

Office Space For Sublease

Old Sauk Trails Park 1 Erdman Place

MADISON, WI 53717

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



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PROPERTY SUMMARY

1 ERDMAN PLACE | MADISON, WI 53717

Property Summary

Lease Rate:	\$21.85
Sublease Terms:	to 7/31/2030
Building SF:	99,000
Available SF:	20,998 SF
Minimum Size:	8,000 SF
Year Built:	2007
Building Class:	A
Floors:	4
Landlord:	Gialamas

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, with lockers and showers. Sublease through July 31, 2030. Gold LEED certified. Office furniture is available.

4th floor space may be divided to any size between 8,000 SF and 21,000 SF. The space offers many private offices, large conference rooms, training rooms (dividable), open office space with available furniture, copy/print area, and kitchen/break room.

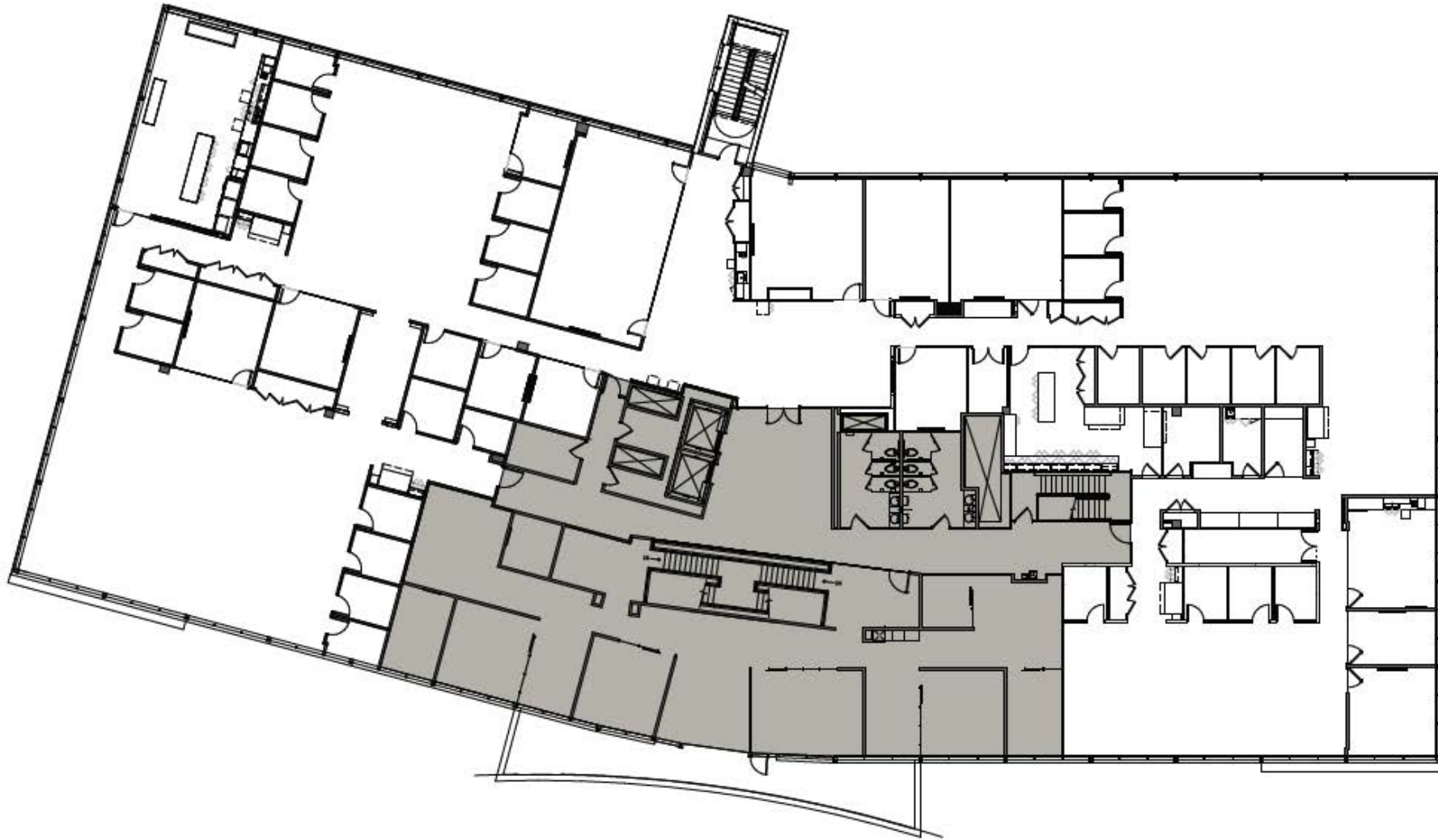
The landlord is also marketing adjacent 4th and 3rd floor spaces, with the opportunity of up to 52,000 SF available.

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.

4TH FP (EXISTING)

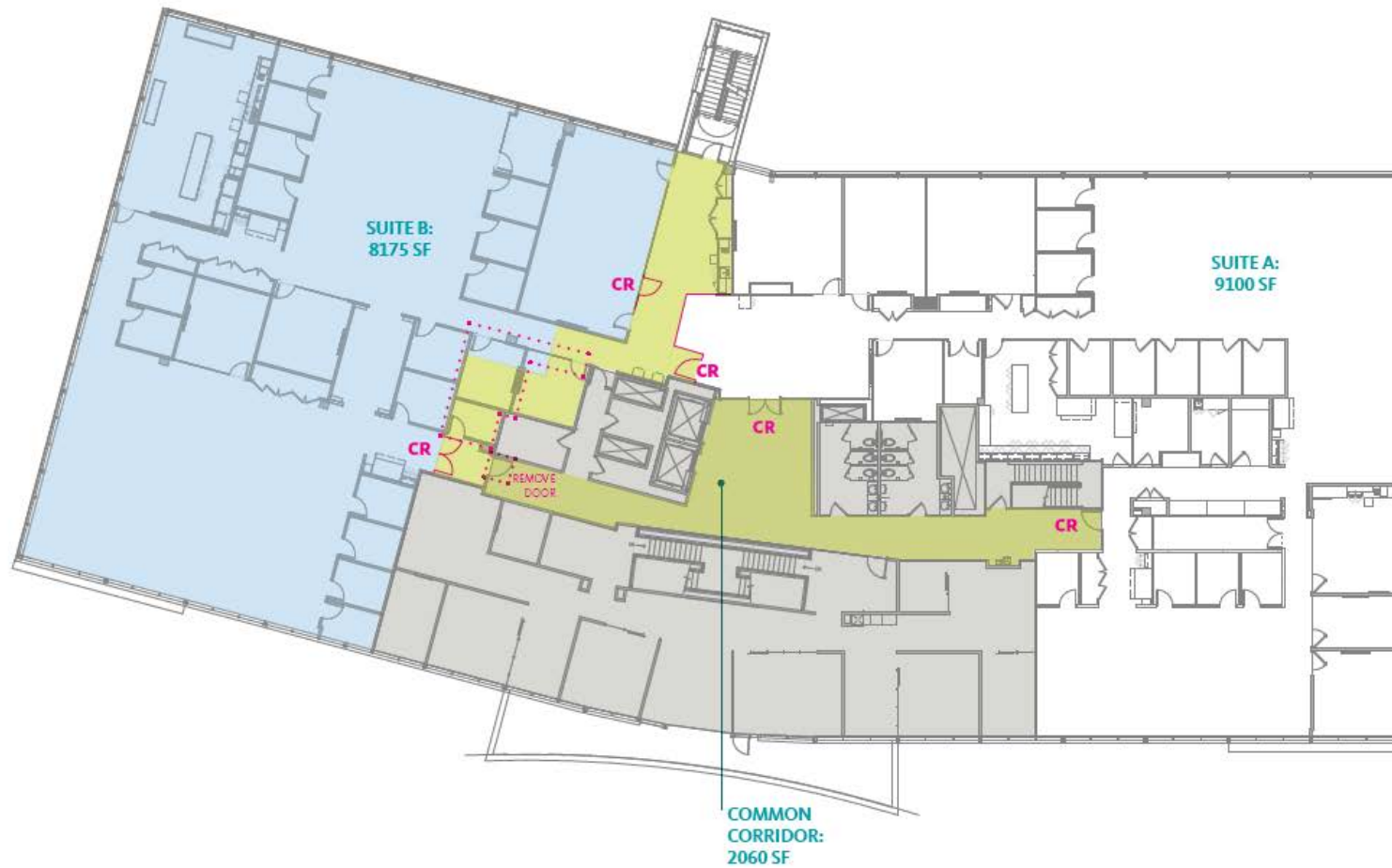
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4TH FP (POTENTIAL SUBDIVISION)

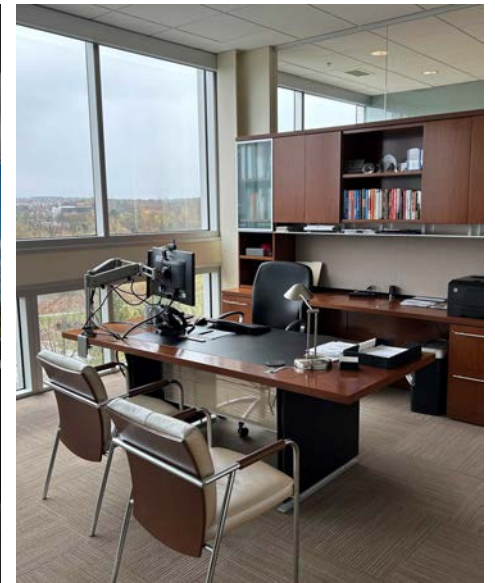
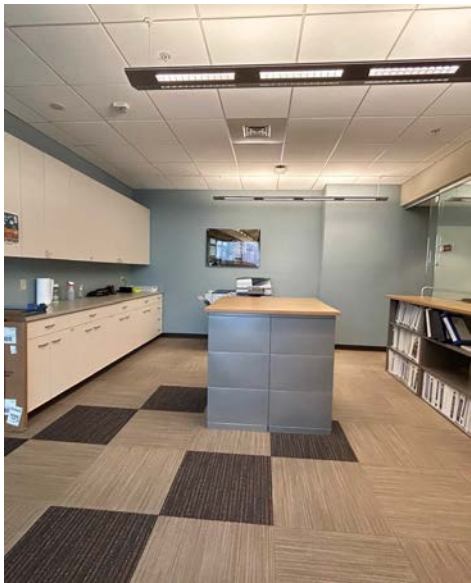
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CR DOOR WITH CARD READER OR OTHER SECURITY



PROPERTY PHOTOS

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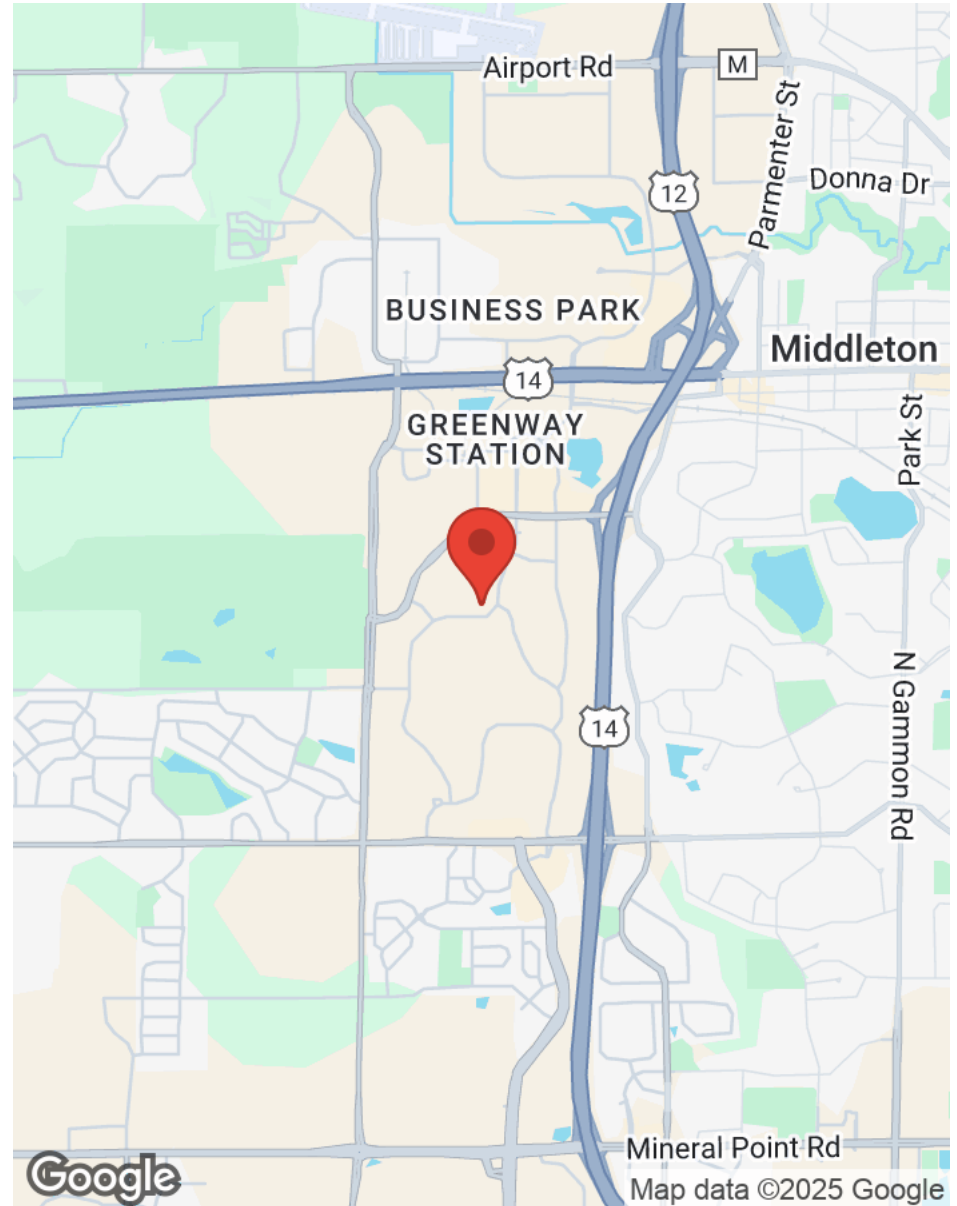
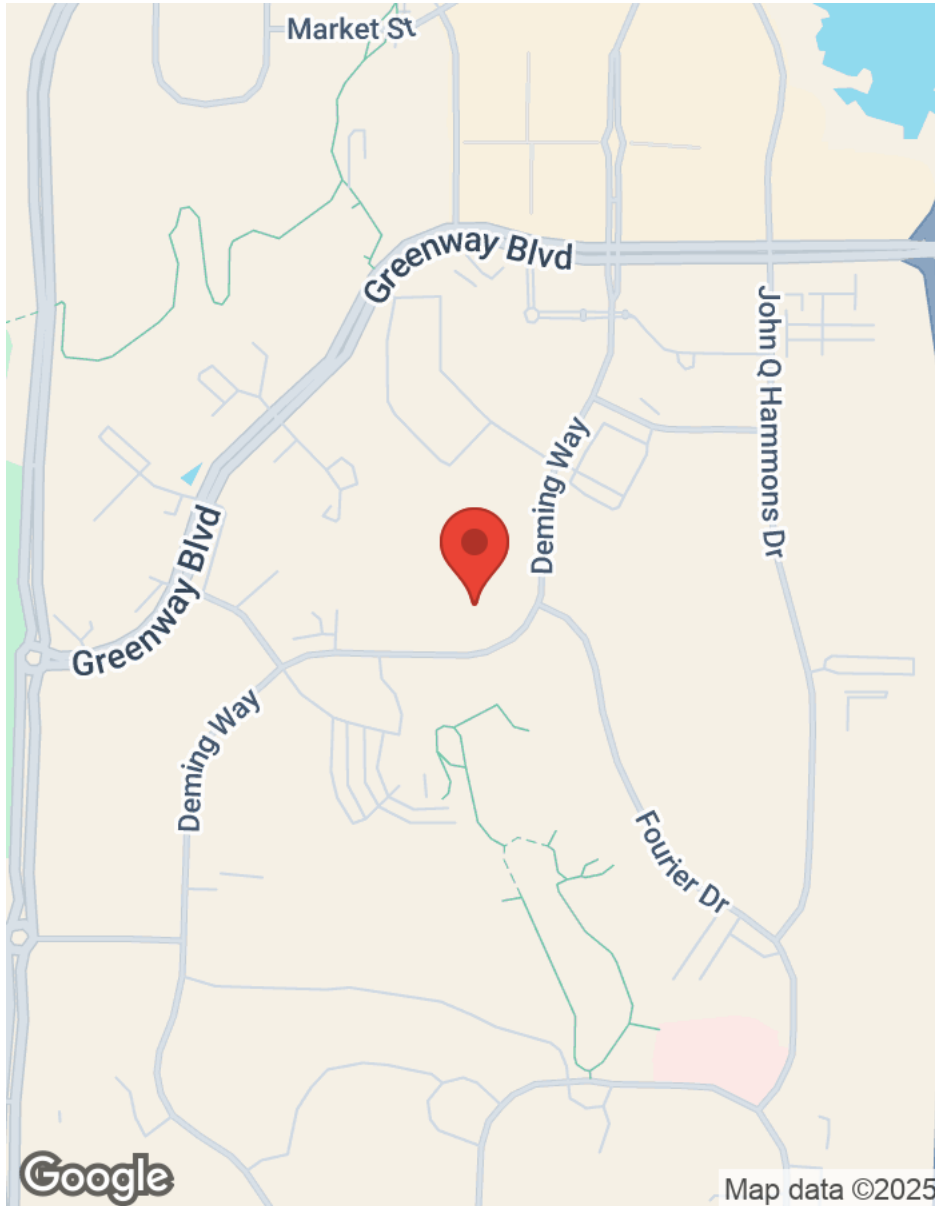
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LOCATION MAPS

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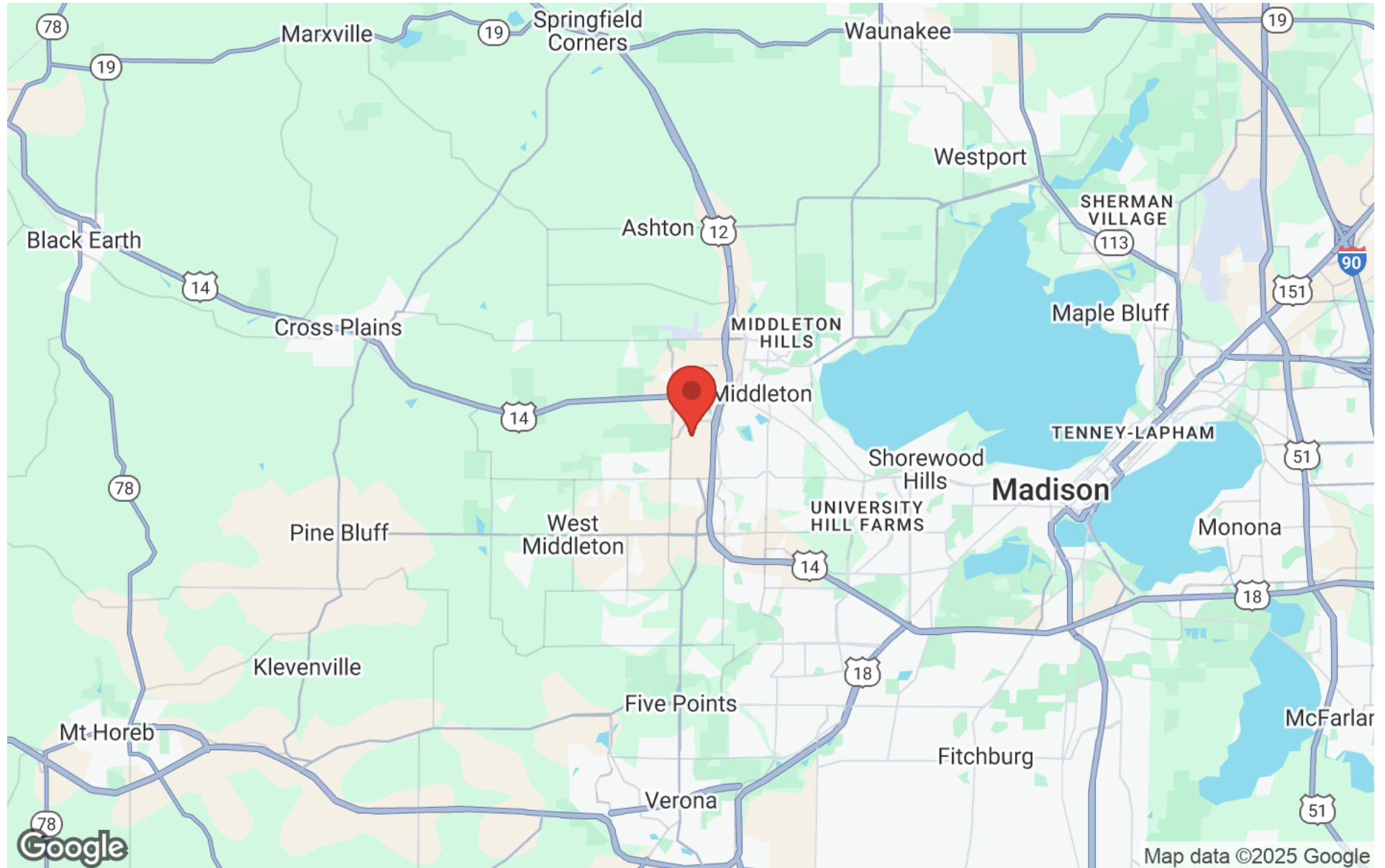


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REGIONAL MAP

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AERIAL MAP

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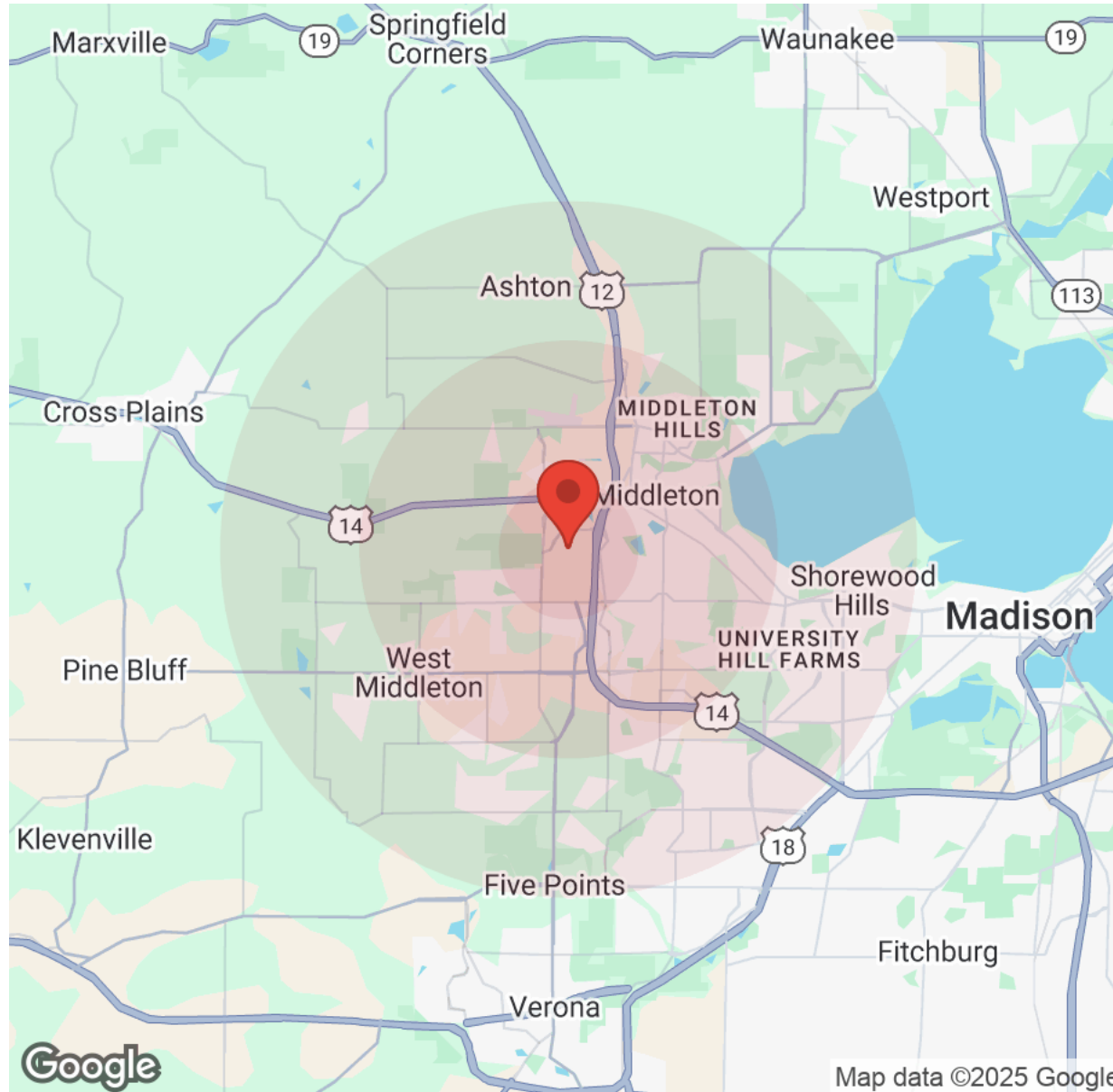


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,690	28,585	61,382
Female	4,039	29,244	62,668
Total Population	7,729	57,829	124,051

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,172	9,216	19,862
Ages 15-24	949	7,554	16,241
Ages 25-54	3,092	24,096	53,612
Ages 55-64	807	5,686	12,171
Ages 65+	1,709	11,279	22,164

Income	1 Mile	3 Miles	5 Miles
Median	\$99,838	\$100,429	\$99,011
< \$15,000	115	1,271	2,979
\$15,000-\$24,999	154	1,080	2,448
\$25,000-\$34,999	183	1,551	3,094
\$35,000-\$49,999	306	2,241	4,432
\$50,000-\$74,999	702	3,827	8,516
\$75,000-\$99,999	517	3,653	7,474
\$100,000-\$149,999	894	5,129	10,955
\$150,000-\$199,999	381	3,338	6,903
> \$200,000	695	5,250	10,495

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,259	29,626	62,219
Occupied	3,945	27,338	57,297
Owner Occupied	1,749	13,869	29,856
Renter Occupied	2,196	13,469	27,441
Vacant	314	2,288	4,922

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1 ERDMAN PLACE

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