

OFFICE • FOR LEASE

CAPITAL EAST DISTRICT • MADISON, WI



THE LYRIC

S U I T E 3 0 6

A Premium Class A Office Opportunity

1010 East Washington Avenue
Madison, Wisconsin 53703

8,601 SF | **15 Private Offices** | **4 Conference Rooms**

PROPERTY OVERVIEW

A Premium Class A Office in Madison's Capital East District



AT A GLANCE

- 15** Glass-fronted private offices
- 4** Conference rooms
- 2** Outdoor patios – shared & private in-suite
- 35** Covered, heated parking stalls
- 11th** Floor rooftop deck, lounge & fitness

PROPERTY HIGHLIGHTS

Outstanding Class A office in a new (2018) building. Thoughtfully designed mix of fifteen glass-fronted private offices, four conference rooms, and open collaborative work areas—all wrapped in floor-to-ceiling glass with city and skyline views. A large kitchen, lounge, and breakroom open to an attached outdoor grilling patio, plus a private in-suite patio for executive use. The 11th-floor rooftop common area offers panoramic city and lake views with shared lounge, kitchen, rooftop deck, fitness center, and an additional large conference room—reservable for company events.

Up to thirty-five stalls in the attached covered, heated parking ramp. A premium-build Class A space in the Capital East District—ten blocks from Capitol Square, with Jackknife Sushi next door and walking access to neighborhood cafés and restaurants. A rare find.

LEASE DETAILS

SUITE	306
AVAILABLE SF	8,601 SF
RENTAL RATE	\$23.00 – \$25.00 /SF/YR
LEASE TYPE	NNN
TAXES	\$3.96 /SF/YR
OPERATING EXPENSES	\$3.72 /SF/YR
YEAR BUILT	2018
BUILDING CLASS	Class A
FLOOR	3rd of 11
PARKING	Up to 35 stalls
WALK SCORE	88 – Very Walkable
TRANSIT SCORE	52 – Good Transit

LOCATION

A Vibrant, Walkable Neighborhood

The Lyric sits at the heart of Madison's Capital East District—the city's fastest-growing live-work-play corridor. Just ten blocks from Capitol Square, the neighborhood blends polished new mid-rise architecture with the original brick character of East Washington Avenue. Tenants enjoy true urban convenience: a short walk to the lake, the Capitol, and dozens of independent restaurants, cafés, breweries, and boutiques.

NEXT DOOR

Jacknife Sushi

One of Madison's most acclaimed Japanese restaurants is, quite simply, next door—steps from your suite's front entrance. A genuine perk for client lunches, team dinners, and after-work sushi, ramen, and poke.

WHAT'S AROUND

WALK

10 blocks

to Capitol Square & State Street

DINE

Steps away

Jacknife Sushi, Madison Sourdough, Salvatore's, Ahan, Deliciouser, Cargo Coffee

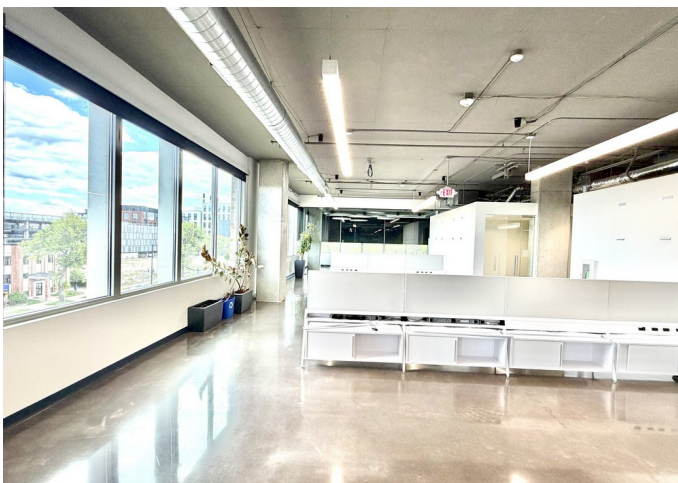
EXPLORE

Lakefront

Lake Mendota, Lake Monona, Willy St, Johnson St, parks, Capital City Trail, Yahara River

GALLERY • PART ONE

Skyline Views & Workspace



GALLERY • PART TWO

Private Offices & Conference



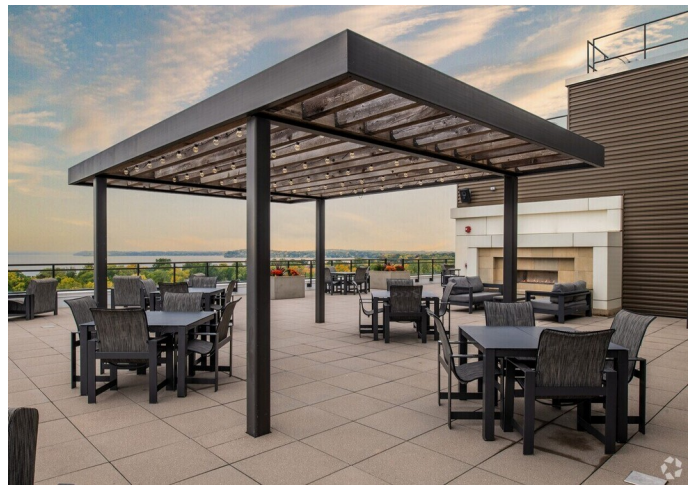
GALLERY • PART THREE

Lounge, Kitchen & Common Areas



BUILDING AMENITIES

11th Floor Common Areas



SCHEDULE A TOUR

Let's Walk the Space

Suite 306 at The Lyric is a rare opportunity to occupy turnkey, premium-build Class A office space in Madison's most dynamic urban district. We invite you to schedule a private tour and experience the views, the finishes, and the neighborhood firsthand.

LISTING AGENT

William Butcher*Conrad Development LLC*

CELL

(608) 345-1296

EMAIL

wjbutcher@gmail.com

LISTING AGENT

Mitch Marty*Altus CRE*

CELL

(608) 214-6742

EMAIL

Mitch.Marty@AltusCRE.com

THE LYRIC • SUITE 306

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