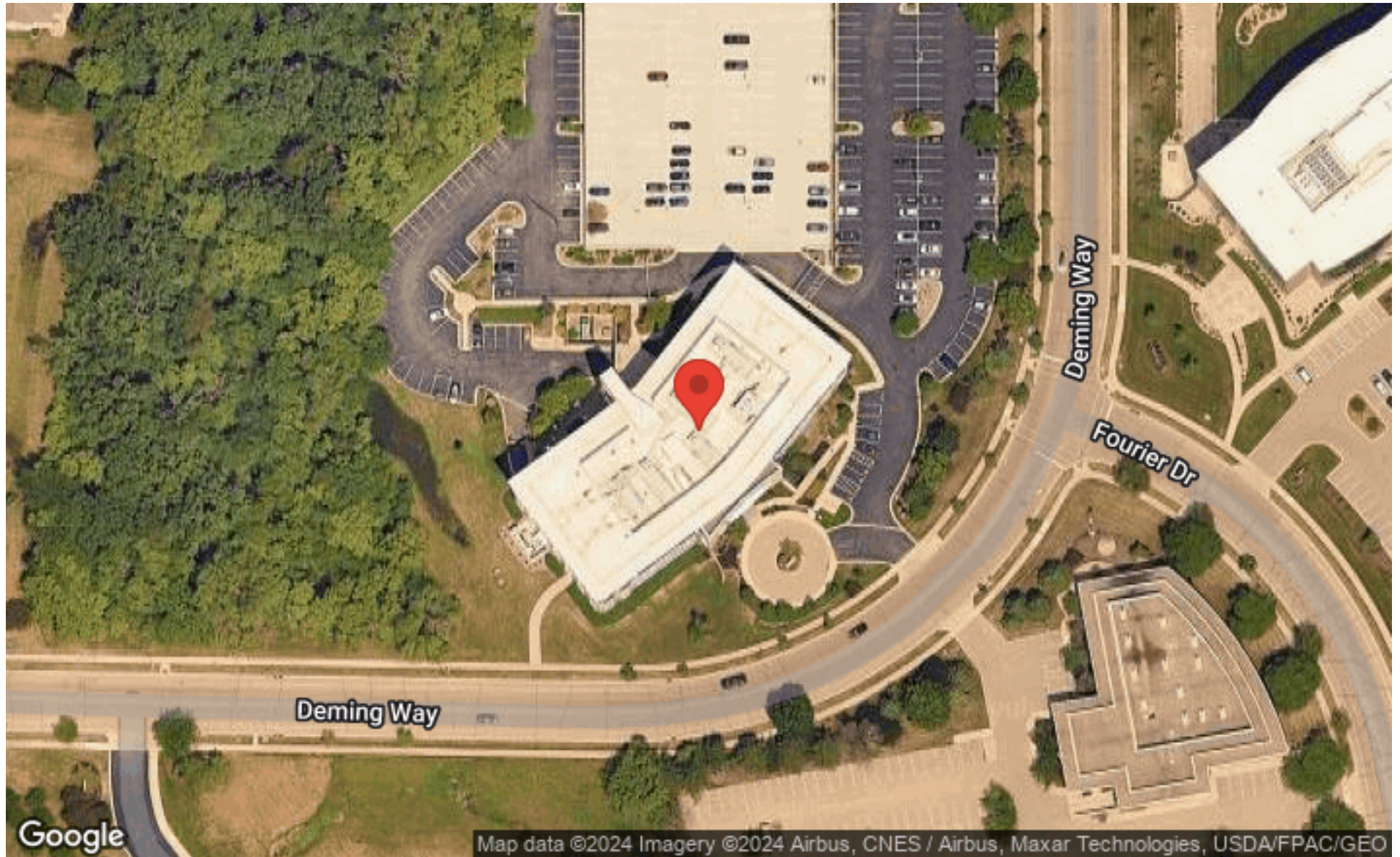


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AERIAL MAP

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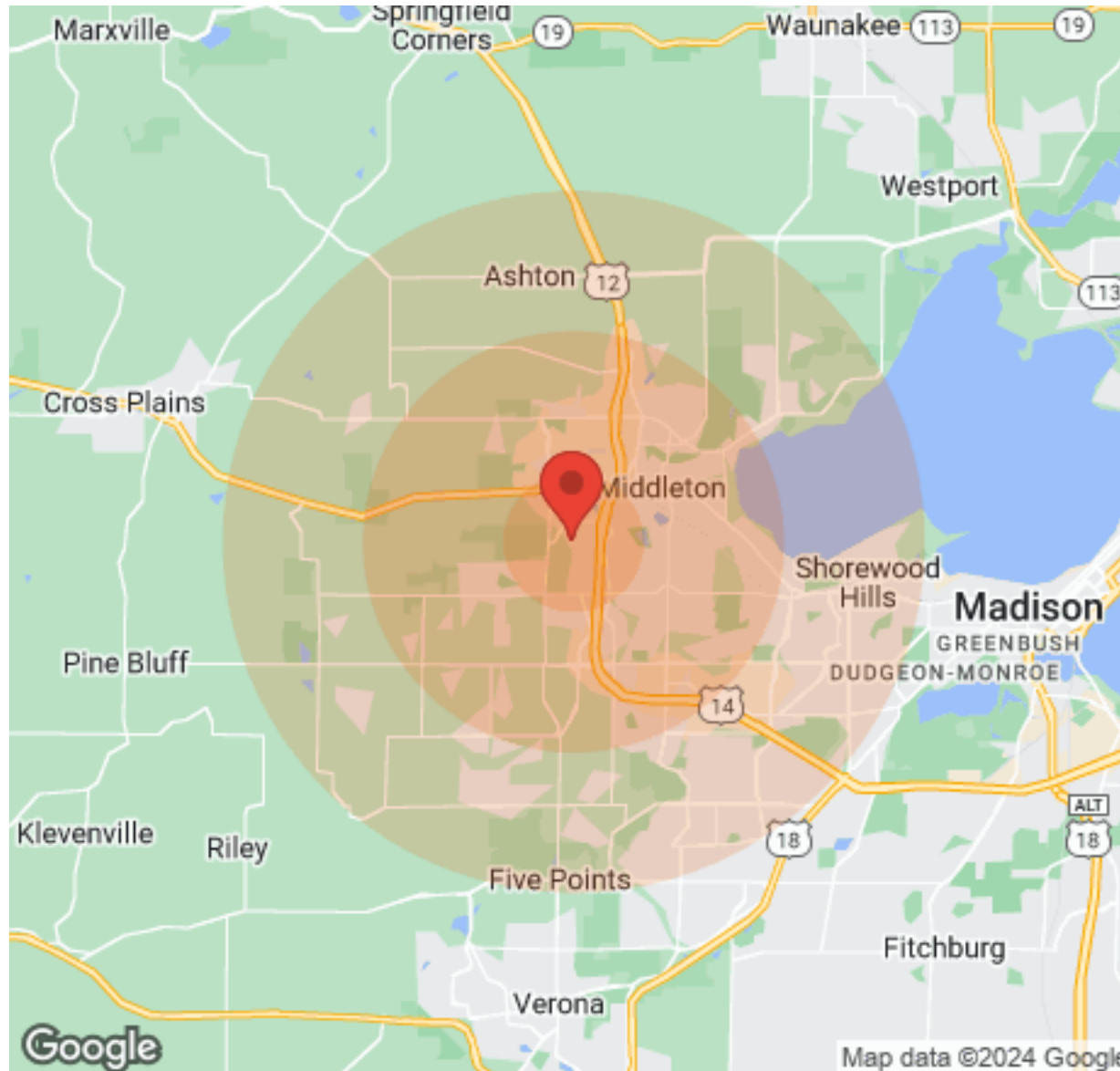


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DEMOGRAPHICS

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| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 1,650 | 21,467 | 52,382 |
| Female | 1,800 | 23,256 | 56,332 |
| Total Population | 3,450 | 44,723 | 108,714 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 469 | 7,005 | 17,917 |
| Ages 15-24 | 390 | 5,267 | 12,903 |
| Ages 25-54 | 1,337 | 17,990 | 43,352 |
| Ages 55-64 | 507 | 6,319 | 14,961 |
| Ages 65+ | 747 | 8,142 | 19,581 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$61,078 | \$64,494 | \$69,260 |
| < \$15,000 | 174 | 1,389 | 3,495 |
| \$15,000-\$24,999 | 114 | 1,517 | 3,563 |
| \$25,000-\$34,999 | 112 | 1,840 | 4,319 |
| \$35,000-\$49,999 | 260 | 3,352 | 7,360 |
| \$50,000-\$74,999 | 346 | 3,938 | 9,957 |
| \$75,000-\$99,999 | 215 | 2,669 | 6,662 |
| \$100,000-\$149,999 | 323 | 3,077 | 7,536 |
| \$150,000-\$199,999 | 105 | 1,393 | 3,250 |
| > \$200,000 | 85 | 1,802 | 3,465 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 1,918 | 22,573 | 52,955 |
| Occupied | 1,815 | 21,072 | 49,823 |
| Owner Occupied | 998 | 11,473 | 28,395 |
| Renter Occupied | 817 | 9,599 | 21,428 |
| Vacant | 103 | 1,501 | 3,132 |

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PRESENTED BY:

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