

# 2550 UNIVERSITY AVENUE (COMMERCIAL)



- **Only one first floor commercial space remains in University Avenue's newest mixed-use development, located in the heart of one of the busiest corridors in Madison with close proximity to both the University and health care complex. This only remaining commercial unit comes with its own exclusive exterior space. The development includes 130 residential units directly adjacent to the commercial spaces.**
- **Landlord provides and maintains common bathrooms adjacent to the space at no cost to Tenant.**
- **Enclosed temperature-controlled parking spaces can be made available in the building.**
- **Available Now.**
- **\$21.00 per USF. Tenant pays Premises electrical, gas, hot water, heat, and water and sewer charges (as well as Premises janitorial and a pro rata portion of the real estate taxes).**

*For more information or to schedule a showing please contact  
Sue Springman at 608-229-5901.*



## Mullins Group, LLC

Planners • Developers • Engineers • Property Managers