

FOR LEASE
UP TO 6,029 SF
AVAILABLE



BOERKE



PREMIER 2ND FLOOR OFFICE SPACE
OVATION 309 | 305 W JOHNSON ST
MADISON, WISCONSIN

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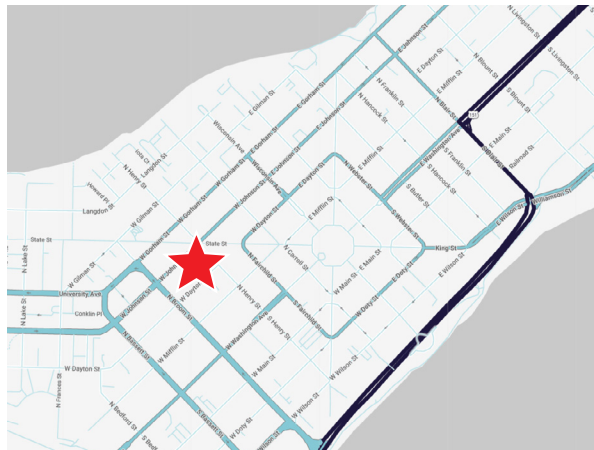
EXECUTIVE SUMMARY

Prime second-floor office opportunity in one of Downtown Madison's premier mixed-use developments, Ovation 309. The available 6,029 RSF features a modern, mostly open floor plan with a full kitchen, large conference room, multiple breakout rooms, high ceilings, and prominent building signage opportunities. An additional 840 SF adjacent suite is also available for expanded office, studio, library, or collaborative workspace use.

Tenants benefit from a hospitality-driven office environment designed to enhance both employee satisfaction and client engagement. The building offers concierge service, 24/7 security, abundant heated underground parking for tenants and visitors, electric vehicle charging stations, and a new first-floor restaurant coming soon. Shared amenities include exclusive access to the rooftop Sky Club with panoramic views and a private outdoor deck, along with access to The Veranda, providing exceptional indoor and outdoor gathering spaces for company events, networking, team meetings, and informal collaboration.

Additional amenities include a state-of-the-art fitness center with locker rooms, showers, saunas, and on-site spa services provided by a licensed massage therapist, as well as guest suites for overnight stays and an on-site car wash. Premium lounge areas, fireplaces, outdoor seating, and catering capabilities further elevate the overall workplace environment.

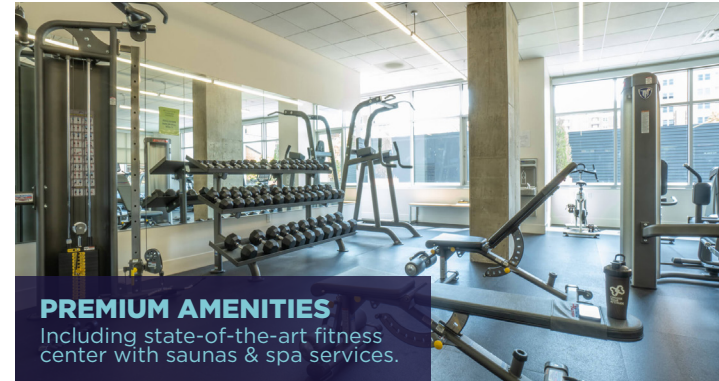
BUILDING SF	478,854 SF
AVAILABLE	Suite 202: 6,029 RSF Suite 203: 840 RSF
YEAR BUILT	2015
LEASE RATE	\$28.00 / SF NNN
OPEX (EST.)	\$10.00 / SF



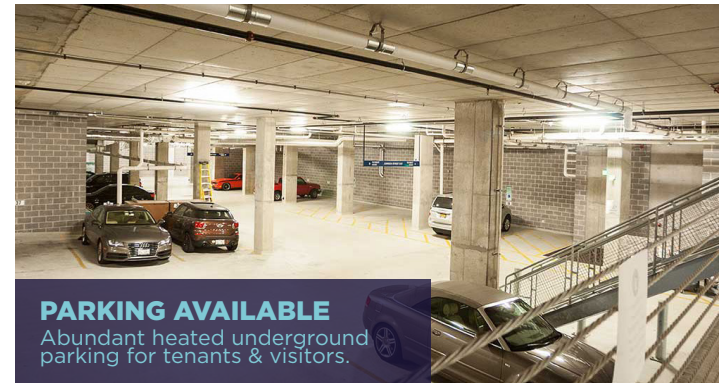
PREMIER WORKSPACE
Concierge service, 24/7 security, and premium shared spaces.



SKY CLUB ACCESS
Indoor/outdoor rooftop spaces for events and collaboration.

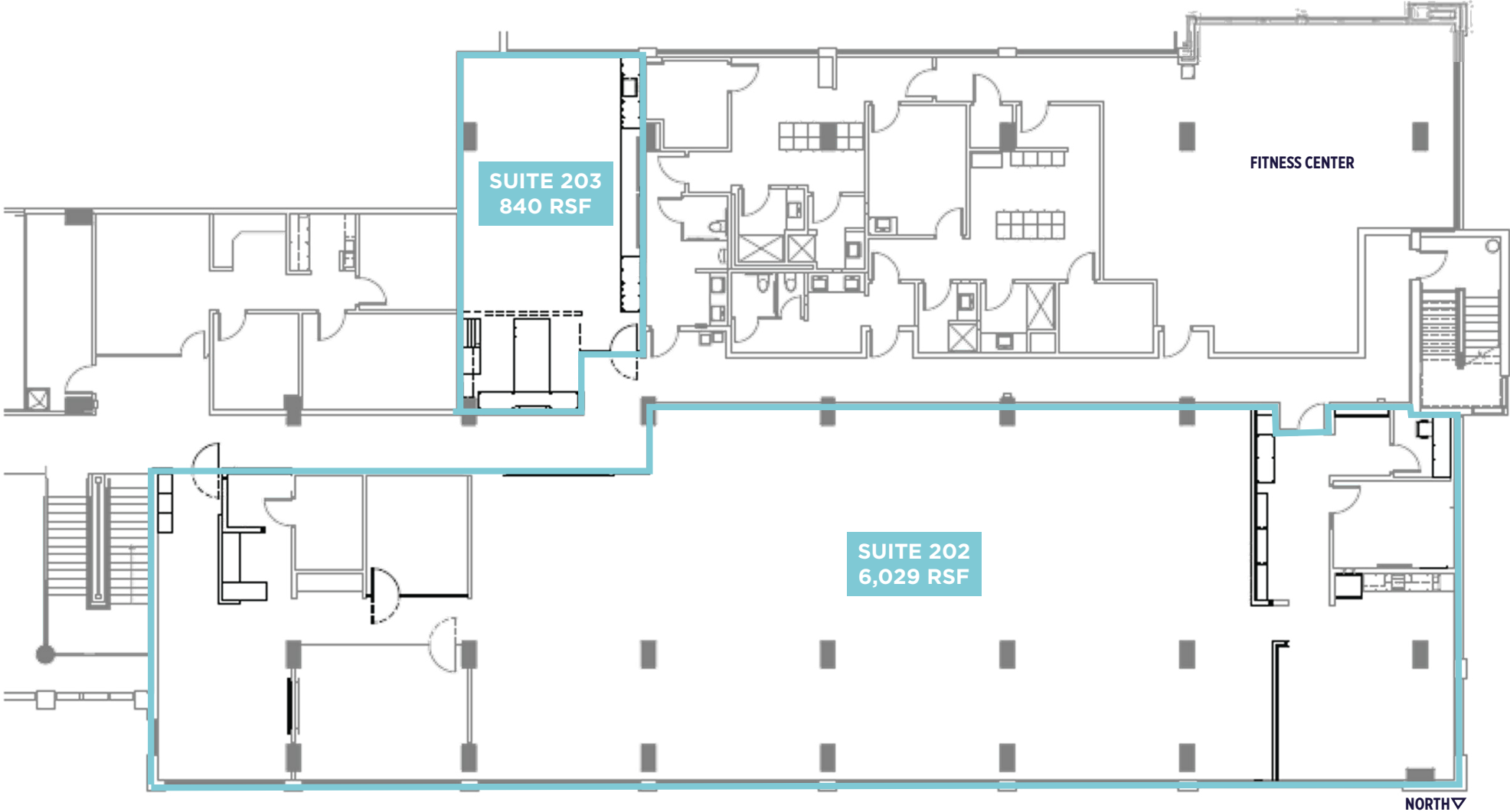


PREMIUM AMENITIES
Including state-of-the-art fitness center with saunas & spa services.

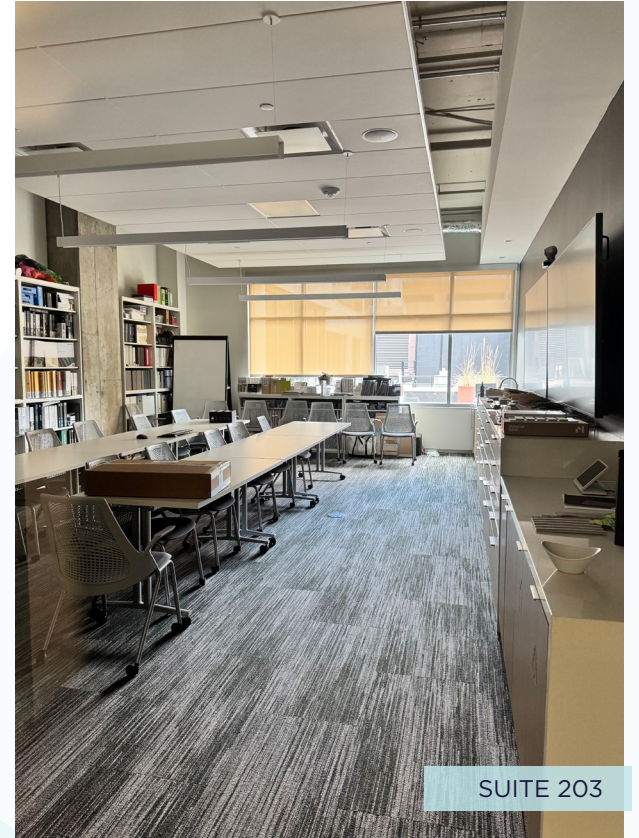
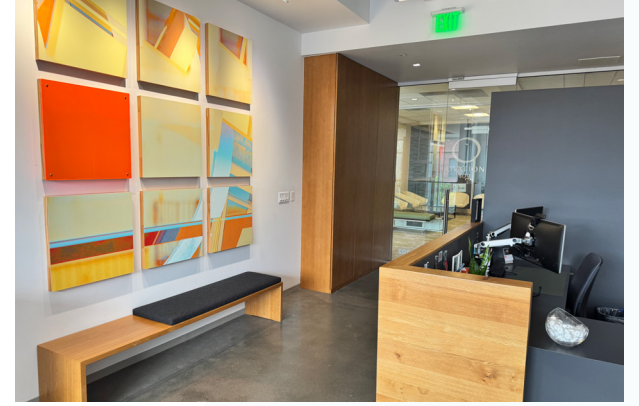


PARKING AVAILABLE
Abundant heated underground parking for tenants & visitors.

FLOOR PLANS



SUITE PHOTOS



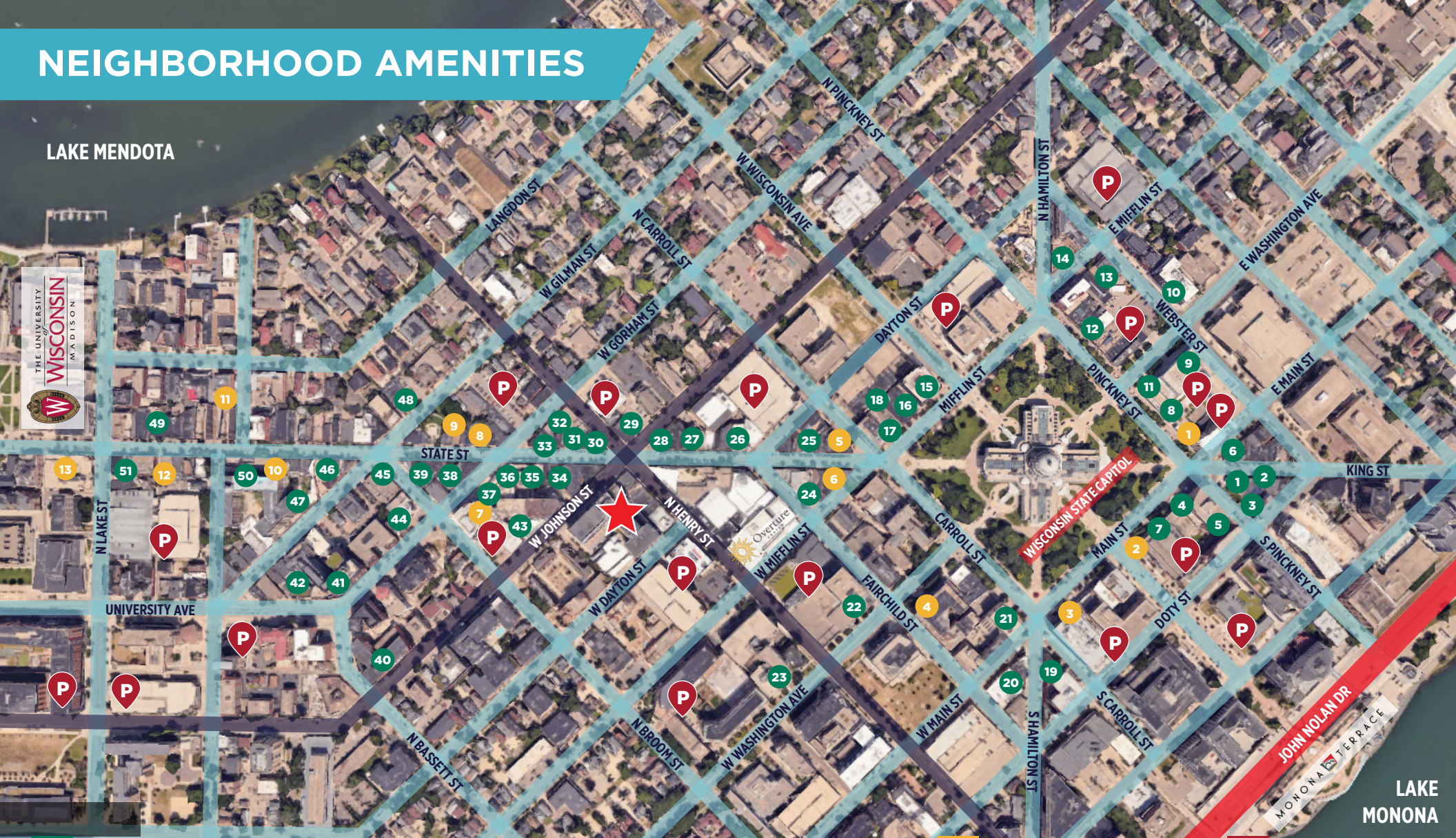
SUITE 203

BUILDING AMENITIES



NEIGHBORHOOD AMENITIES

LAKE MENDOTA



RESTAURANTS

- 1 LUCILLE
- 2 ANCORA
- 3 SETTLE DOWN TAVERN
- 4 MARIGOLD KITCHEN
- 5 TAVERNAKAYA
- 6 TIPSY COW
- 7 COMMON PASTA
- 8 GRAZE
- 9 GOOSEBERRY
- 10 ENO VINO
- 11 L'ETOILE RESTAURANT
- 12 THE OLD FASHIONED
- 13 HERITAGE TAVERN
- 14 DRAPER BROTHERS
- 15 ELOURA
- 16 RARE STEAKHOUSE
- 17 COOPERS TAVERN
- 18 CIRC
- 19 CANTEEN
- 20 TORNADO STEAK
- 23 RED SUSHI
- 24 CENTO
- 25 IANS PIZZA
- 26 THE BOTANIST SOCIAL

- 27 EL AGUILA
- 28 NOODLES & CO
- 29 BAKED WINGS
- 30 PARTHENON GYROS
- 31 HIMAL CHULI
- 32 TAIWAN LITTLE EATS
- 33 RUYI
- 34 MACKESEY'S
- 35 DOUBLE TAP
- 36 THE STUFFED OLIVE
- 37 ROXXY
- 38 HAWKS BAR & GRILL
- 39 IZAKAYA KUROYAMA

- 40 BASSETT ST BRUNCH
- 41 FRESHFIN
- 42 CHEBA HUT
- 43 GM BANH MI
- 44 CHASERS 2.0
- 45 JERSEY MIKE'S
- 46 JIMMY JOHN'S
- 47 HAVEN
- 48 SAMBA
- 49 NAF NAF GRILL
- 50 SWEETGREEN
- 51 FORAGE KITCHEN

COFFEE

- 1 COLECTIVO
- 2 STARBUCKS
- 3 WONDERSTATE
- 4 BARRIQUES
- 5 MICHELANGELO'S
- 6 THE HIGH CROWD
- 7 NEW HERE COFFEE
- 8 FAIR TRADE
- 9 ELLIPSE
- 10 COLECTIVO
- 11 POINDEXTER
- 12 STARBUCKS
- 13 MOKA

PARKING



PUBLIC PARKING

LAKE MONONA

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf, the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a sub agent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See Definition of Material Adverse Facts below).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. Other property held by the Firm or its Agents.
- (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

- The following information is required to be disclosed by law:
 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below).
 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents):

(Insert information you authorize to be disclosed, such as financial qualification information.)

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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