

**2537 Daniels Street
Madison, WI 53718**

For Sublease
Lab/Flex/Manufacturing
64,940 SF

For More Information



Tim Ridders
608.669.4153
tridders@cresa.com



Connor Bernier
949.363.3659
cbernier@cresa.com

613 Williamson Street, Suite 210, Madison, WI 53703





Property Snapshot

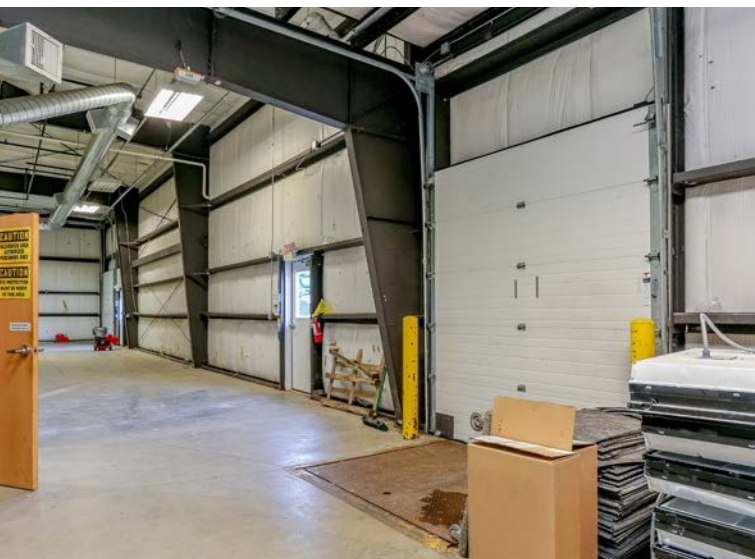
Building Size	64,940 SF
Divisible	To 37,919 SF and 27,021 SF
Year Built	2001
Parking Ratio	~3:1,000 SF (surface)
Clear Height	14' - 18'
Power	Heavy - (2), back-up generators
Loading	(1) dock and (2) drive-ins

Divisible Sections

Full Building	64,940 SF
Suite 100	37,919 SF
Suite 101	27,021 SF

Building Features

- Former Corporate HQ facility
- 100% climate controlled
- Building is fully furnished and in like new condition
- Excellent combination of warehouse, training, conference, assembly, open engineering and private offices



Full Building Available for Sublease

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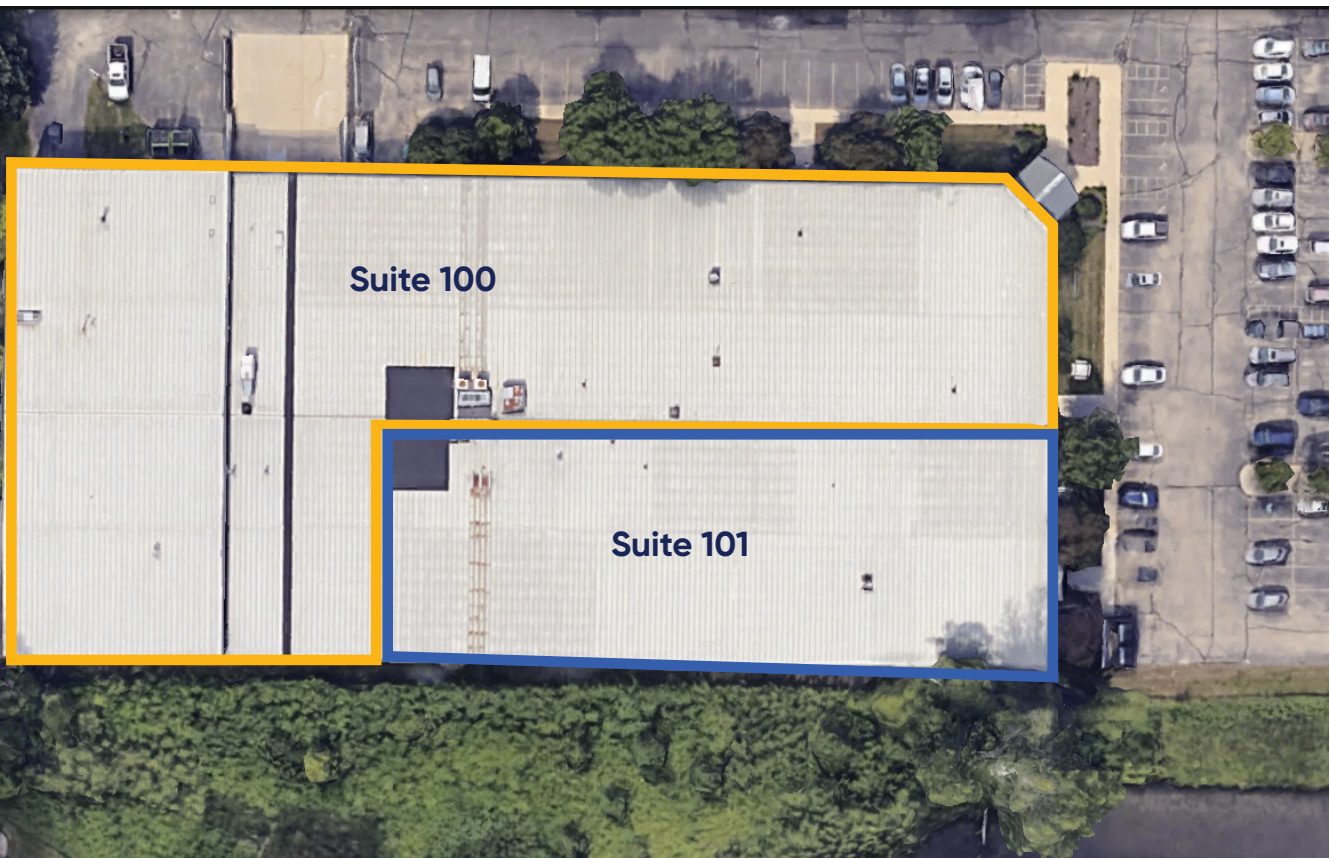
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Divisible Sections

Full Building 64,940 SF

Suite 100 37,919 SF

Suite 101 27,021 SF



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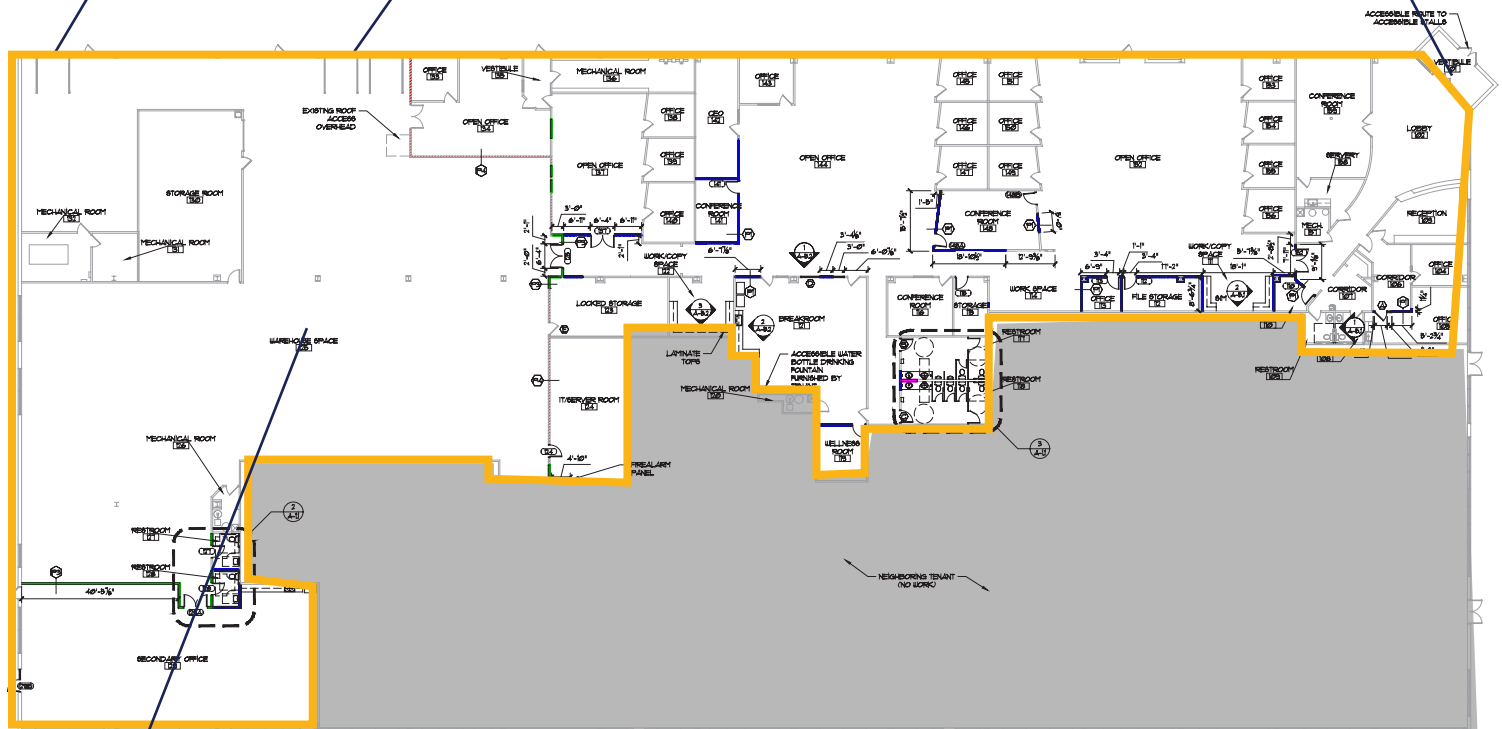
Suite 100

37,919 SF

Main Entrance

**Dock door
(expandable to 2)**

Drive-in door



Warehouse

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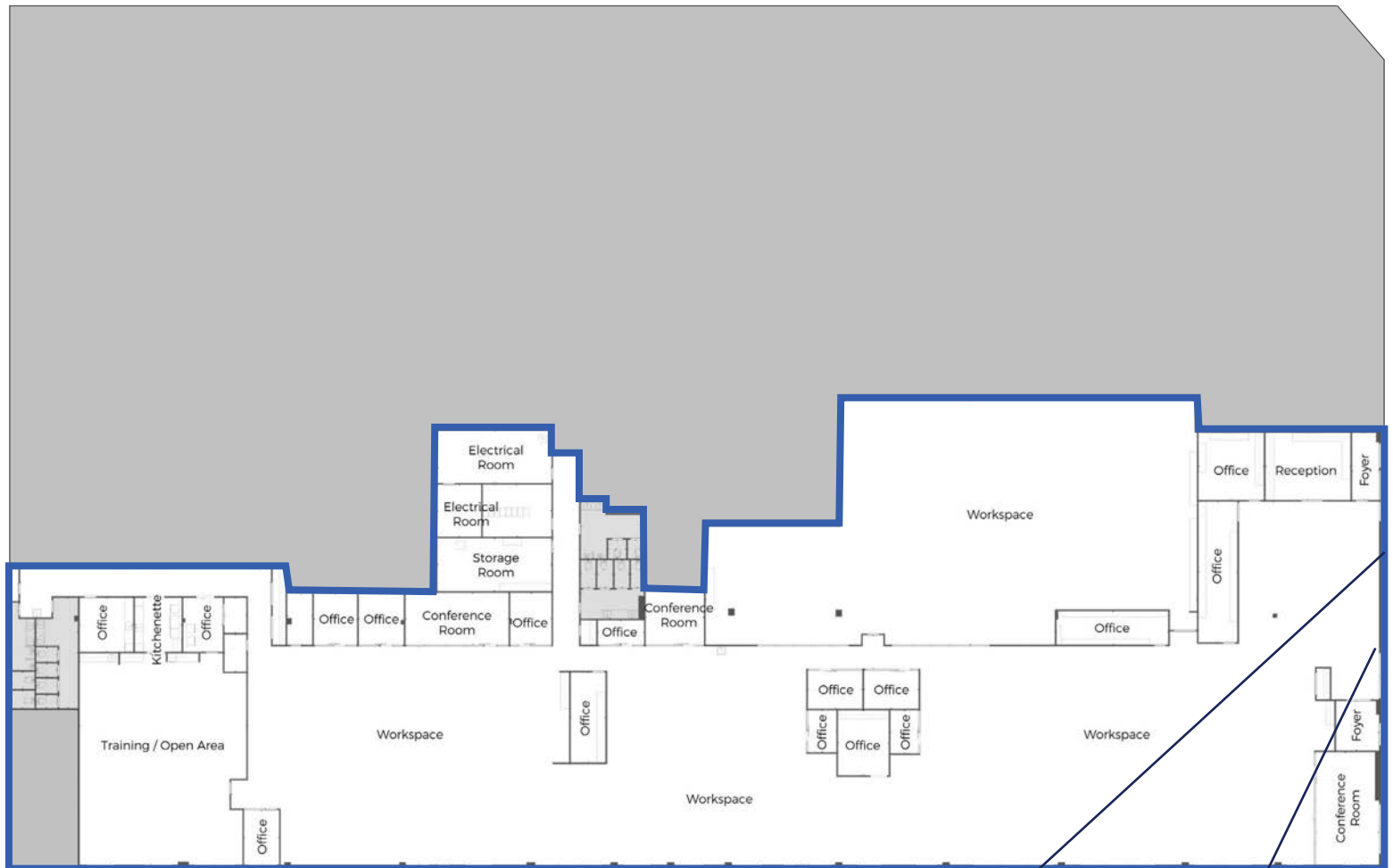


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Suite 101

27,021 SF



Main Entrance

Drive-in door

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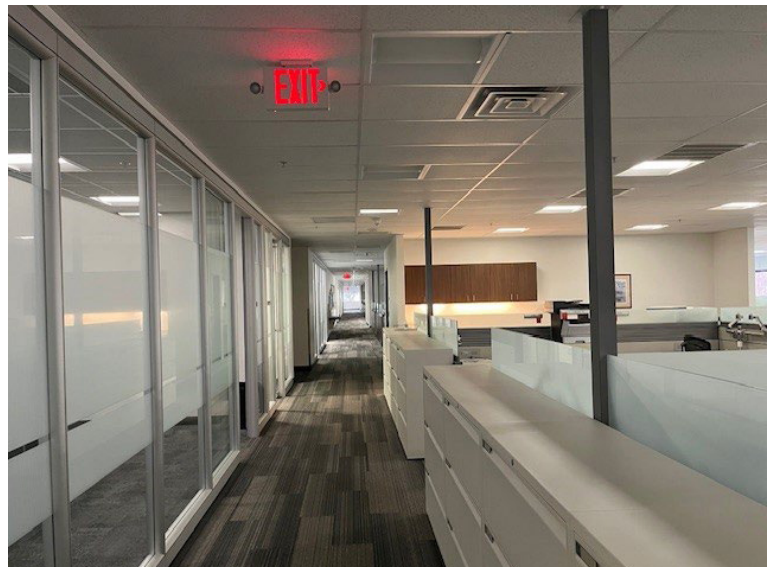
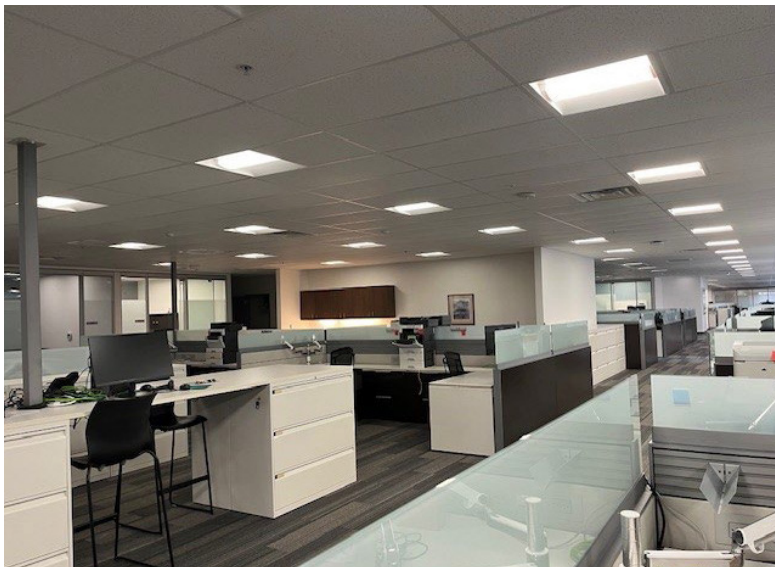


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INTERIOR PHOTOS

2537 Daniels Street, Madison, WI 53718



BUILDING PHOTOS

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Main Entrance



Suite 100 Drive-in & Dock Door



Suite 101 Drive-in Door



For More
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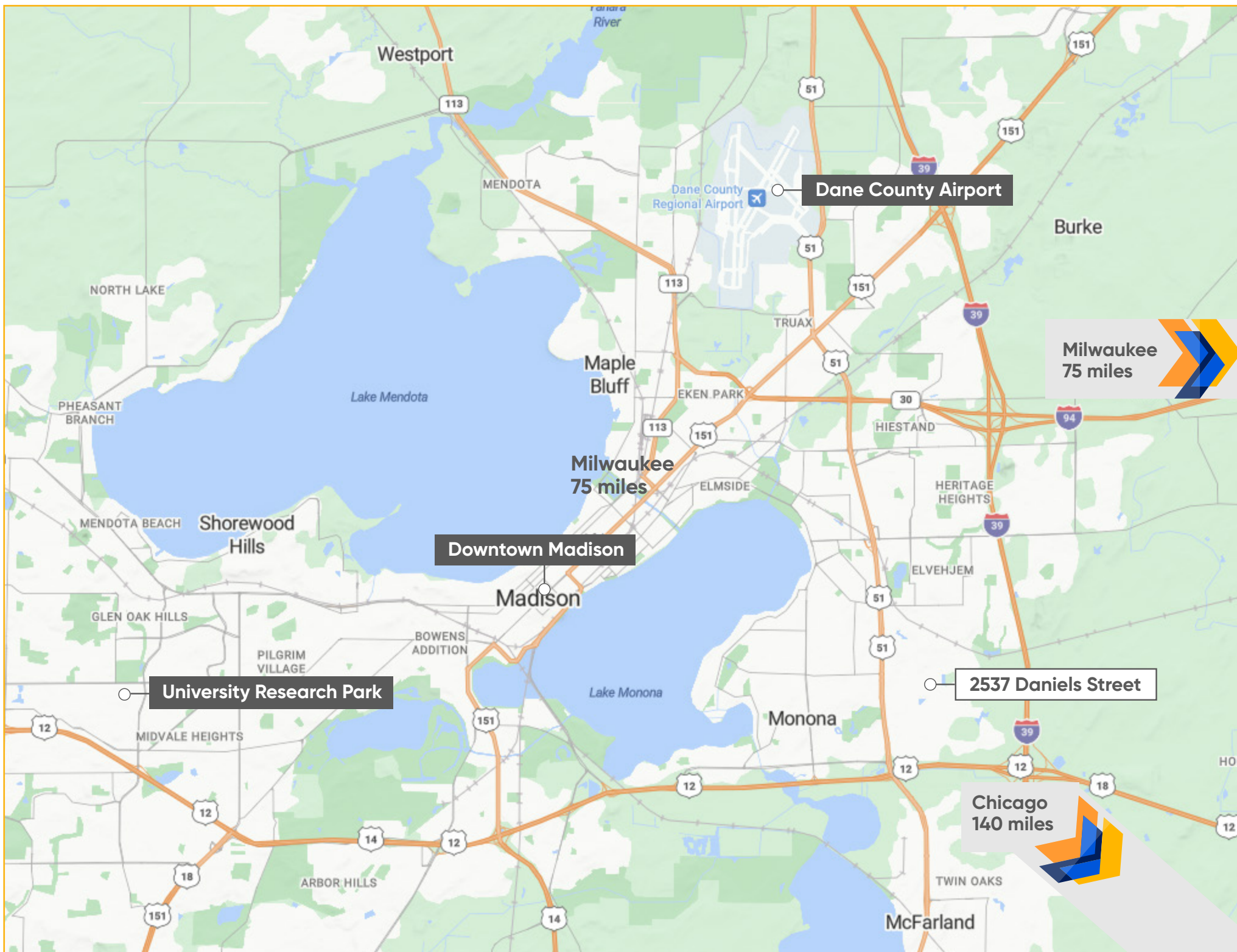


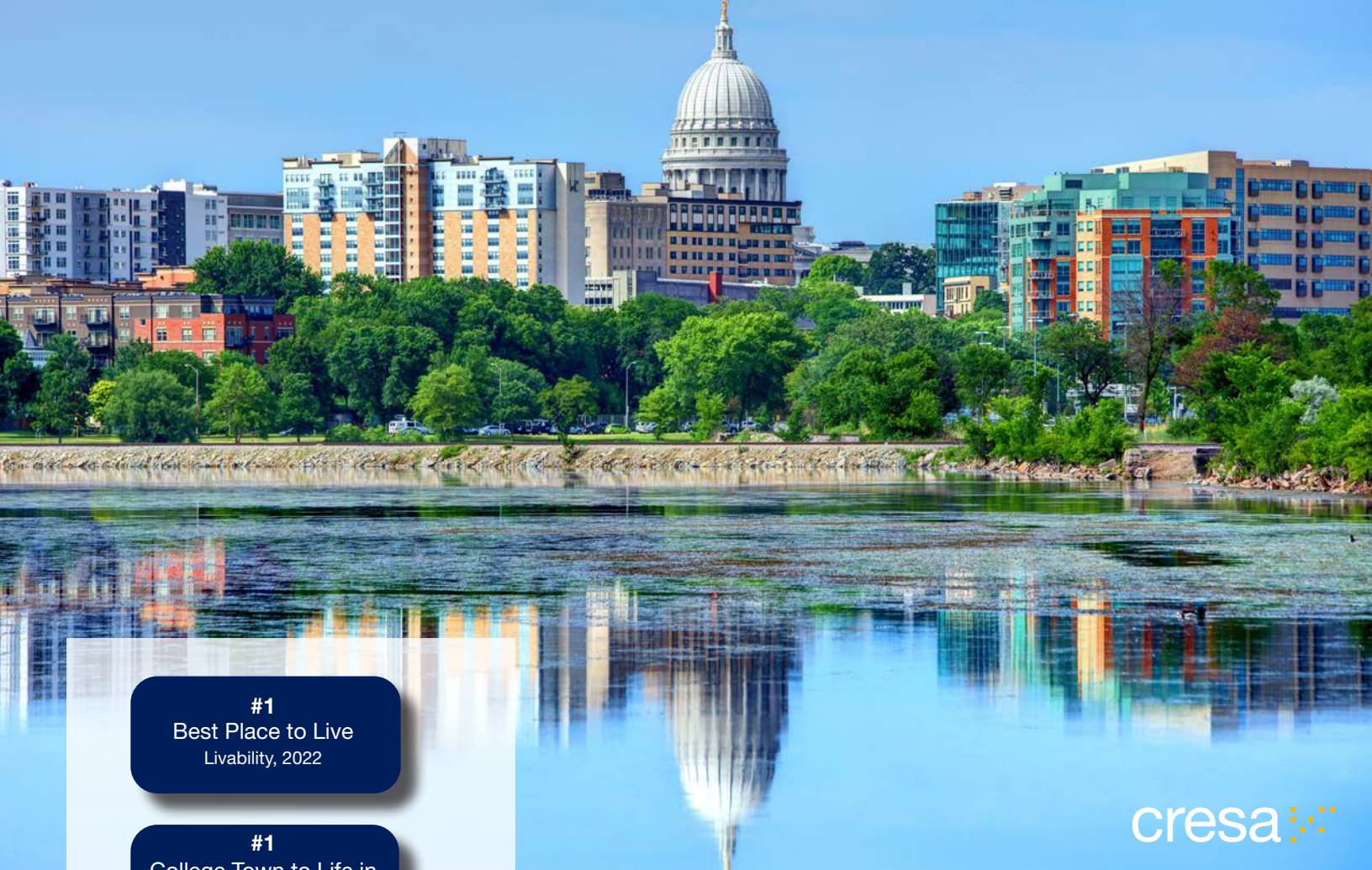
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#1
Best Place to Live
Livability, 2022

#1
College Town to Life in
After Graduation
Livability, 2024

#4
Best City for
Work-Life Balance
Coworking Cafe, 2024

#5
Best City for
College Grads
Apartment Advisor, 2024

#8
Greenest City in US
EcoCation, 2024

#5
Fittest City In The US
American Fitness Index, 2024

#4
Happiest Cities
In America
American Fitness Index, 2024

Madison, WI

Madison, Wisconsin is a vibrant, growing city that benefits from its proximity to major Midwestern cities including Chicago, IL; Milwaukee, WI; and Minneapolis, MN. As the state capital and the county seat of Dane County, Madison serves as a critical hub in the region. It is uniquely situated on an isthmus between two scenic lakes, offering a combination of urban amenities and natural beauty that enhances the city's appeal for both residents and businesses.

With a population of over 280,000 and a Madison Metropolitan Statistical Area (MSA) population of 705,299, Madison is the second-largest city in Wisconsin. Both the

city and MSA have experienced steady population growth over the past two decades, with a projected growth rate of 5.19% over the next five years. This growth reflects Madison's strong economic fundamentals and high quality of life.

Ranked as one of the best places to live in the U.S., Madison is known for its abundant green spaces, biking trails, cultural institutions, and recreational opportunities. The city's thriving economy, supported by a focus on education, healthcare, and technology, makes it an attractive destination for investors and businesses alike.



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