

10 WEST MIFFLIN STREET BUILDING



- Among the most prestigious buildings in the City of Madison, ideally located on the Capitol Square, one block from State Street.
- 19,639 LSF of available office space, comprised of three separate suites of 707 LSF (First Floor), 4,416 LSF (Third Floor), and 14,516 (Fourth Floor).
 - The 707 LSF First Floor suite features window frontage along Wisconsin Avenue.
 - The 4,416 LSF Third Floor suite features plenty of natural light, a private outdoor terrace, several generous conference rooms and executive-style private offices.
 - The 14,516 LSF Fourth Floor suite is a full floor suite featuring spectacular views of the Capitol and an abundance of natural light, together with a mix of open space and private offices, generous conference room, in-suite bathrooms, large kitchenette/break room, and two private terraces. *Available August 1, 2020.*
- Easy access to public transportation.
- Multiple vendors for fiber-optic services.
- Flexible space plans.
- Exceptional surroundings: the Capitol, State Street, Lake Mendota, James Madison Park, Lake Monona, and Law Park.
- World class restaurants and shops within walking distance.
- Gross lease rates ranging from \$25.50-\$27.50. Landlord pays all building operating expenses and real estate taxes. Tenant pays premises electrical and janitorial.

*For more information or to schedule a showing please contact
Scott LeBeau at 608-285-8095.*



Mullins Group, LLC

Planners • Developers • Engineers • Property Managers