

ARBOR GATE



2501/2601 W. BELTLINE HWY, MADISON

Arbor Gate is 215,000 GSF, Class-A mixed-use building with two six-story towers joined by glass skywalks and connected to a 625 stall parking ramp. The upper floor office spaces feature spectacular views of the University of Wisconsin - Arboretum, Capitol building downtown, and surrounding lakes. The building is conveniently located directly off the Todd Drive exit on a highly visible stretch of the central beltline (135,000+ cars daily) near bike and pedestrian paths and City of Madison bus lines. Arbor Gate features many amenities, including restaurants, fitness facilities, health care facilities and salon.



MIG Commercial Real Estate | 3001 W. Beltline Hwy Suite 202 | 608.509.1000 | www.migllc.biz

For leasing inquiries: Brandi Zander | bzander@migllc.biz

ARBOR GATE



2501/2601 WEST BELTLINE HWY

Asking Rate: \$22.00/RSF NNN

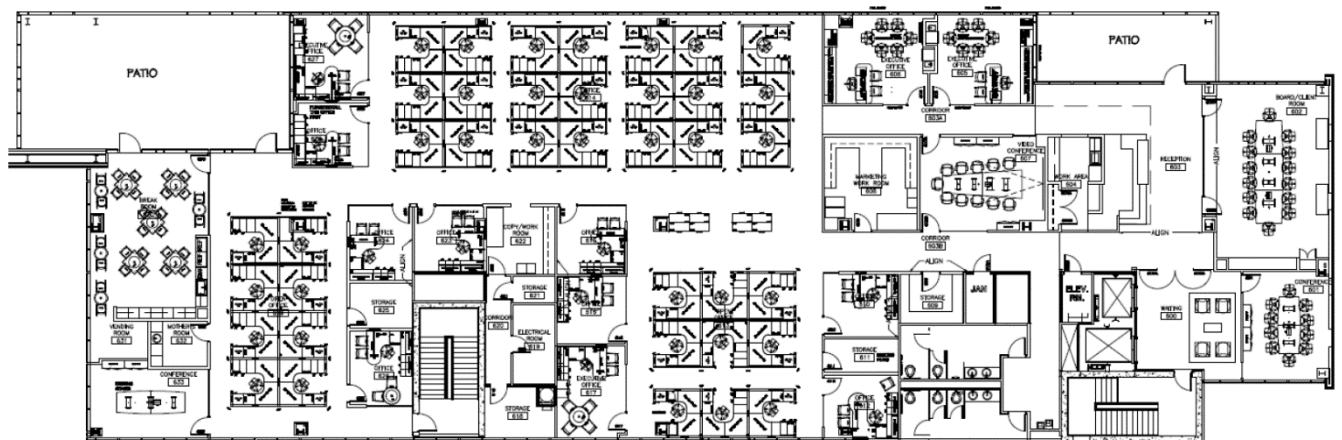
SF Available: 3,000-50,000+ RSF

TI Allowance: *Negotiable*

Term: 7+ years

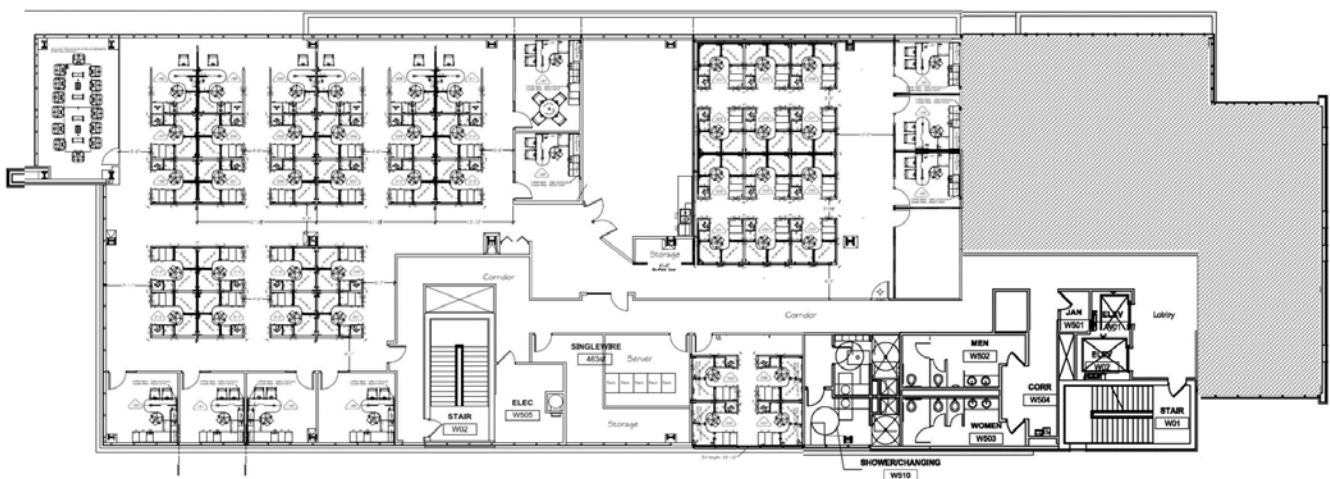
Sixth Floor

13,788 USF / 15,922 RSF + 1608 SF patio



Fifth Floor

10,263 USF / 11,852 RSF



ARBOR GATE



2501/2601 WEST BELTLINE HWY

Asking Rate: \$22.00/RSF NNN

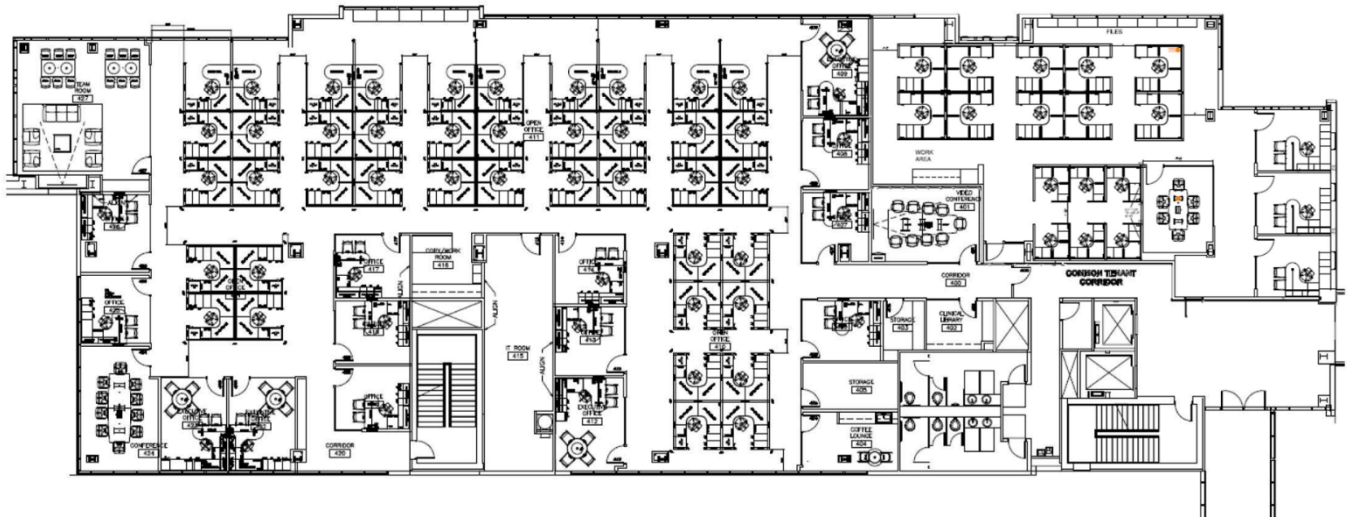
SF Available: 3,000-50,000+ RSF

TI Allowance: *Negotiable*

Term: 7+ years

Fourth Floor

15,701 USF / 18,132 RSF



Third Floor

4,822 USF / 5,568 RSF

