

121 S PINCKNEY ST.
MADISON, WI



OFFICE/RETAIL
SPACE FOR LEASE



Property Overview

Located just steps from the Capitol Square, The Cantwell Building offers a unique opportunity to lease office space in one of Madison's most desirable downtown locations. Originally built in 1906 and recently remodeled, this five-story, elevator-served building seamlessly blends historic charm with modern functionality. With flexible suite options available, The Cantwell Building provides an ideal setting for businesses seeking a prestigious address in the heart of the city.

Suite 300 – Bright corner office/flex suite with abundant natural light and a versatile layout. Includes 2 private offices, glass conference room, large open area, and spacious kitchen/dining area.

Suite 420 – 1,624 SF – Efficient office suite with a flexible layout featuring 4–5 offices (or conference room), kitchen/break area, and large open workspace for collaboration or workstations.

MADISON, WI

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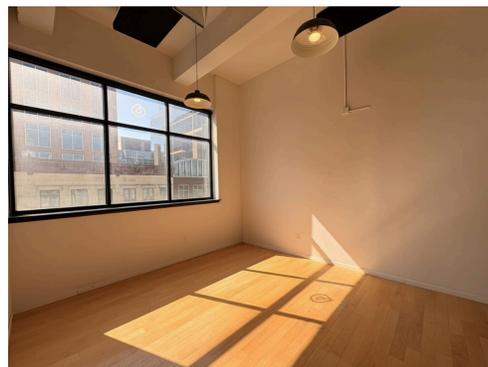
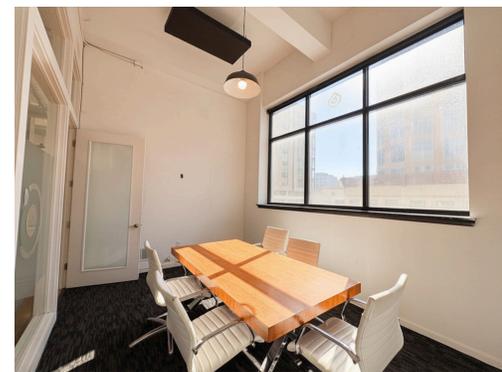
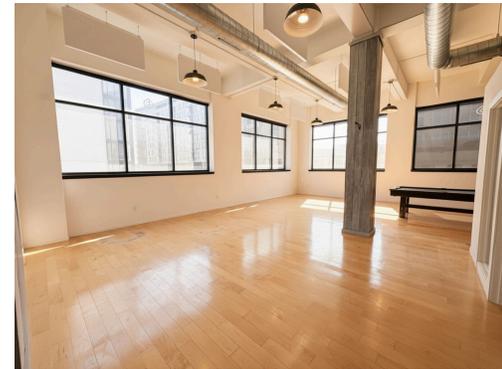
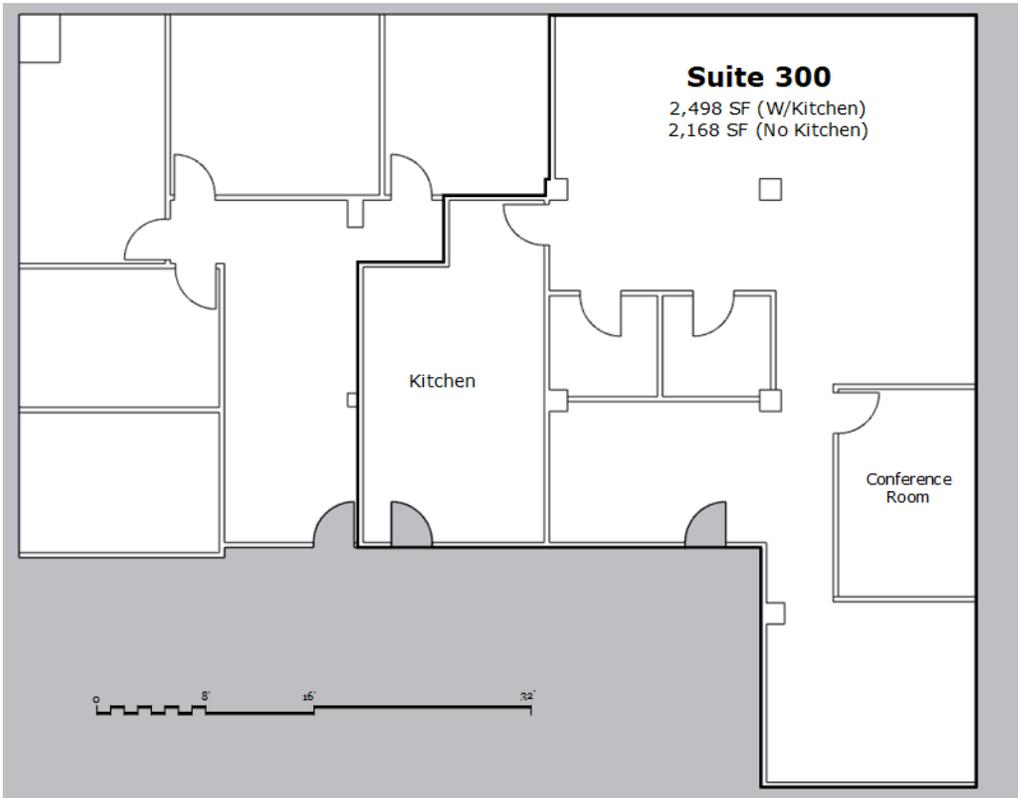
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Suite 300:	w/ Kitchen	No Kitchen
Rentable Square Footage (RSF)	2,498 SF	2,168 SF
Monthly Base Rent (\$21/SF/YR)	\$4,372	\$3,794
Monthly Utility Charge* (\$2/SF/YR)	\$416	\$361
Total Monthly Rent	\$4,787	\$4,155

Landlord pays utility bill then charges back tenant a flat monthly utility charge



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Suite 420:

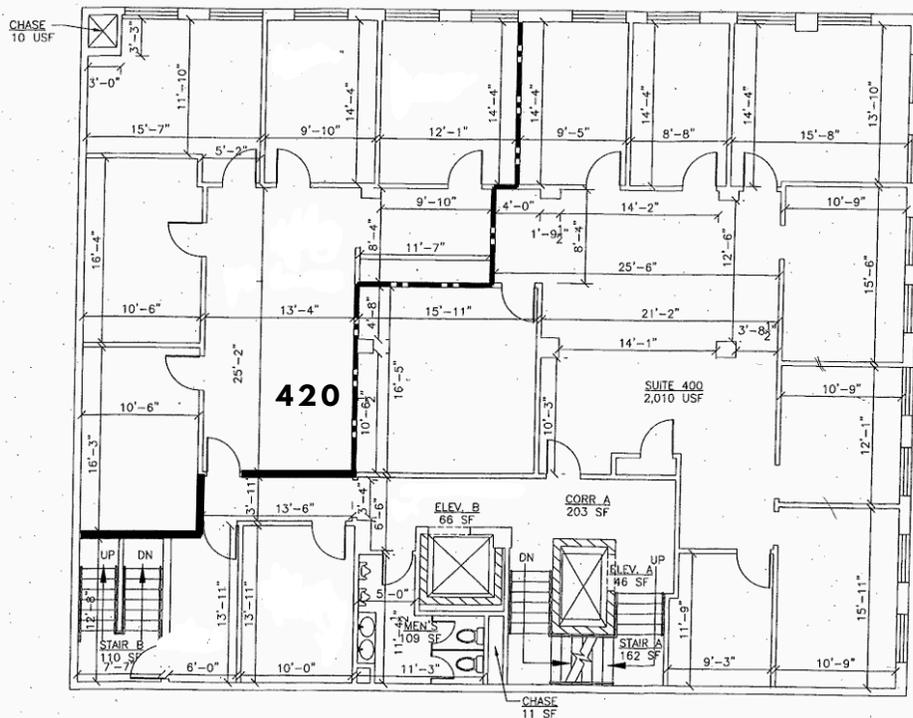
Rentable Square Footage (RSF) 1,624 SF

Monthly Base Rent (\$21/SF/YR) \$2,842

Monthly Utility Charge* (\$2/SF/YR) \$271

Total Monthly Rent \$3,113

Landlord pays utility bill then charges back tenant a flat monthly utility charge



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Gross Measured Area of Floor:	4285 SF
Major Vertical Penetrations:	405 SF
Floor Rentable Area: (4285-405)	3,880 SF
Total Common Area (Floor/544+Building/200):	744 SF
Floor Usable: (3338+544)	3,882 SF
SUITE 400	
R/U Ratio: (Suite Usable/Total Suite Usable)	.602
Share of Total Common Area: (744 x .602)	448 SF
Rentable Area: (2010 + 448)	2,458 SF
SUITE 420	
R/U Ratio: (Suite Usable/Total Suite Usable)	.397
Share of Total Common Area: (744 x .397)	296 SF
Rentable Area: (1328 + 296)	1,624 SF

① FOURTH FLOOR PLAN
0 2 4 8 16 FEET

