

RETAIL • FOR LEASE

DOWNTOWN MADISON, WI



# NoVo

*3,451 SF Retail Storefront*

*A Premium Ground-Floor Commercial Opportunity*

216 South Pinckney Street  
Madison, Wisconsin 53703

**3,451 SF | 16' Ceilings | 35'+ Glass Frontage on Pinckney**

PROPERTY OVERVIEW

A Premium Retail/Office Opportunity One Block Off Capitol Square



LEASE DETAILS

AVAILABLE SF	3,451 SF
RENTAL RATE	\$23-25/sf
LEASE TYPE	NNN
USE	Retail / Street-Facing Office
FRONTAGE	35'+ on S Pinckney Street
CEILING HEIGHT	16' throughout
SIGNAGE	Building Façade
CONDITION	Flexible Build-Out
TI PACKAGE	Competitive
PARKING	Attached Public Ramp
YEAR BUILT	2020
CO-TENANTS	Pure Green, La Marie Beauty

AT A GLANCE

- 16'** Soaring ceilings throughout
- 35'+** Glass frontage on prime Pinckney Street
- 1 blk** Off the Capitol Square — downtown core
- TI** Competitive tenant improvement package
- Park** Attached public parking ramp for customers

PROPERTY HIGHLIGHTS

Amazing retail/office property situated in downtown Madison one block off the Capitol Square. In this new building (2020) you'll find 16-foot ceilings, over 35 feet of glass frontage on prime S Pinckney Street, flexible build-out conditions, building façade signage, and a health-forward energy to the block with Pure Green and La Marie Beauty as co-tenants.

The new hotel across the street brings fantastic exposure to retail frontage, and the design of the wide new street offers exceptional visibility and pedestrian/vehicle traffic. The space is attached to a public parking ramp with ample parking available for customers — ideal for many retail and street-facing office uses. Commercial tenants enjoy access to the building's luxury common lounge, fitness, and outdoor amenities (limited to employees and staff) — a fabulous perk for office or retail tenants. On-site ownership management ensures attentive, professional tenant support, and a competitive tenant improvement package is available.

L O C A T I O N

*Capitol Square's Most Active Block — Downtown Madison*

NoVo occupies the ground floor of a new mixed-use tower on the south side of Capitol Square — one of the highest-traffic addresses in Wisconsin. The Wisconsin State Capitol, with daily public tours and roughly 60,000 state and municipal workers across downtown, sits a half block away. Concerts on the Square (Wednesday-evening Wisconsin Chamber Orchestra performances, June–July) and the annual Art Fair on the Square together draw more than 100,000 attendees onto the surrounding sidewalks each summer.

A half block south, the Capital City Trail and Lake Monona connect NoVo to the lake path, and the Monona Terrace. State Street's pedestrian retail spine — running uphill from the Capitol to the 50,000-student University of Wisconsin–Madison campus — begins three blocks west. The Overture Center for the Arts, Madison Children's Museum, and Madison Public Library central branch all sit within easy walking distance, anchoring weekend and evening foot traffic year-round.

C O - T E N A N T S O N T H E B L O C K

**Pure Green • La Marie Beauty**

A health-forward, lifestyle-driven neighbor set. Pure Green draws steady morning and lunchtime smoothie and juice traffic; La Marie Beauty brings appointment-based daytime visits. Together they signal a polished, contemporary retail mix — a strong launchpad for a complementary concept.

T R A F F I C G E N E R A T O R S

S A T U R D A Y S

**Farmers' Market**

*150+ vendors wrap Capitol Square every Saturday, April–November — the largest producer-only market in the U.S.*

S T E P S A W A Y

**Embassy Suites**

*New 262-suite Hilton hotel directly across S Pinckney — thousands of overnight guests through your front door*

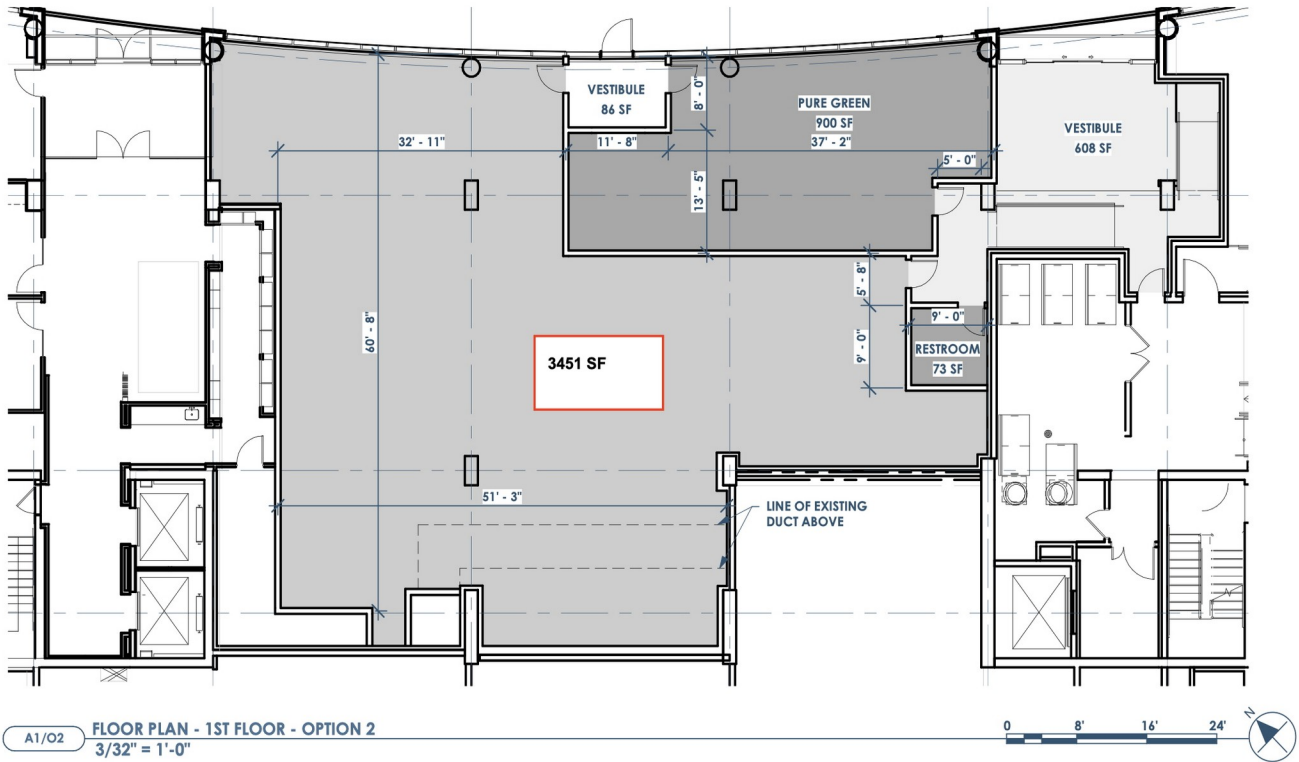
5 - M I N W A L K

**Monona Terrace**

*Frank Lloyd Wright's lakefront convention center — roughly 600 conferences & events a year*

FLOOR PLAN

3,451 SF — Ground Floor, NoVo



The leasable area is highlighted at center — an open, flexible floor plate with 16-foot ceilings, three slender structural columns, and a separate shared vestibule. Glass frontage runs along S Pinckney Street. The space can be demised or built out to suit, with a competitive tenant improvement package.

GALLERY • PART ONE

*The Available Space*



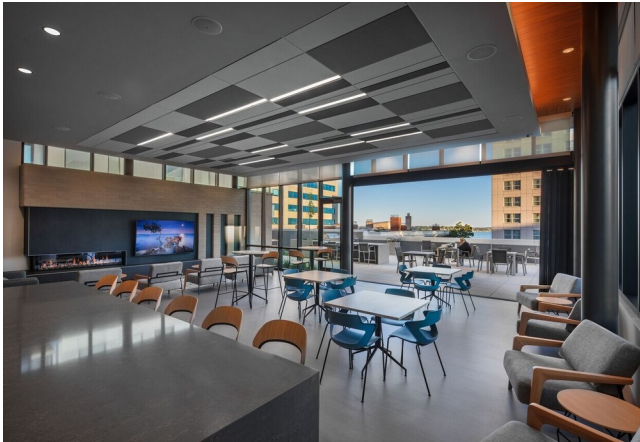
GALLERY • PART TWO

NoVo & The Capital East District



BUILDING • AMENITIES

*Rooftop, Lounge & Fitness*



SCHEDULE A TOUR

Let's Walk the Space

The NoVo 3,451 SF storefront is a rare opportunity to occupy a flexible retail/office bay one block off Madison's Capitol Square. We invite you to schedule a private tour and walk the frontage, the floor plate, and the surrounding district firsthand.

LISTING AGENT

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**NOVO • 3,451 SF RETAIL / OFFICE**

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