

1245 EAST WASHINGTON AVENUE MADISON, WISCONSIN



- 613 leasable square foot suite available.
- Free on-site parking.
- Building-common men's and women's shower facilities.
- The aspect ratio of the building offers an abundance of windows and the opportunity to maximize natural lighting.
- A significant portion of the building is set back 34' from the roadway allowing for landscaping and signage around the building.
- Easy access to public transportation (10 different bus routes pass within two blocks of the Building), situated near the Isthmus Bike Path, and featuring ample on-site parking: unusual in such an urban setting. Plans for the proposed Dane County Commuter Light Rail tentatively call for a station within one-half block of the building.
- Convenient to the University of Wisconsin (less than 2 miles away), its technology, and its substantial student work force.
- Located in Madison's Central Business District in the east Isthmus, the Building is within 1 mile of the Capitol Square.
- Exceptional visibility, easy to find with minimal directions, and convenient to transportation corridors: 4 miles from the Interstate (90/94/39) and Highway 30, 3.75 miles from the Airport.

- Historic turn-of-the century and art-deco design: built as a work of art! Recent \$4.5 million Historic Preservation Award-winning renovation.
- This building is located two blocks west of the Yahara River Parkway, and four blocks from Tenney Park, midway between Lake Mendota and Lake Monona. The land acquired for Madison's Central Park is four blocks to the southeast. For more information on the Central Park Concept Plan proposed for the area, visit www.usof.org.
- The Washington Plaza Shopping Center is one block to the east and The Avenue restaurant is nearby. In addition, a multitude of other restaurants and eclectic shops can be found 3 blocks south, along Williamson Street. The East Side Farmer's Market is held 1 ½ blocks to the southeast.
- Building security includes automatic monitoring at all main entrances, secured by an access control system with electronic locks, door position sensors and proximity card readers for off-schedule access. CCTV cameras have been installed to monitor and record activity at main building entrances and in certain hallway passages.
- The parking lot and building are wheelchair accessible.
- The Building's technology infrastructure consists of copper telephone service from Ameritech, several-hundred-pair copper service induces conditioned pairs suitable for frame relay, T-1 through T-3 and Fractional T's. Multiple fiber routes run adjacent to the Building. A multitude of vendors are available for voice/data solutions.
- Lease rates vary depending upon lease terms.

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



Mullins Group, LLC

Planners • Developers • Engineers • Property Managers