

the **CAPITOL** |  opportunity

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**WEST**

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## Capitol West Master Development Plan

The Capitol West Master Development in downtown Madison offers a unique opportunity to purchase new class “A” retail/commercial space with visibility from West Washington Avenue and available short term parking on an adjacent private street. Just two blocks from the Capitol and surrounded by West Washington Avenue and Broom, Henry and Main Streets, the development’s visibility and access provide an excellent retail or commercial opportunity.

Upon completion of the first of three total phases, Capitol West will house 173 condominium homes and 85,000 square feet of office space. Taken together, these components provide the available space with a strong existing and future customer base. Future phases in the Capitol West Master Development will bring the total number of condominiums in the development to nearly 400.

The site’s location lends itself exceptionally well to foot traffic, taking advantage of a location within three blocks of State Street and two blocks of the Overture Center and Capitol Square. The proximity to the square provides access to multitudes of pedestrian traffic involved with the government seat and dense office uses, as well as seasonal events including the Farmer’s Market, Jazz at Five, Art Fair on the Square, the Taste of Madison and Concerts on the Square. The University of Wisconsin Campus, Monona Terrace Convention Center, and lakes Mendota and Monona are all within easy walking distance. Traffic from events at the Kohl Center, Camp Randall and Monona Terrace keep visibility high at the site year round.

Immediate metered parking is located on West Washington Avenue and Henry Street. 15 adjacent additional short-term parking stalls will be created along with a new street, Washington Place, as part of the development. Parking is also available at a public ramp one block away on Main Street, and on-site in an existing structure and in a heated structure adjacent to the subject space.

Capitol West’s unique site plan was formulated to create an urban neighborhood – to invite people in rather than shut them out. Exemplified by features such as the Capitol Mews, a new walkway traversing the block from Broom to Henry Streets, and the new street, Washington Place, Capitol West’s vision creates a destination – a neighborhood – rather than just another housing development.

### West Washington Avenue Commercial Condominiums:

- 311-315 W. Washington Avenue: 5,628 divisible square feet
- 301-305 W. Washington Avenue: 3,734 divisible square feet
- Short term customer parking available on Washington Place
- On-site employee parking available for purchase

CAPITOL  
WEST

309 W. Washington Ave.



### Area Amenities

- Access to local event traffic – Concerts on the Square, Maxwell Street Days, Farmer’s Market, Jazz at Five, Overture Center, Orpheum Theater, Art Fair on the Square, Taste of Madison, Concerts on the Square, Monona Terrace Convention Center, etc.
- Over 1,000 other owner occupied housing units within three block radius
- Centrally located at the Capitol end of the West Washington Avenue business corridor, which includes large numbers of state and private offices. Traffic count of 17,000 cars/day
- Close proximity to State Capitol and Government Seat(s)
- Outdoor Café Seating Available (Condominium Commercial Space #1)
- Capitol Mews/Washington Place – draws a neighborhood element to the development
- Proximity to University of Wisconsin Campus
- Short term parking – 15 min, 1 hour, and 2 hour parking on Washington Place available for customer usage



VIEW FROM W. WASHINGTON AVENUE

MATERIAL LEGEND

- COMMERCIAL SPACE - [Red line]
- CONCRETE - [Light grey swatch]
- GROUND FACE CMU BLOCK - [Dark grey swatch]
- CURVED CORRUGATED METAL - [Dark grey swatch]
- RECTANGULAR CORRUGATED METAL - [Orange-brown swatch]
- SMOOTH METAL - [White swatch]



311-35 W. WASHINGTON AVENUE

VIEW FROM WASHINGTON PLACE

MATERIAL LEGEND

- COMMERCIAL SPACE - 
- CONCRETE - 
- GROUND FACE CMU BLOCK - 
- CURVED CORRUGATED METAL - 
- RECTANGULAR CORRUGATED METAL - 
- SMOOTH METAL - 



301-005 W. WASHINGTON AVENUE

VIEW FROM HENRY STREET

MATERIAL LEGEND

- COMMERCIAL SPACE - [Red box]
- CONCRETE - [Light grey box]
- GROUND FACE CMU BLOCK - [Dark grey box]
- CURVED CORRUGATED METAL - [Orange-brown box]
- RECTANGULAR CORRUGATED METAL - [Orange-brown box]
- SMOOTH METAL - [White box]

WEST WASHINGTON AVENUE

BUS SHELTER

BUS SHELTER

EUS SHELTER

BROOM STREET

BROOM STREET LOFTS  
4 STORIES

345 WEST WASHINGTON  
5-6 STORIES  
COMMERCIAL OFFICE

HYATT PLACE™

WASHINGTON ROW

309 WEST WASHINGTON  
11 STORIES  
RETAIL & RESIDENTIAL

ARCADE

WASHINGTON ROW  
(3) 4-STORY TOWNHOMES

7 STORIES

WASHINGTON ROW  
(2) 4-STORY TOWNHOMES

CAPITOL COURT MEWS

7 STORIES

SOUTH HENRY STREET

CAPITOL WEST GARAGE

306 WEST MAIN  
11 STORIES  
RETAIL & RESIDENTIAL

MAIN STREET TOWNHOMES  
4-STORY TOWNHOMES

WEST MAIN STREET



EQUAL HOUSING OPPORTUNITY



**Capitol West Commercial Condominium Space**  
**301 - 315 West Washington Avenue**  
***Commercial Unit Condition Inventory & Information Sheet***

**Building Shell:** Seller to provide enclosed, weather tight structure per building plans and specifications. Elevation(s) available for Buyer review.

**Landscaping:** Seller to provide landscaping per plan. Plan available for Buyer review.

**Commercial Storefront Shell:** Seller to provide extruded aluminum storefront glazing system(s), featuring anodized aluminum framing and low-E clear glass.

**HVAC:** Buyer to improve HVAC to suit; Seller to provide ventilated mechanical room(s) for Buyer's HVAC condensers.

**Electrical:** 400-amp breaker(s) provided by Seller in electrical room. Separate meter(s), electrical panel(s) to be improved by Buyer to suit. HID lighting and duplex outlets provided by Seller for Buyer's construction.

**Plumbing:** Seller to provide one 1.5" cold water connection w/valve. Buyer shall have access to plumbing risers and stacks provided beneath slab in mechanical and storage area(s). Buyer to improve and distribute plumbing to suit. Water heater(s), water softener(s) to be improved in Buyer's unit.

**Walls:** Seller to provide and install insulated metal stud perimeter walls w/vapor barrier; such perimeter area(s) shall have drywall installed, taped, and sanded - ready for paint. Masonry and concrete walls and columns shall be exposed – Buyer to improve to suit.

**Ceiling:** Open, unfinished, concrete ceiling. Floor to structural slab ceiling – height: approx 10'6".

**Floor:** Unfinished concrete floor – Buyer to improve to suit – some leveling may be required to suit Buyer's flooring system.

**Fire Protection System:** Seller to provide sprinklered fire protection per code based on open space plan. Seller to provide fire alarm, smoke detection, and egress lighting per code based on open space plan. Buyer to improve to suit.

**Parking:** Seller to provide non-exclusive surface parking for building customers at Washington Place – 15 stalls (25 minute, 1-hour, and 2-hour parking limits). Adjacent on street metered parking available to customers on West Washington Avenue, Henry Street; and, metered public ramp parking is available on West Main Street. Buyer may seek to purchase parking from Seller in the enclosed/heated Washington Place Ramp. Buyer / employee / staff open-air parking is also available for purchase from Seller in the Main Street Ramp.

**Signage:** Buyer proprietary signage specifications subject to Seller and Urban Design Commission review and approval, as may be required. Buyer to improve upon approval(s).

**Storage:** Buyer may seek to purchase storage space from Seller within building.

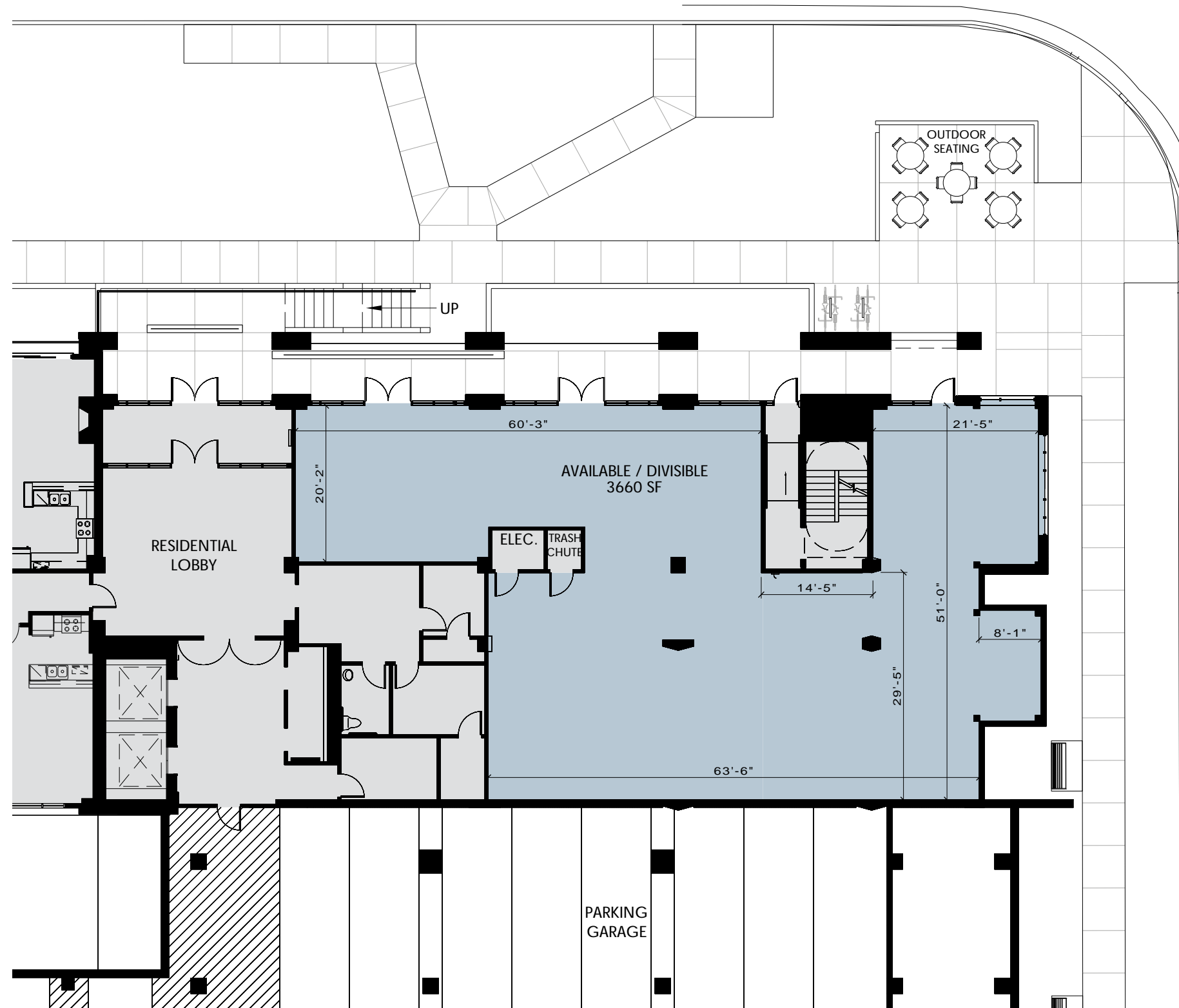
**Commercial Condominium Fee:** To be determined – not known at present.

**Buyer Construction Plans:** Seller to review and approve Buyer plan prior to Buyer's construction. Municipal review as required.

W. WASHINGTON AVENUE

301-305 W. WASHINGTON AVENUE

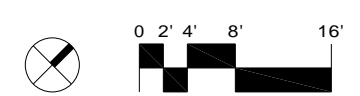
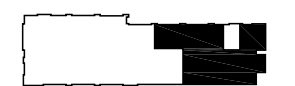
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3660 SF



HENRY STREET

CAPITOL WEST

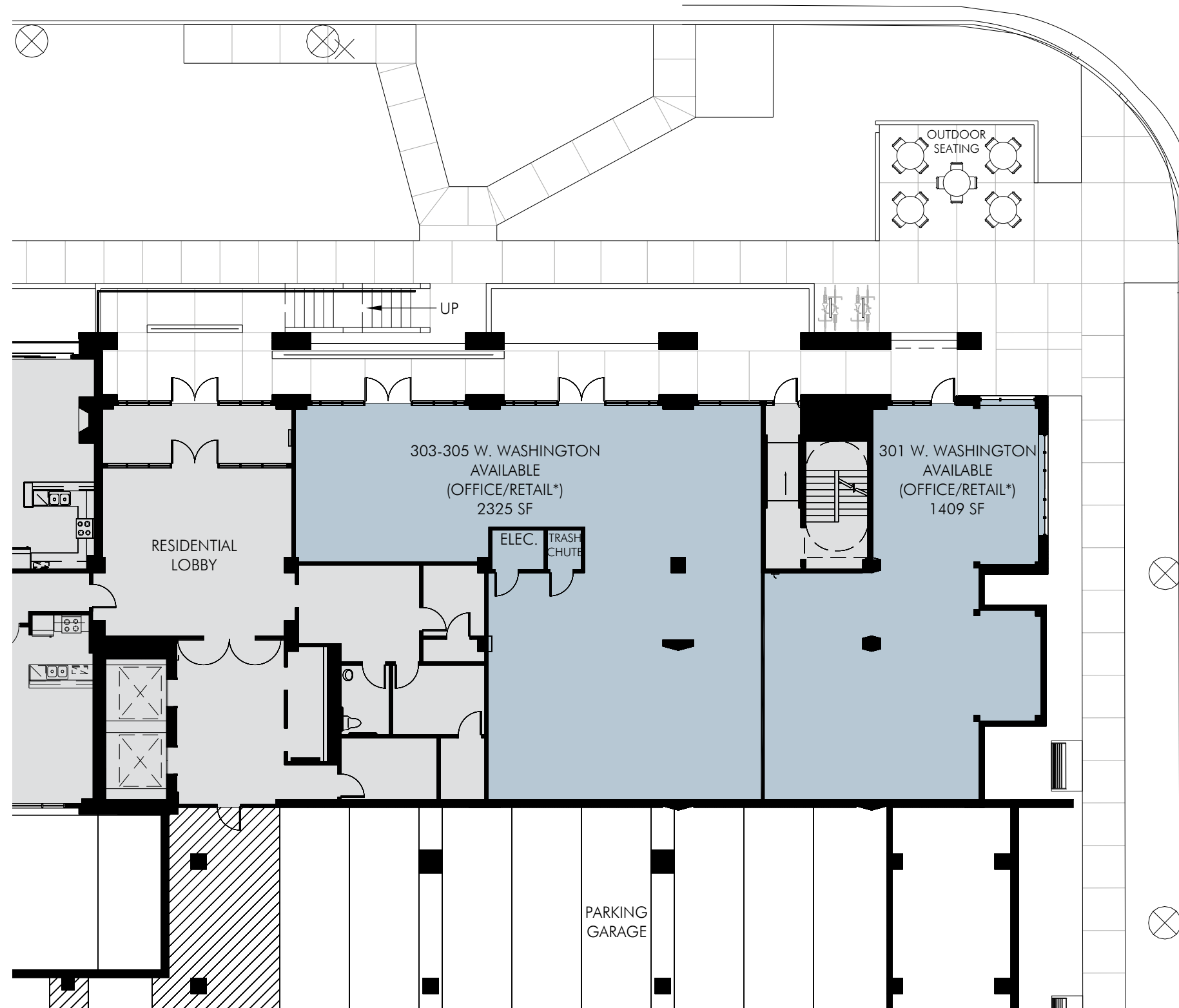
Alexander Company



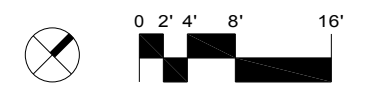
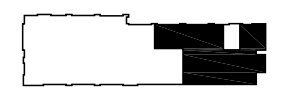
W. WASHINGTON AVENUE

**301-305 W. WASHINGTON AVENUE**

COMMERCIAL CONDOMINIUM UNIT 1  
3734 SF



HENRY STREET

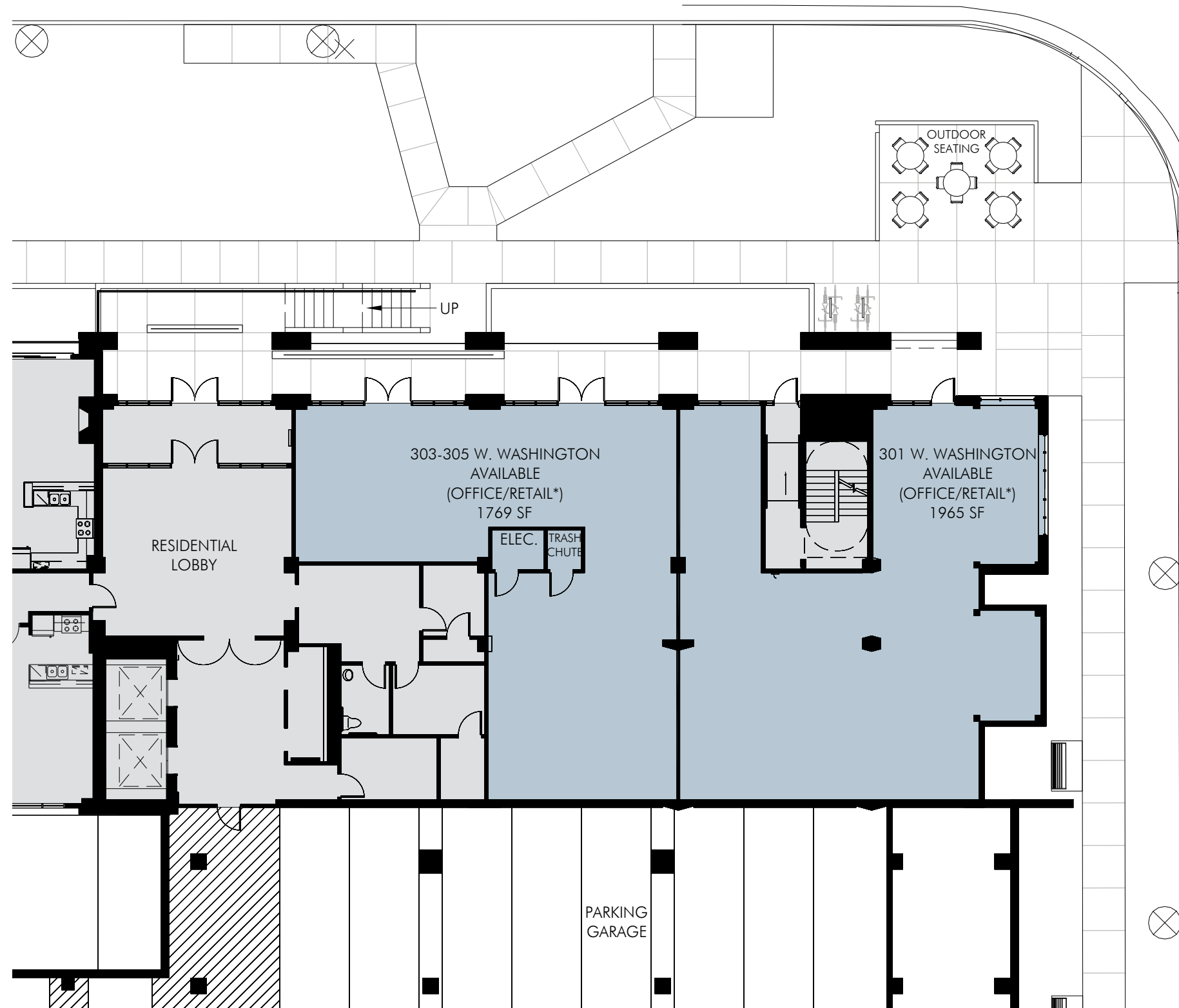


\*SPACE LAYOUT MUST BE REVIEWED FOR OCCUPANCY REQUIREMENTS PER CODE

W. WASHINGTON AVENUE

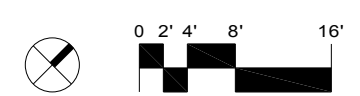
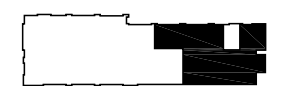
**301-305 W. WASHINGTON AVENUE**

COMMERCIAL CONDOMINIUM UNIT 1  
3734 SF



HENRY STREET

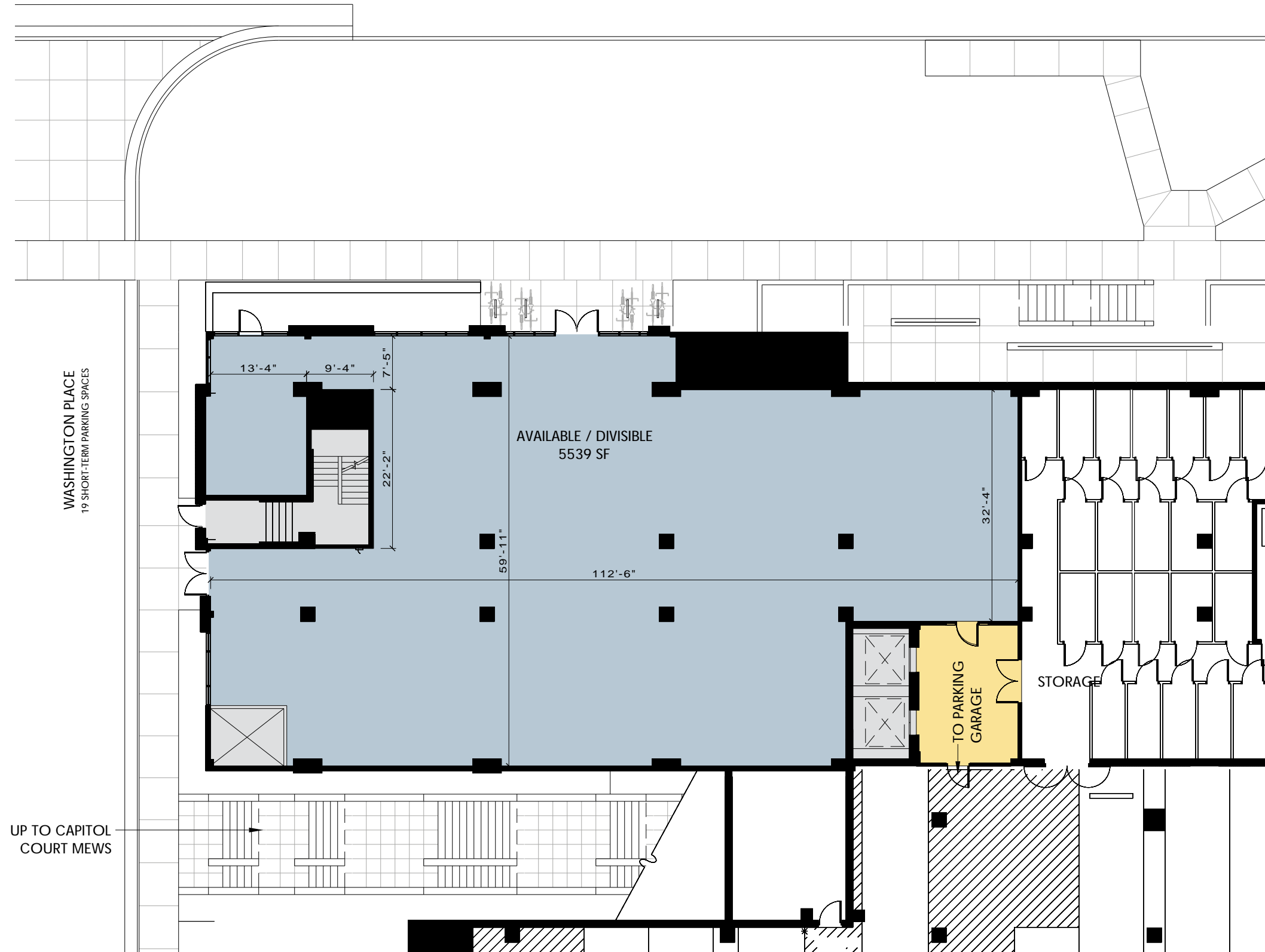
\*SPACE LAYOUT MUST BE REVIEWED FOR OCCUPANCY REQUIREMENTS PER CODE



W. WASHINGTON AVENUE

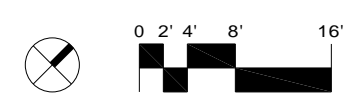
311-315 W. WASHINGTON AVENUE

COMMERCIAL CONDOMINIUM UNIT 2  
5539 SF



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Alexander Company



### Hyatt Place at Capitol West Fact Sheet

**Location:** 333 W. Washington Ave. Madison, WI. 53703 (on the Capitol West block). Within three blocks from State Street, the Overture Center, Capitol Square, Madison Museum of Contemporary Art, Kohl Center, and Lake Monona.

**Size:** 151 rooms, 11 stories, designed in modern style to compliment surrounding Capitol West development.

**On-site amenities:** Small bar/limited food service for hotel patrons.

**Details:** The Hyatt Place offers a hip new alternative to the Hyatt line, designed to cater to today's urban-minded business traveler. While quick and easy food choices are provided for patrons, the hotel is meant to cater to its surroundings rather than be self-sufficient. The hotel will provide a constant stream of new customers for the adjacent Capitol West commercial space.

**For more information:** [www.hyattplace.com](http://www.hyattplace.com)



