

PARK WEST I

406 Science Drive, Madison, WI 53711



Available for Lease

Office Space



t: 608-294-9400

leasing@compassproperties.com

www.compassproperties.com

Property Summary

Park West I at 406 Science Dr. is conveniently located on the corner of Mineral Point and Whitney Way in the very acclaimed University Research Park. The impressive four-story, 52,353 square foot building features some of Madison's most innovative and flourishing businesses. The building is constantly undergoing improvements to further improve service, performance and energy efficiency.

The building is an excellent home for your company and employees — located in a park-like setting on 6 acres, Park West I features ample free parking and excellent views. Near several restaurants and shopping destinations, this convenient location is just 15 minutes from downtown Madison, Greenway Station, Middleton, Verona and Cross Plains.

Building Description: 52,353 square foot, four-story professional building. Part of the UW Research Park campus which is comprised of over 37 buildings with almost 2 million square feet of space and over 3,500 employees.

Space Availability:

Suite 204	1,200 RSF
Suite 206	1,582 RSF
Suite 404	3,239 RSF

Lease Rate: \$15.50 - \$16.00 NNN

Improvements: Negotiable

Parking: Four parking stalls per 1,000 SF leased

Amenities:

- Professional lobby design, common conference/training center
- Easy access to UW, shopping, restaurants, and the 12/18 Beltline Hwy
- Document storage rooms onsite
- Secure building with after-hours card access
- Ample on-site parking at no additional charge
- Handsfree restroom features
- Professionally managed by Compass Properties

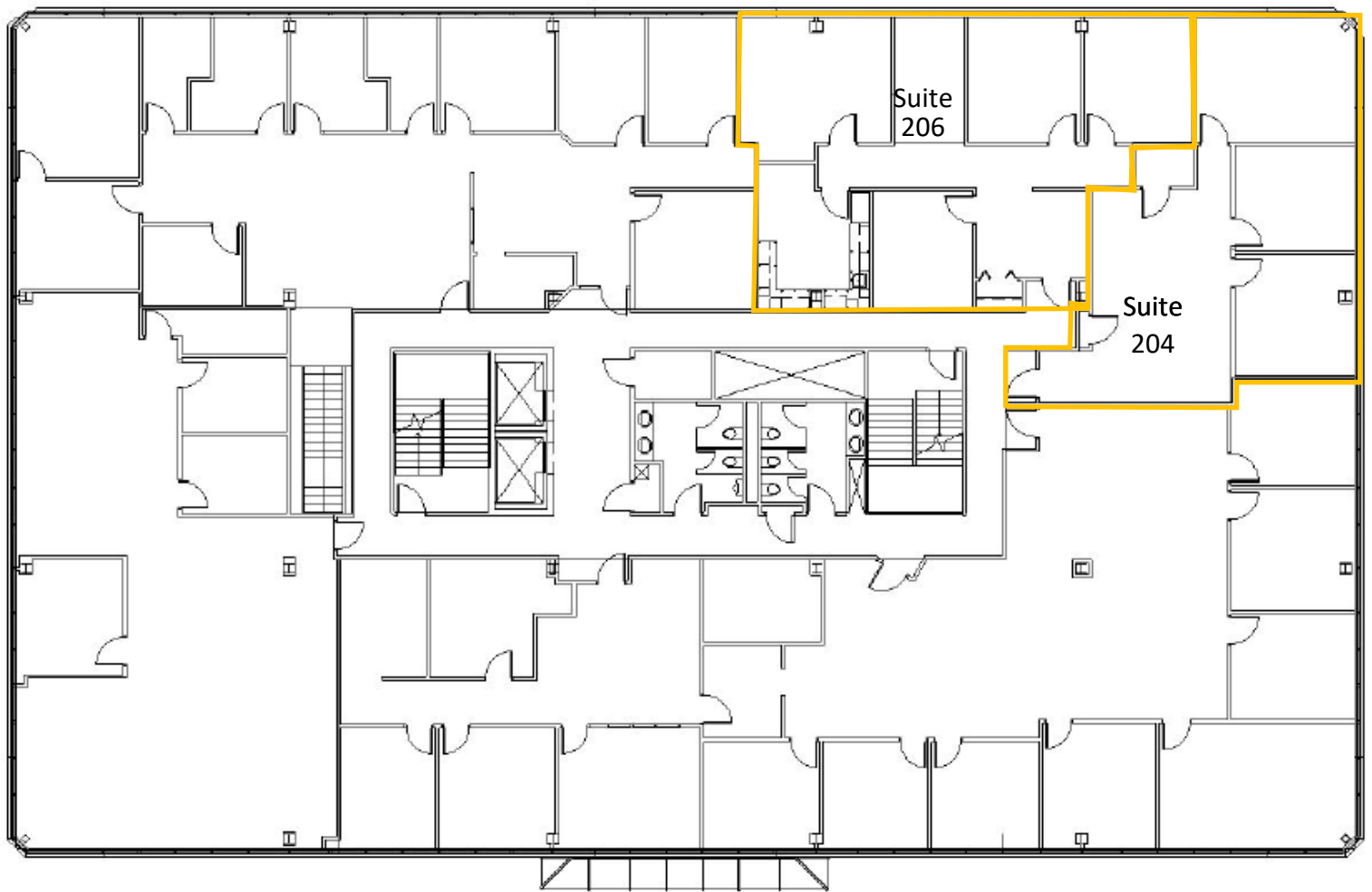


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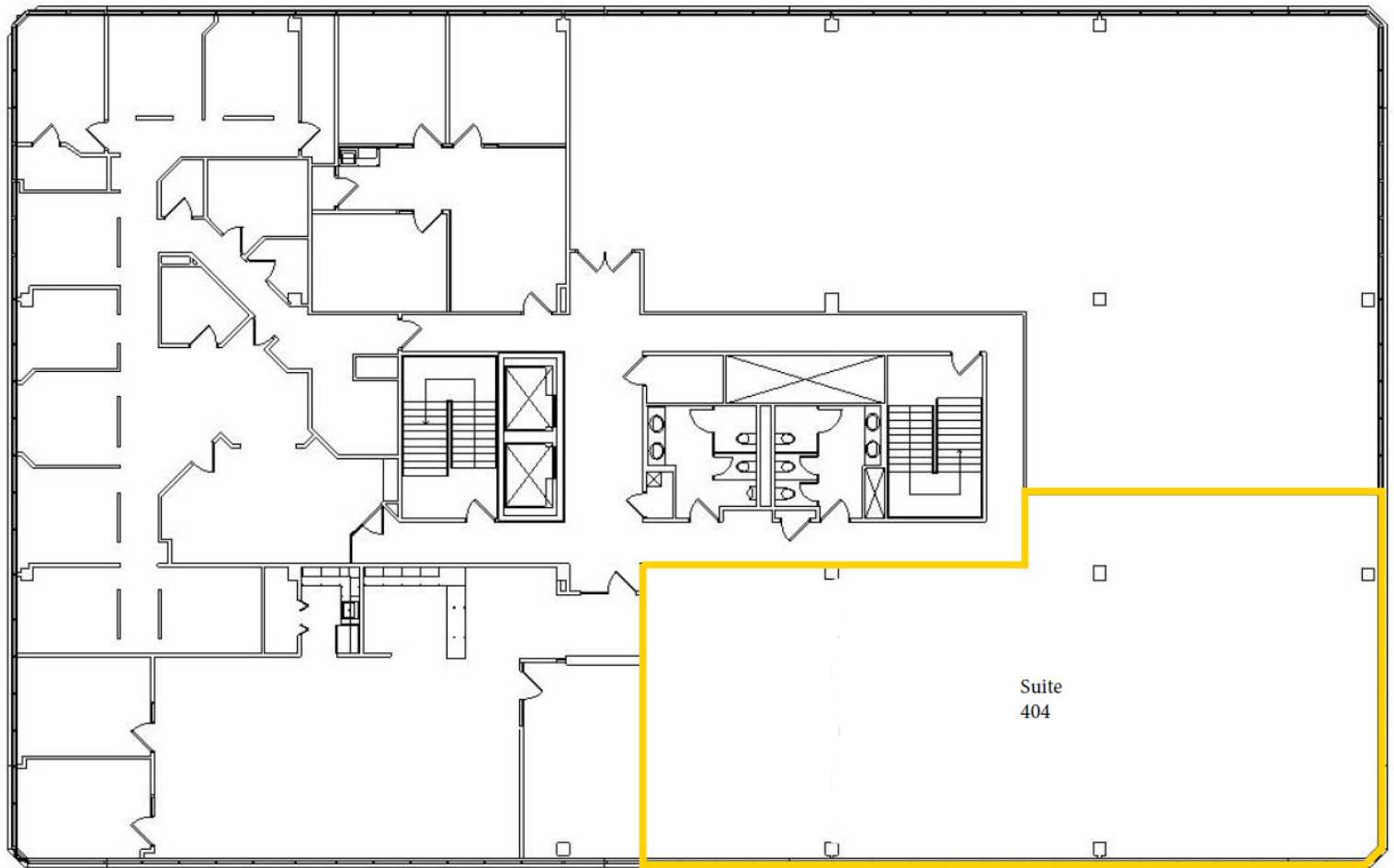
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Second Floor



Suite 204	1,200 RSF
Suite 206	1,582 RSF

Fourth Floor



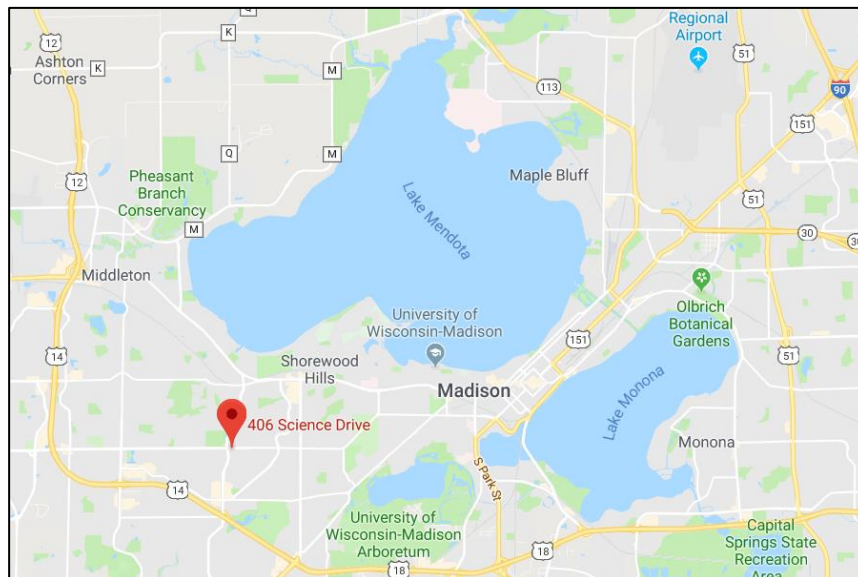
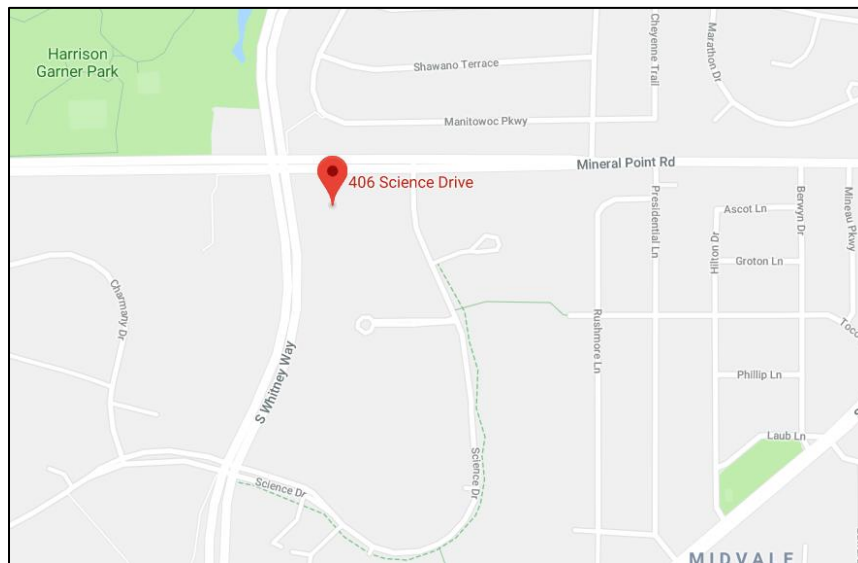
Suite 404 3,239 RSF

Location

Established in 1984, University Research Park, a University of Wisconsin-Madison affiliate, is an internationally recognized research and technology park that supports early-stage and growth-oriented businesses in a range of sectors including engineering, computational and life sciences.

Park West I is less than 2 miles from West Towne Mall and just a 30-minute drive (10.1 miles) from Dane County Regional Airport. Also, less than 1 mile to the south is a mix of shops and restaurants including Walgreens, Hy-Vee Market Grille, and Vintage Brewing Co.

Bus service (routes A and E) is available on Mineral Point Rd near the property.



Subject Property and Building

