

# 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](http://www.migllc.biz)

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# ARBOR GATE



**2501/2601 WEST BELTLINE HWY**

**Asking Rate: \$20.00/RSF NNN**

**SF Available: 2,183 RSF**

**Term: 5+ years**

**Available Immediately**

This suite is currently set-up for salon use featuring reception desk, 7 salon chair stations, 3 shampoo stations, 2 manicure stations, 2 pedicure thrones, 3 private massage rooms, office, and mixing room/laundry room.

