



CUSHMAN &
WAKEFIELD

BOERKE



460-12,466 RSF FOR LEASE

WEST WASHINGTON AVE

Madison, Wisconsin

JIM CAVANAUGH

Principal

+1 414 253 3950

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KATIE BRUESKE

Real Estate Advisor

+1 518 956 1717

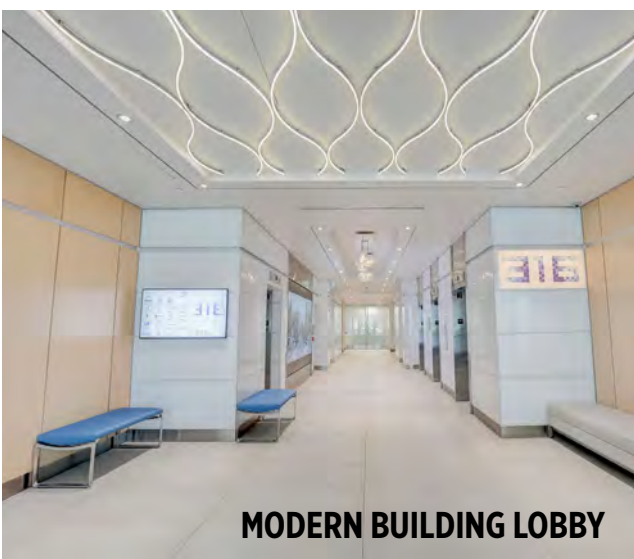
kbrueske@boerke.com



BOERKE



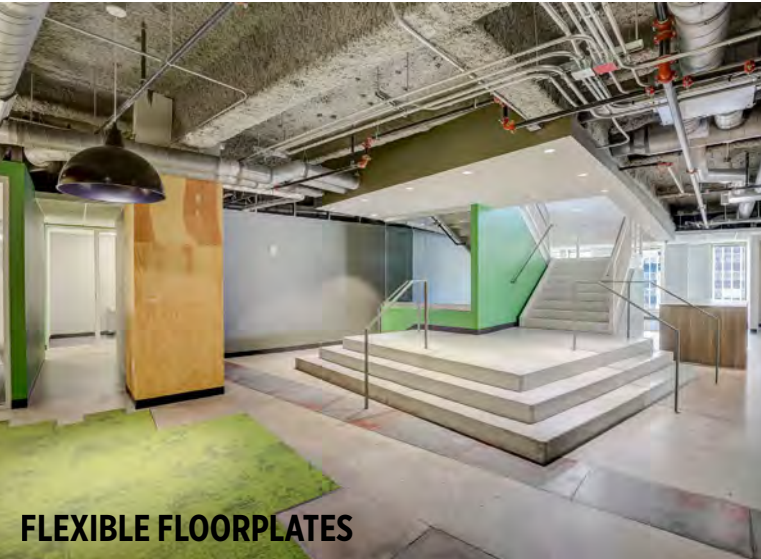
HOVDE PROPERTIES



ABOUT THE BUILDING

Prime opportunity nestled in the heart of Downtown Madison, just two blocks from Capitol Square. This modern 256,858 SF class A office was completely renovated in 2016 and offers an ideal workspace for businesses seeking both prestige and functionality. Boasting state-of-the-art facilities and amenities, including secure on-site parking, fitness center with locker rooms & showers, common conference room, secure bike parking, and a ground floor restaurant, this building is tailored to meet the diverse needs of today's professionals.

LEASE RATE: **\$26.50/RSF MG**
 +ELECTRIC (\$1.50/SF)



PRIME DOWNTOWN MADISON LOCATION

#1 Unparalleled access
to a thriving business
community

#3 Vibrant Energy
with many cultural
establishments nearby

#2 Renowned Dining
establishments within a
few block radius

#4 Excellent Walkability
with a walk score of 97



AVAILABILITIES

2ND FLOOR	460 - 3,997 RSF	SUITE 625	6,050 RSF
SUITE 300	8,216 RSF	SUITE 725	6,756 RSF
SUITE 325	3,670 RSF	SUITE 825	5,710 RSF
SUITE 500	8,213 RSF	SUITE 925	1,921 RSF
SUITE 575	2,365 RSF	SUITE 1000	11,135 RSF

Contiguous
to 12,466 RSF



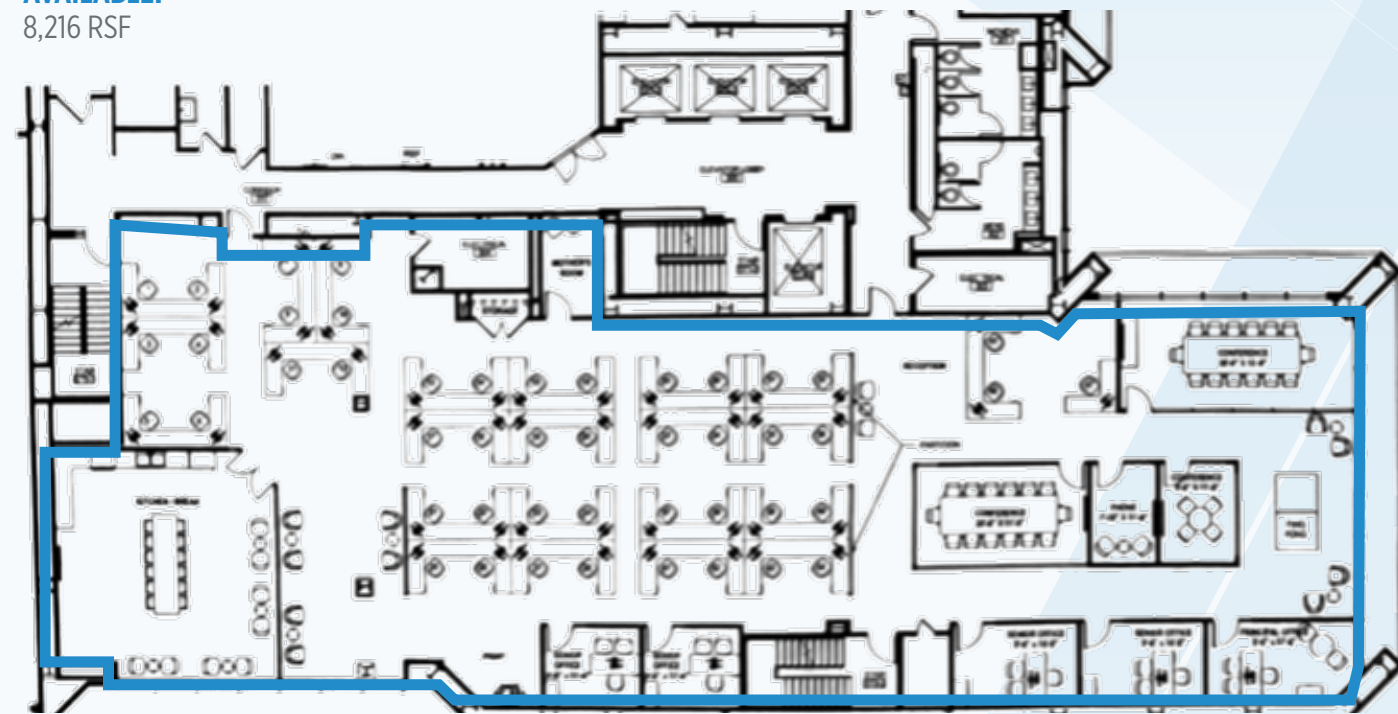
2ND FLOOR

AVAILABLE:
460 - 3,997 RSF



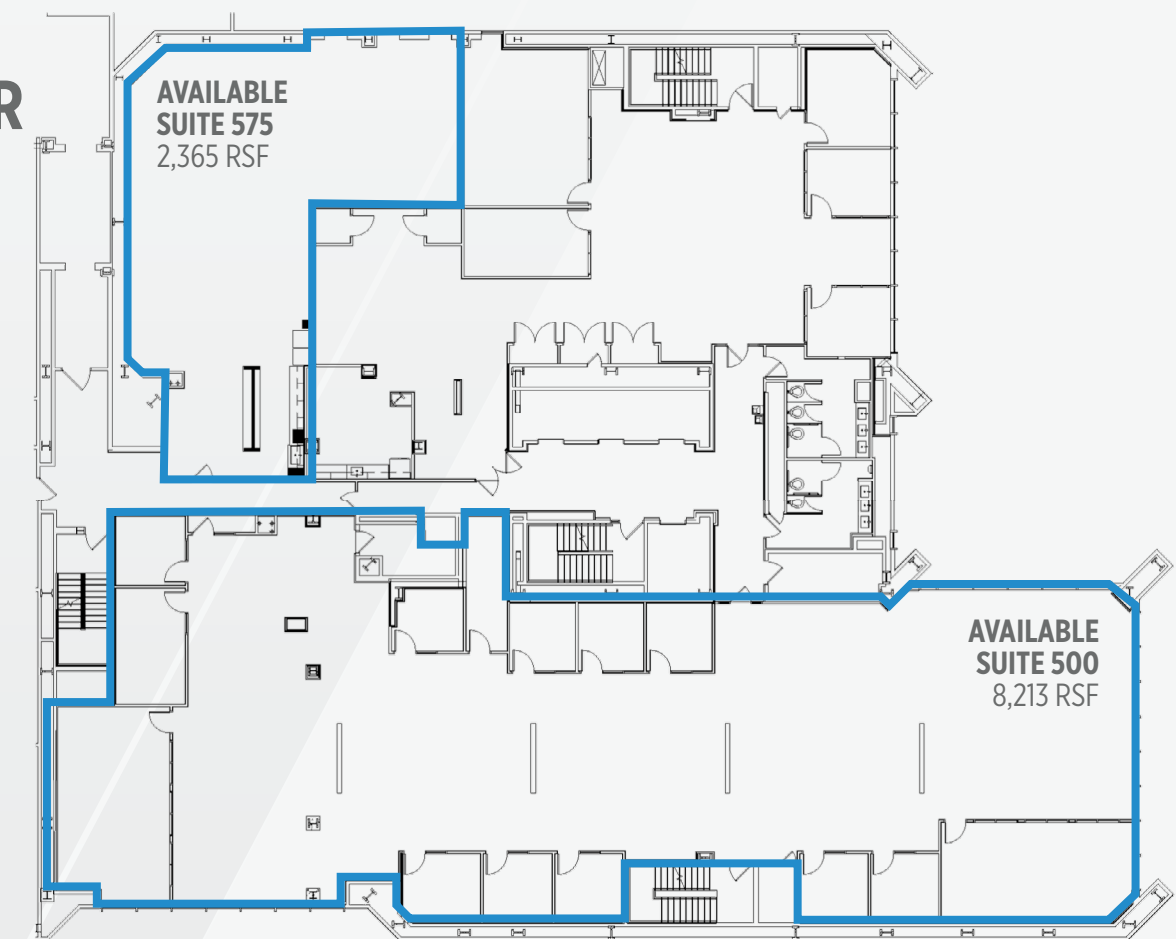
3RD FLOOR SUITE 300

AVAILABLE:
8,216 RSF



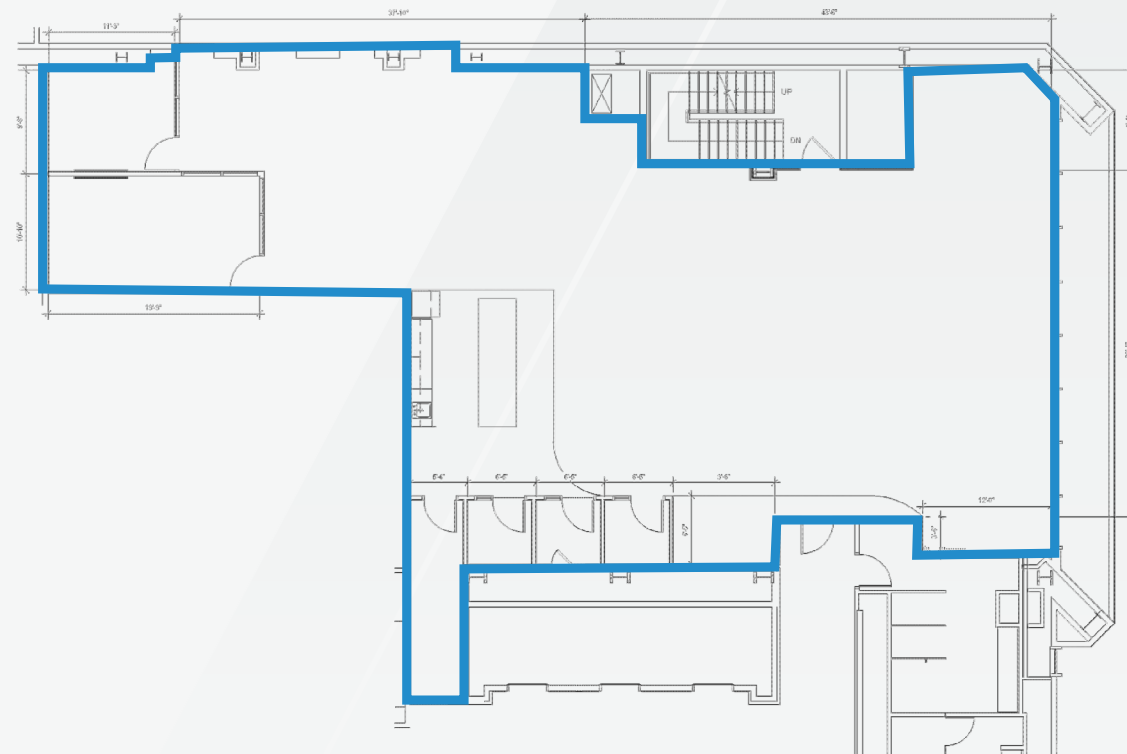
5TH FLOOR

AVAILABLE:
UP TO 10,578 RSF
CONTIGUOUS



3RD FLOOR SUITE 325

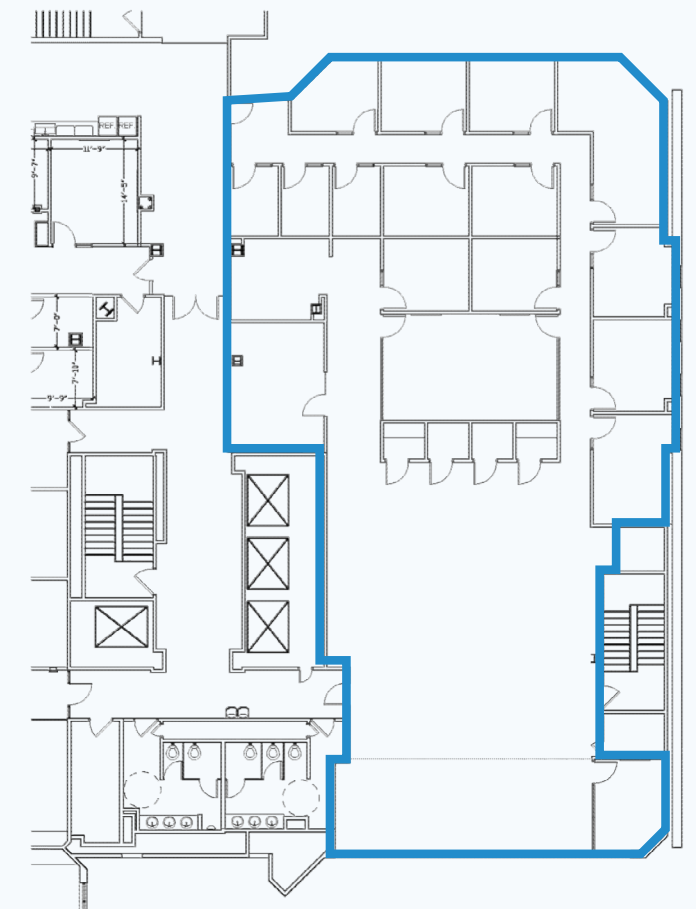
AVAILABLE:
3,670 RSF



6TH FLOOR SUITE 625

AVAILABLE:
6,050 RSF

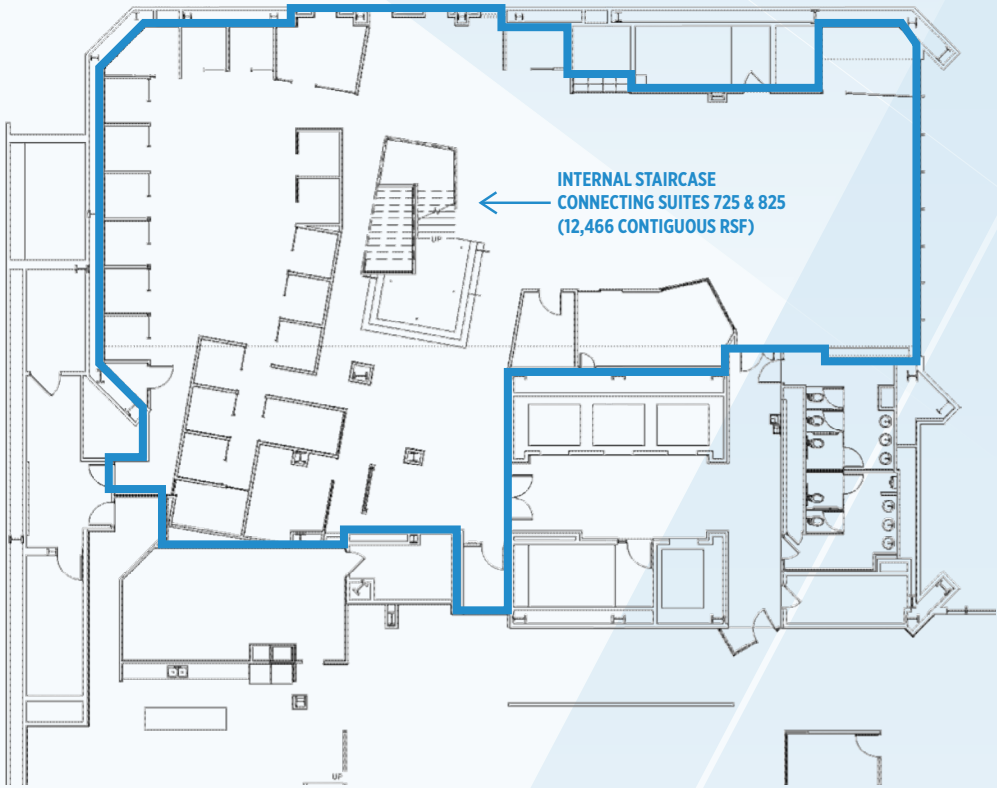
VIRTUAL TOUR ▶



7TH FLOOR
SUITE 725

AVAILABLE:
6,756 RSF

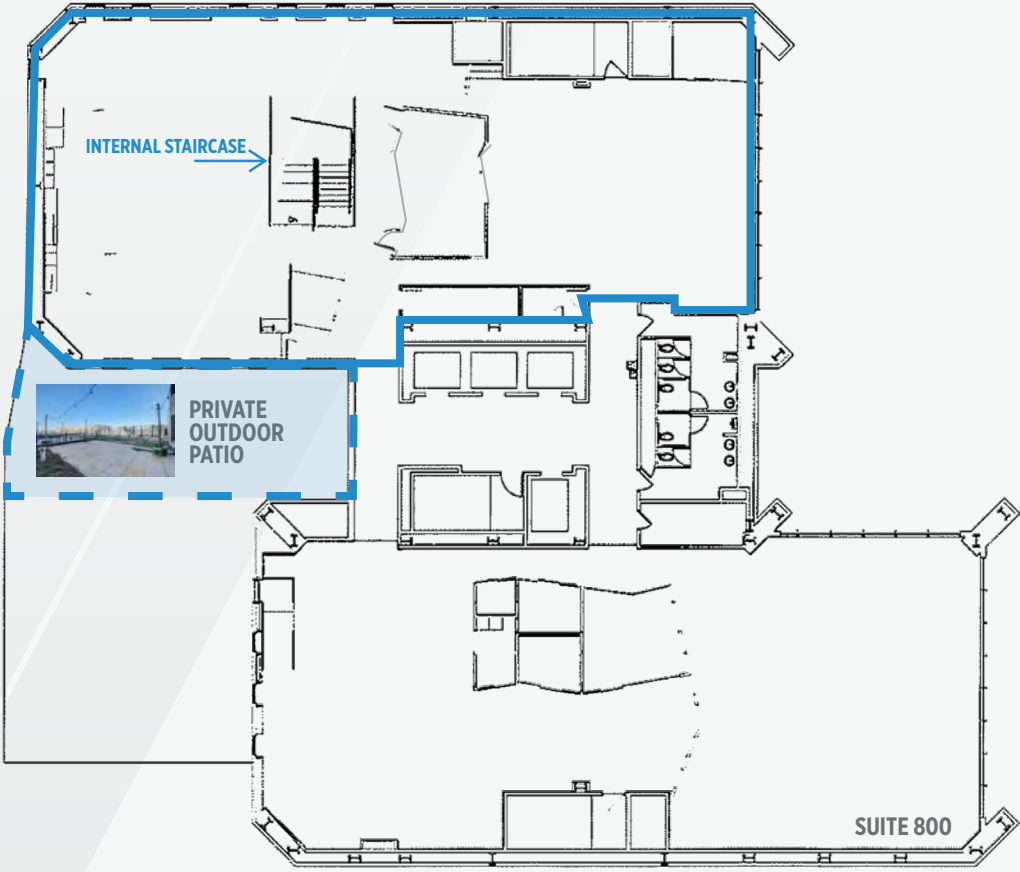
* Internal Staircase
Connecting to Suite 825
(12,466 RSF
Contiguous)



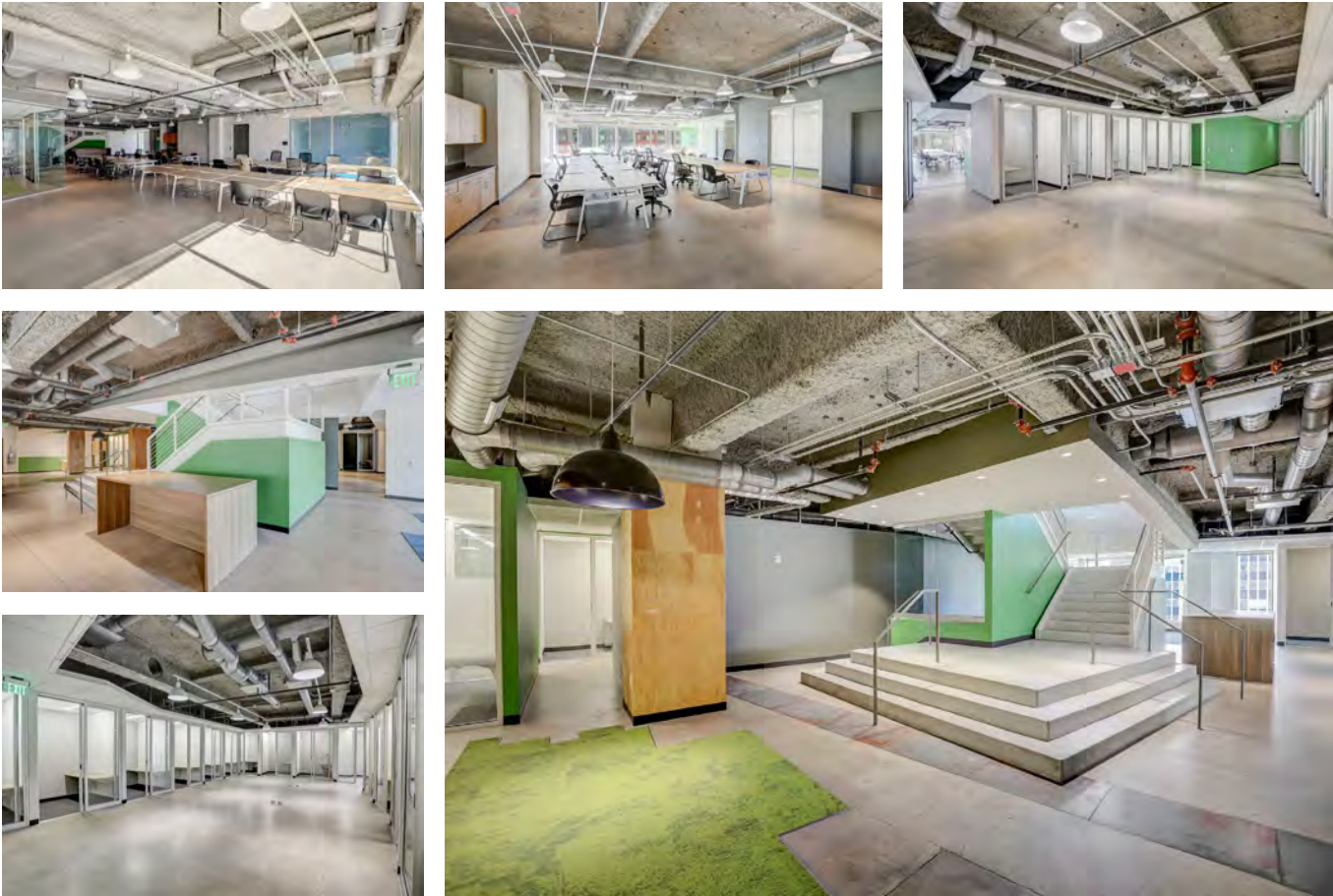
8TH FLOOR
SUITE 825

AVAILABLE:
5,710 RSF

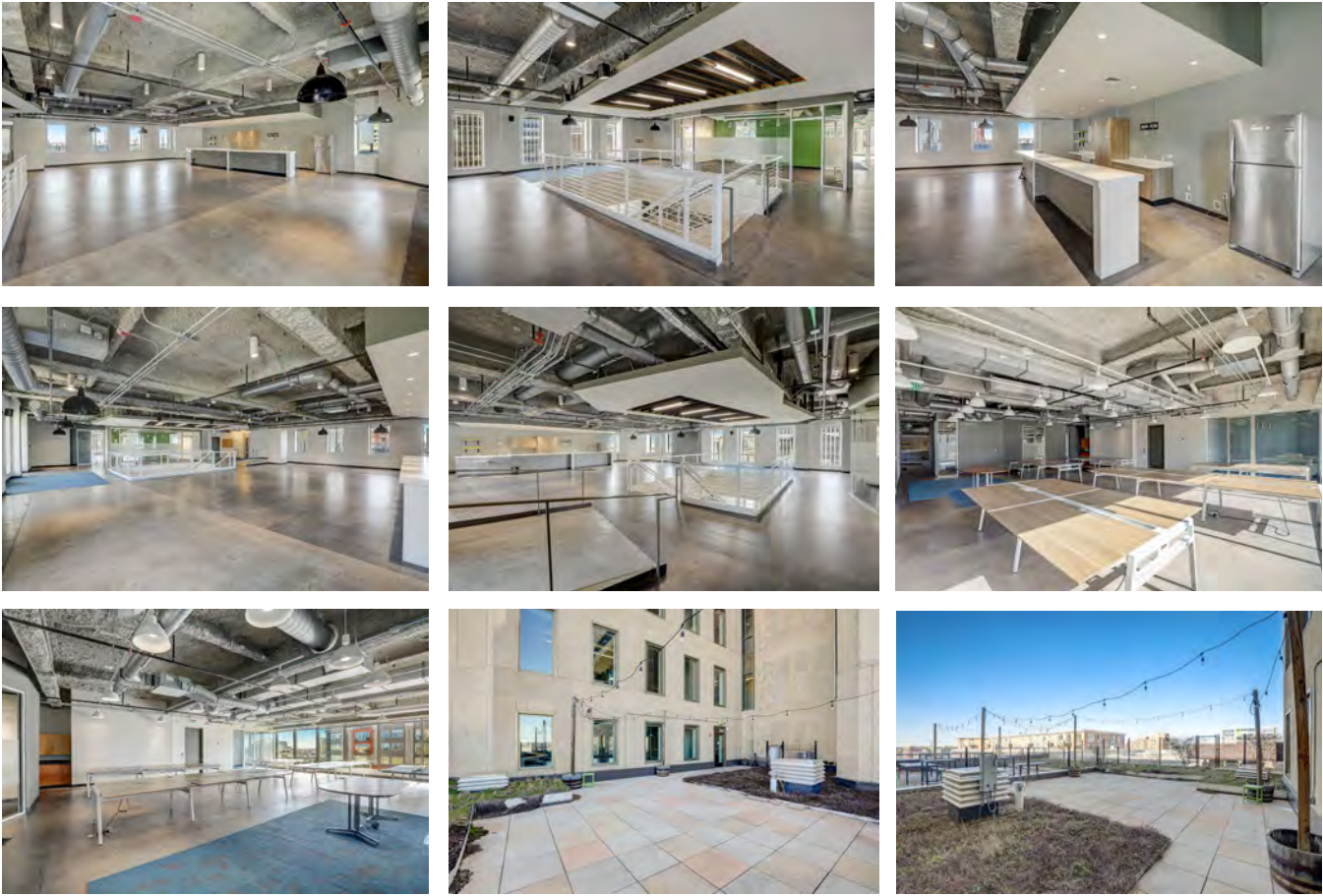
*Internal Staircase
Connecting to Suite 725
(12,466 RSF
Contiguous)



SUITE 725 INTERIOR PHOTOS

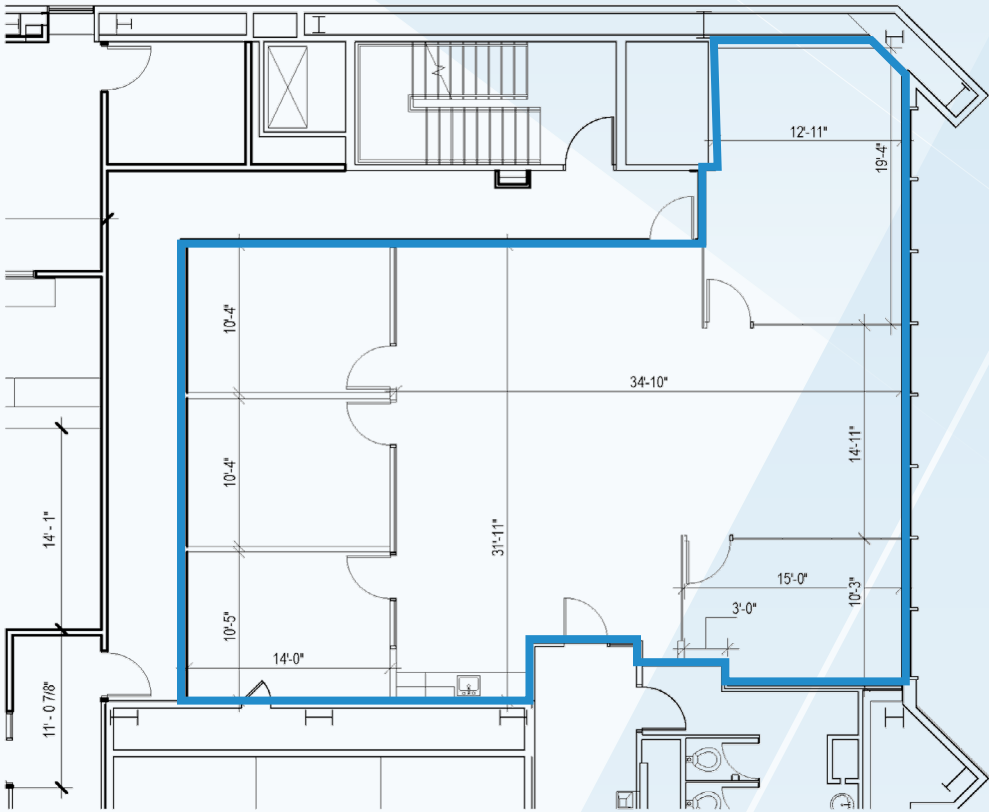


SUITE 825 INTERIOR PHOTOS



9TH FLOOR
SUITE 925

AVAILABLE:
1,921 RSF

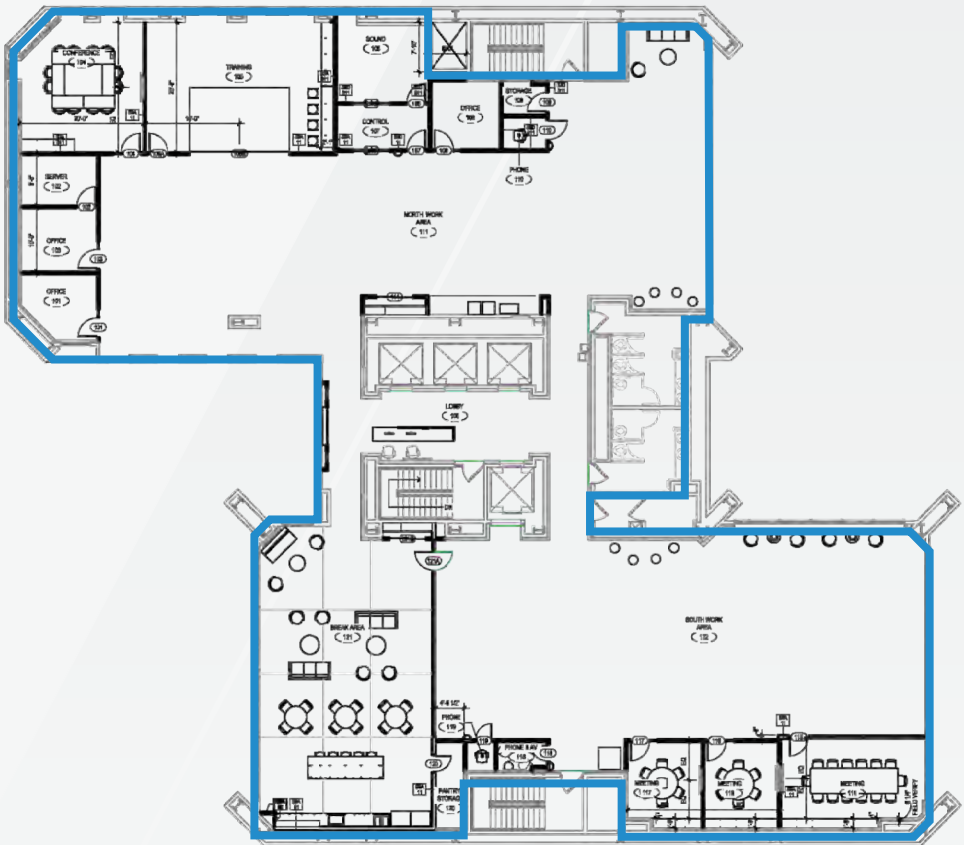


SUITE 1000 INTERIOR PHOTOS



10TH FLOOR
SUITE 1000

AVAILABLE:
11,135 RSF





CONTACT INFORMATION

JIM CAVANAUGH Principal

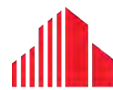
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**CUSHMAN &
WAKEFIELD**

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HOVDEPROPERTIES

MADISON OFFICE

33 E Main St
Suite 241
Madison, WI 53703

MILWAUKEE OFFICE

731 E Jackson St
Suite 700
Milwaukee, WI 53202

STATE OF WISCONSIN

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See Definition of Material Adverse Facts below).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals, other property held by the Firm or its Agents.
- (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

- The following information is required to be disclosed by law:
 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below).
 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON- CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents):

(Insert information you authorize to be disclosed, such as financial qualification information.)

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.