

For Lease

Class A Retail & Office Space

849 E Washington Avenue
Madison, WI 53703

BAKERS PLACE

Rental Rate: \$40.00/SF MG

For More Information



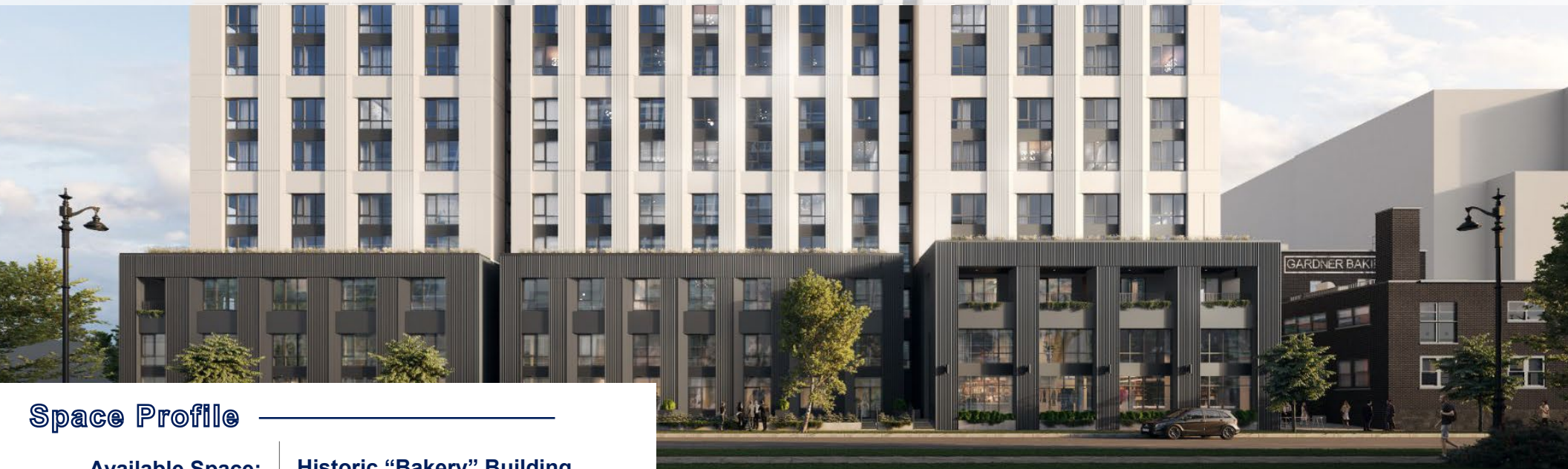
Matt Apter
608.852.3001
mapter@cresa.com

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849 E Washington Ave
Madison, WI 53703



Space Profile

Available Space:

Historic "Bakery" Building

Suite #1: 1,321 SF
Suite #2: 3,312 SF (divisible)
2a: 727 SF
2b: 2,585 SF

New "Bakers Place" Tower

Suite #3: 1,100 SF
Suite #4: 2,250 SF

Lease Rate:

\$40.00/SF MG

Expenses:

Utilities & Janitorial

Term:

5 + years

Parking:

Reserved surface and garage parking stalls available

Year Built:

2024-2025

Rental Concessions:

Landlord is willing to provide funds to be applied to initial build out

Description

This dynamic project blends modern sustainability with historic character and features:

- Prominent East Washington Avenue frontage
- 206 luxury apartment units
- LEED certification
- Exceptional visibility and abundant natural light
- Green roofs designed for stormwater management
- Hybrid mass timber tower construction
- Sustainable, energy-efficient design

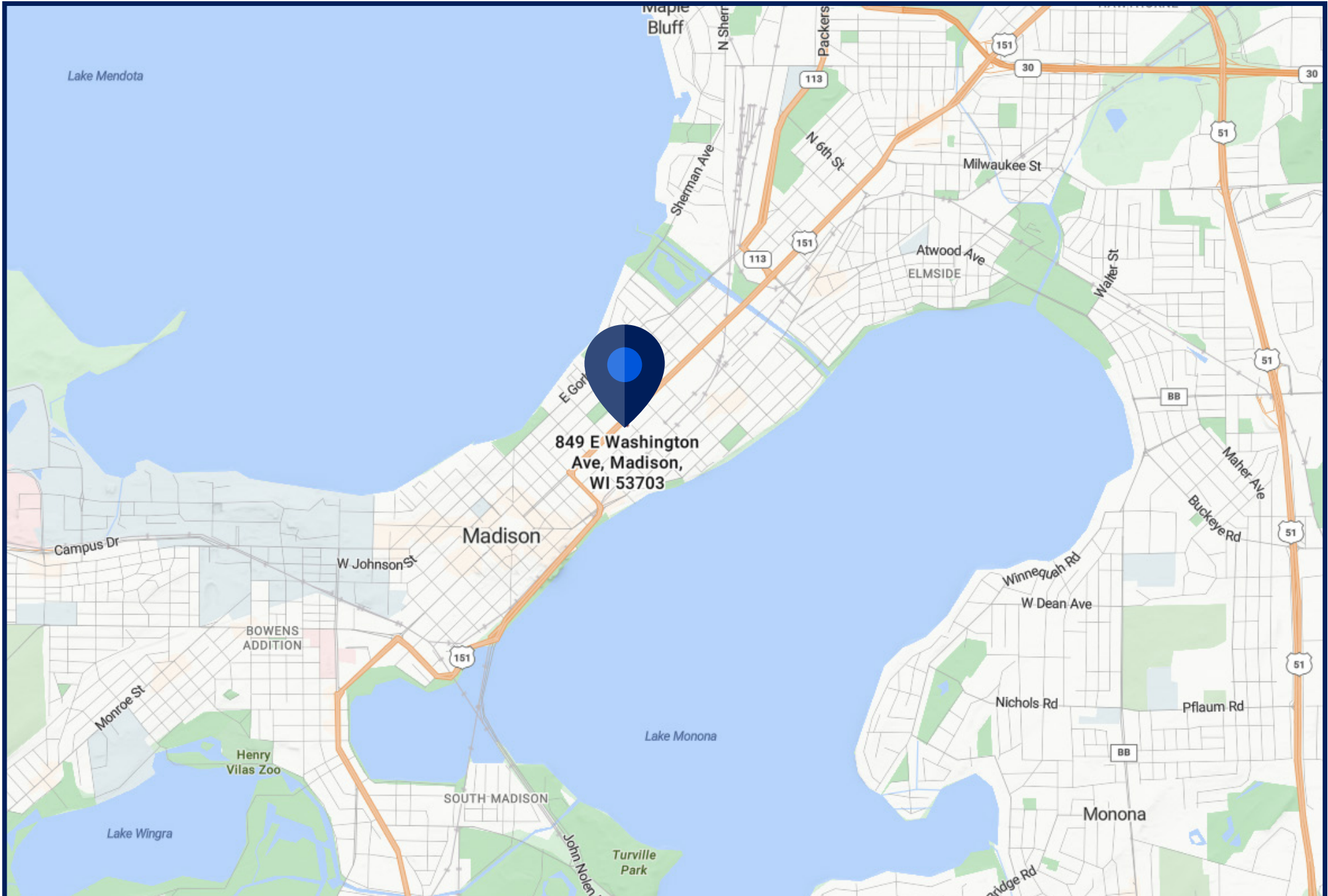
Bakers Place introduces a modern mixed-use destination that blends new construction with the character of downtown Madison

Retail and commercial opportunities range from 727 SF to 3,312 SF, offering flexible options to launch or grow your business.

Additional lower-level space is available beneath Suite #2b (see floor plan for details)

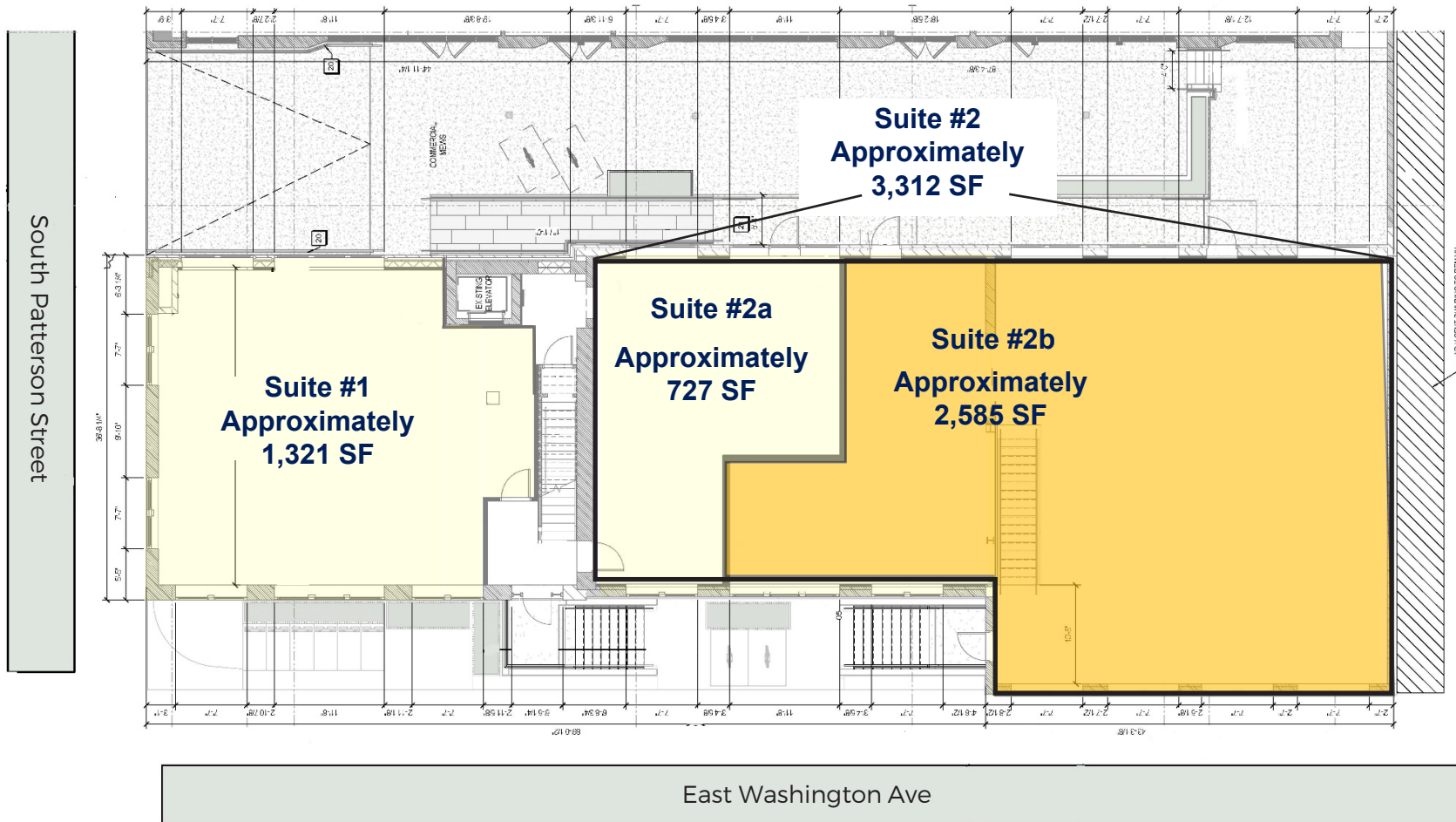
LOCATION

849 E Washington Ave



HISTORIC BAKERY BUILDING PLAN

849 E Washington Ave



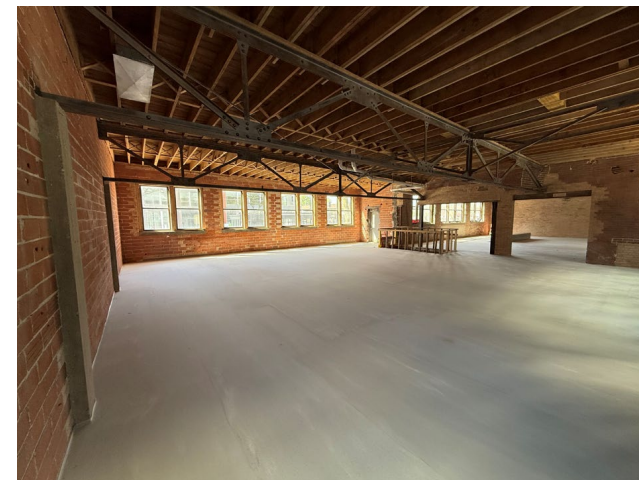
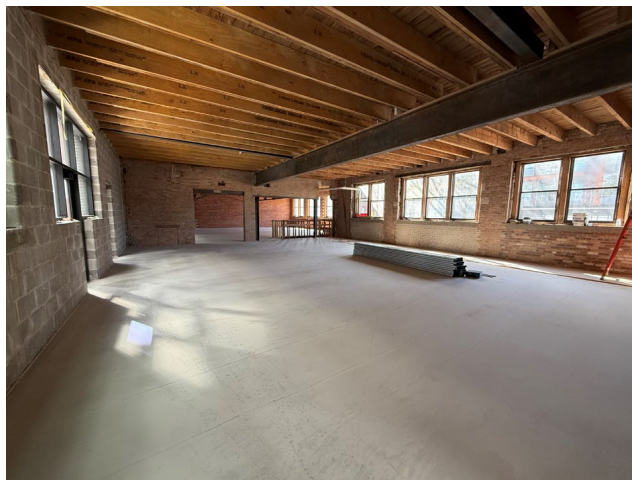
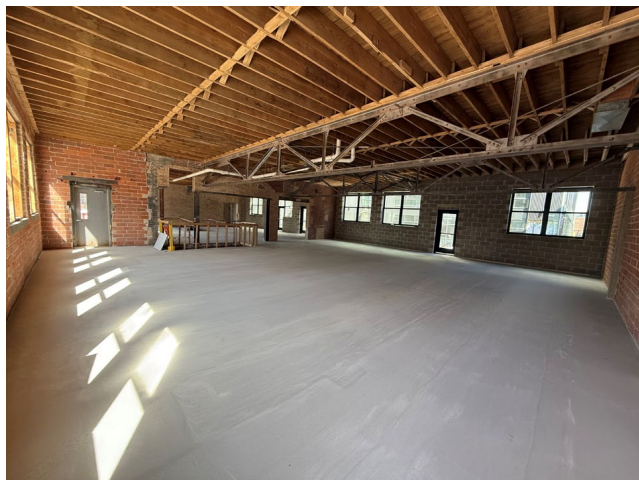
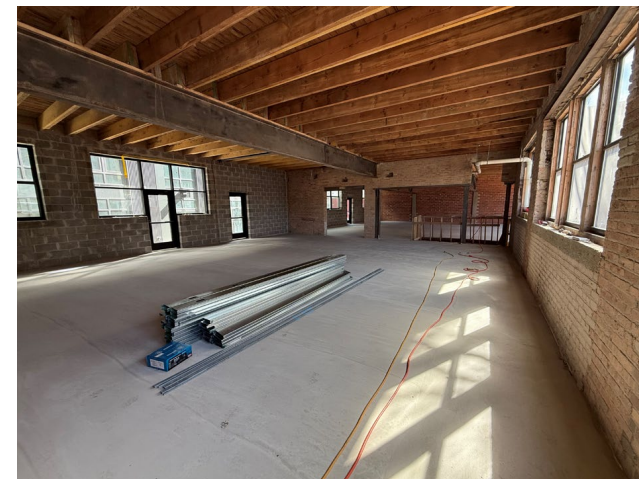
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INTERIOR PHOTOS

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RENDERINGS

849 E Washington Ave



OFFICE CONCEPT



ALLEY BETWEEN COMMERCIAL & RESIDENTIAL SPACES



RESTAURANT CONCEPT



SALON/SPA CONCEPT

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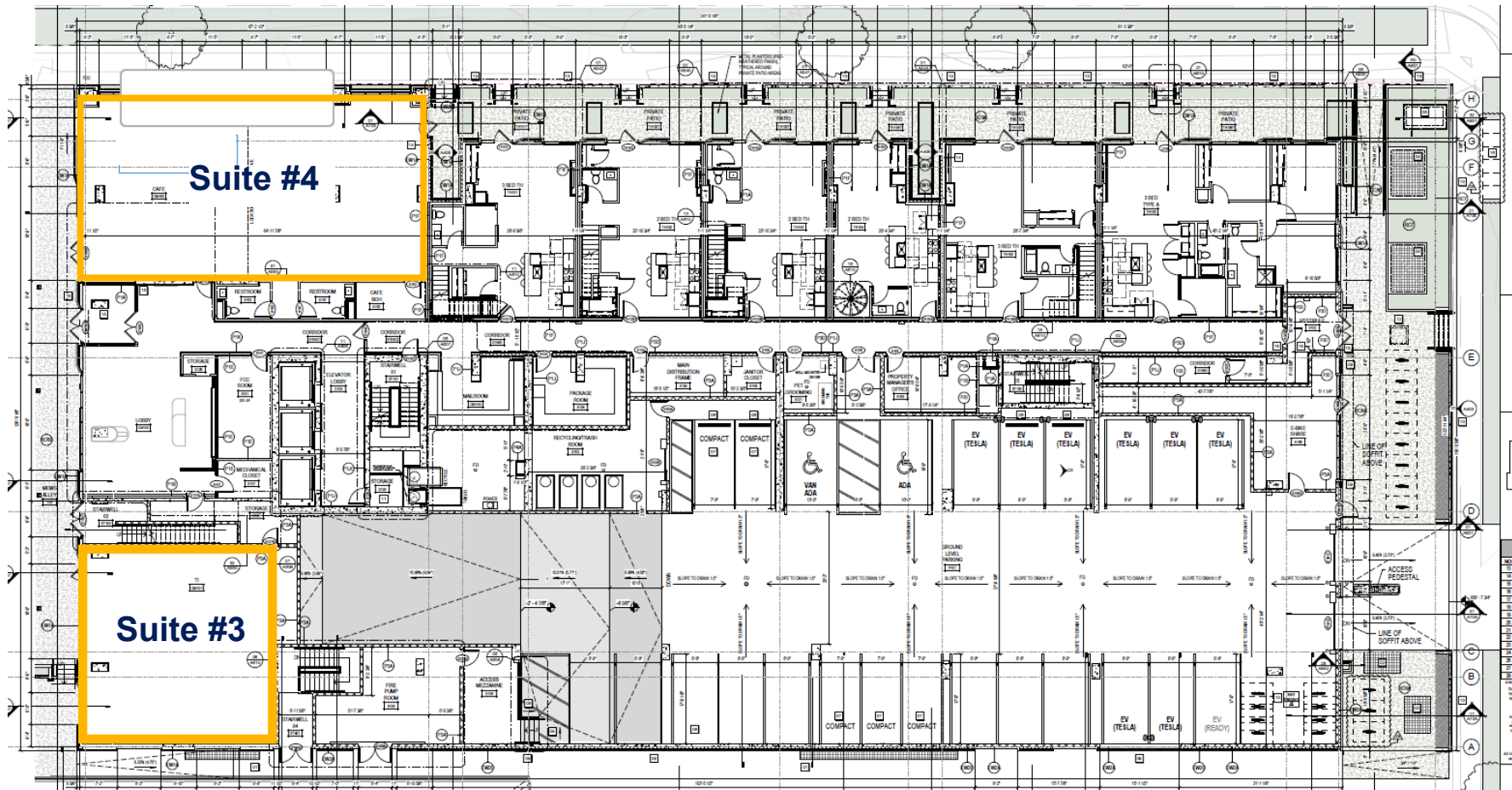
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BAKERS PLACE TOWER PLAN

849 E Washington Ave

Suite #3: 1,100 SF

Suite #4: 2,250 SF



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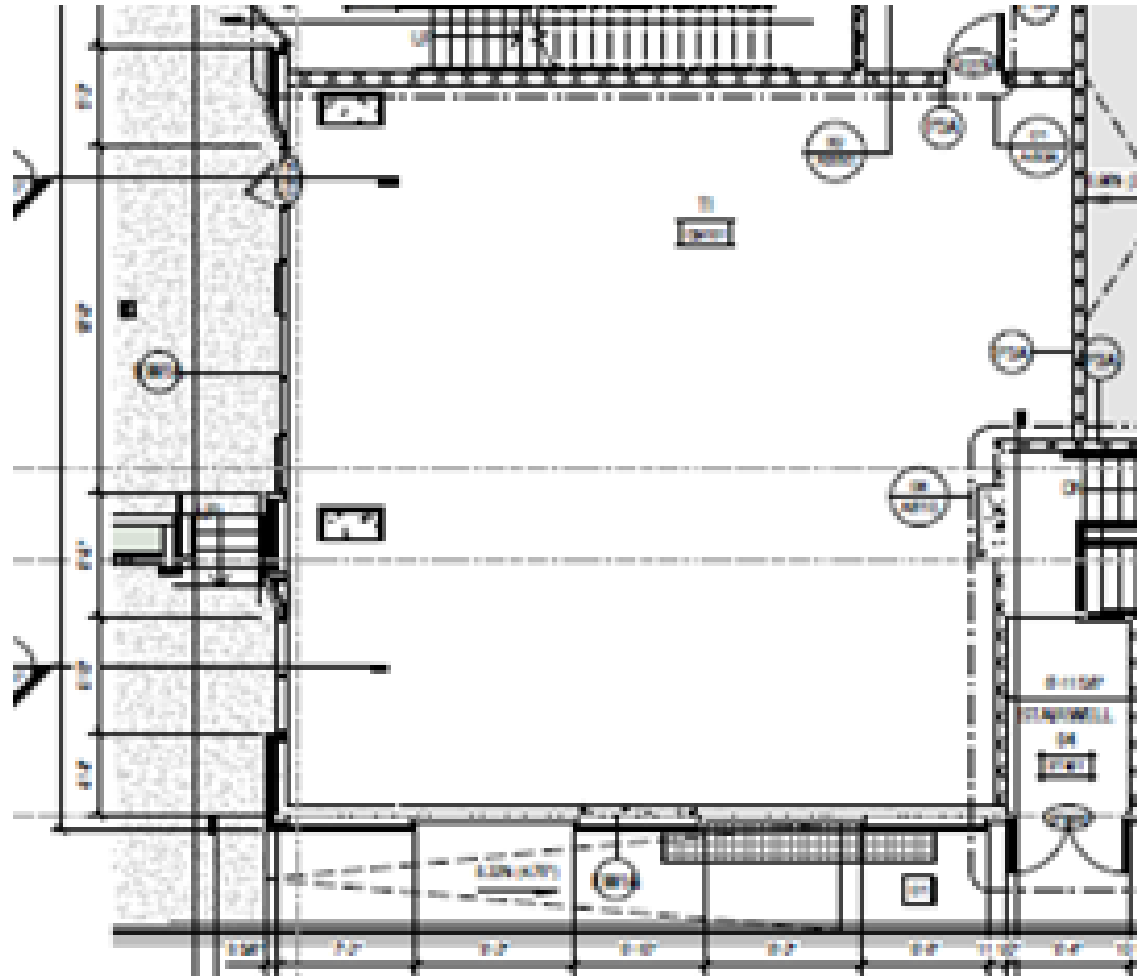


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SUITE 3 FLOOR PLAN

849 E Washington Ave

1,100 SF



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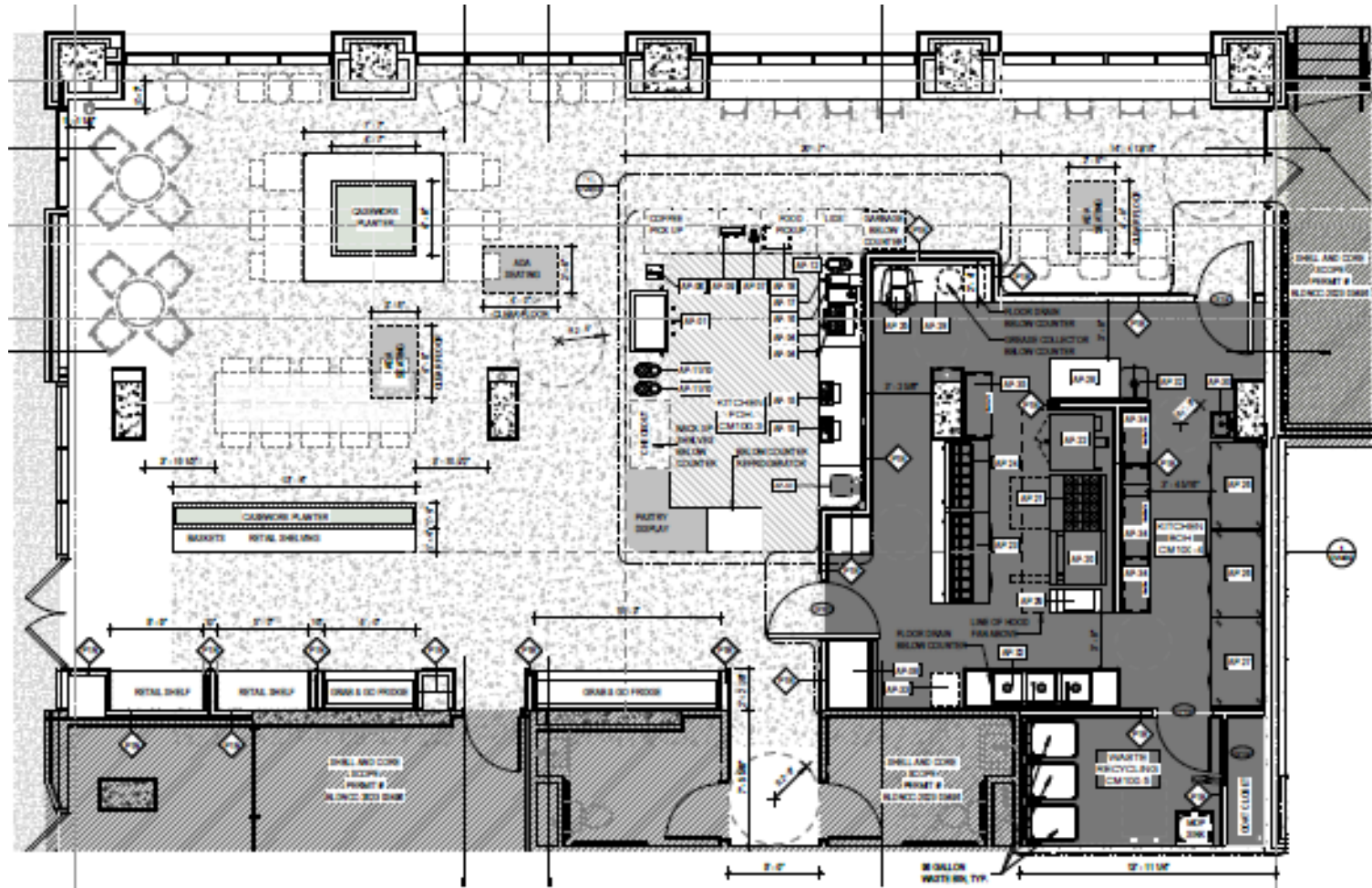


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PROPOSED CAFÉ FLOOR PLAN

849 E Washington Ave

Suite #4 Proposed Cafe Layout 2,250 SF



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RENDERINGS PROPOSED CAFÉ FLOOR PLAN

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mapter@cresa.com