

1400 EAST WASHINGTON AVENUE WASHINGTON SQUARE



- Best Value in town! Located in Madison's thriving Capitol East District on Yahara River Parkway midway between Lake Mendota and Lake Monona! On bus line.
- Low Gross lease rates ranging from \$14.95-\$24.50. Landlord pays all operating expenses and real estate taxes.
- 88,139 LSF of square feet of available office space with ample expansion opportunities and flexible space plans.
- Features a first floor 48,196 LSF suite coming available in the fall of 2018. This suite is a Class-A caliber space boasting unique architectural features throughout (exposed heavy timber framing, high saw-tooth ceilings with skylights, and original exposed brick walls). Practically move-in ready, this suite is an ideal opportunity for a larger office user seeking a downtown presence at a reasonable rental rate. This space can be expanded (or potentially reduced) in size.
- High visibility, easy to find, and convenient to Interstate, Airport and Downtown.
- Building Amenities Include: Impressive 1,600 SF Building Conference Room with 18 foot ceilings and break room.
- Unique architectural options including 18 foot ceilings, gorgeous exposed brick walls, and vintage wood columns.
- Ample free on-site parking. Over 1,000 free off-street parking stalls.

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



Mullins Group, LLC

Planners • Developers • Engineers • Property Managers