



## HIGH CROSSING OFFICE PARK

2323 Crossroads Drive, Madison, WI

- PROPERTY** A new five story building to be available in summer 2018. 2323 is a 98,000 square foot building of quality construction and finishes with plenty of window exposure. Accessibility from a major interstate corridor makes this property easy for customers to find you and easy access to Milwaukee, Minneapolis, and Chicago.
- LOCATION** Located near East Towne Mall, along the I-90/94/39 interstate with close proximity to the Madison airport. Vibrant retail area with restaurants and hotel accommodations located nearby.
- AMENITIES** Building has an 5,000 square foot multi-use fitness facility, locker rooms and showers. It has a large outdoor patio for company gatherings and grilling as well as a 2-story atrium and Covered parking. Each floor has large private balconies. Security cameras and card access create a safe working environment and on-site property management and maintenance provide superior customer service. On site 100 person conference / training room.



## BUILDING OVERVIEW

2323 Crossroads Drive, Madison, WI

<b>BUILDING DESCRIPTION</b>	Class-A 98,000 square foot office building is perfect for a company looking for easy customer access and highway visibility. Quality finishes, substantial window exposure.
<b>BUILDING HOURS</b>	7:00 a.m. - 7:00 p.m. M. - Fri. 8:30 a.m. - 2:00 p.m. Sat.
<b>SIGNAGE</b>	Building & monument signage available
<b>STORIES</b>	5
<b>PARKING</b>	Underground, Covered, and Surface
<b>HVAC SYSTEM</b>	Rooftop System with Variable Air Volume
<b>SECURITY FEATURES</b>	Cameras and key card entry
<b>TELEPHONE/CABLE/INTERNET PROVIDERS/FIBER</b>	TDS Metrocom/Charter Communications
<b>FIBER OPTIC BROADBAND SERVICE</b>	Located to the building

## BUILDING AMENITIES

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Outdoor Patios



Fitness Centers



Aerial View



Underground parking



## AERIAL VIEW

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## AREA AMENITIES

2323 Crossroads Drive, Madison, WI

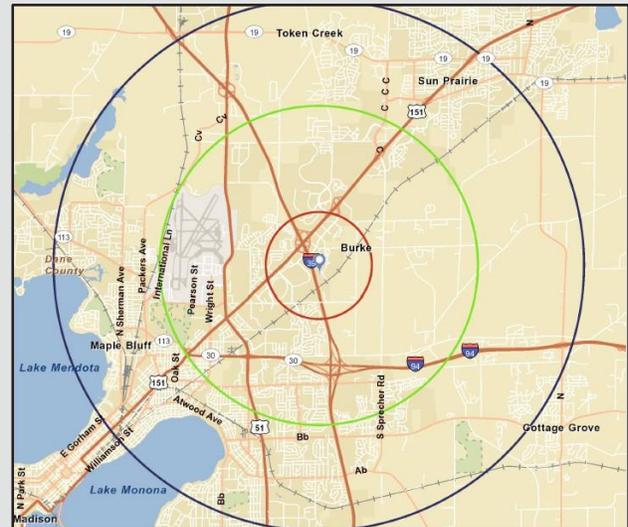
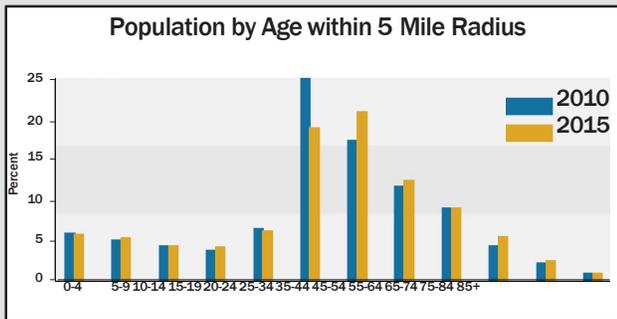


# DEMOGRAPHICS

2323 Crossroads Drive, Madison, WI

## Population Profile:

	1 Mile	3 Mile	5 Mile
2010 Population	4,774	29,353	104,266
Est. 2015 Population	5,172	32,133	111,725
2010 Avg. HH Income	\$70,208	\$72,491	\$72,137



Source: 2010 Esri

## Drive Times:

