



## TOWN CENTER SQUARE

### Property Data

**Location** 6808 Odana Road  
Madison, WI

**Building** Two-Story Stucco,  
Glass and Masonry  
Exterior

**Gross Size** 23,000 SF

**Space Available** Suite 100: 966 SF  
Suite 201: 1,162 SF  
Suite 202: 1,000 SF

**Amenities** Ample Surface Parking,  
Lower Level Storage,  
Exterior Signage  
Available



If you are looking to be noticed, this is the location for you. This is the newest building on Odana Road. Located only ½ block from the entrance to West Towne Mall. Over 22,000 cars per day go past this building.

An expansive two-story entry and lobby welcome tenants and employees. An elevator or open stairway provides access to the second floor. The building features an exterior sign box for all tenants. Extra sign locations available at an additional charge. Ample surface parking to allow your customers close parking. Storage is available in the lower level and is accessible by elevator.

### LEASE RATE & TERMS

#### Suite 100

\$13.95 per square foot NNN or \$1,122.98 per month

*\$15 TI allowance from a warm gray box with 5 year lease.*

#### Suite 201

\$14.75 per square foot NNN or \$1,428.29 per month. Three nice offices, three smaller office/meeting rooms, reception area and a storage area. Carpet and paint was new 2 years ago. Lots of windows. Signage space available on the outside of the building.

#### Suite 202

\$14.75 per square foot NNN or \$1,229.17 per month. The space includes reception, one private office, open work area and conference room. Lots of windows. Signage space available on the outside of the building

#### Estimated Expenses

\$6.75 per square foot

#### Traffic Counts

22,000+ per day

- Contact -

**MIKE RING**

**miker@parktowne.com**

*This property is being marketed by Park  
Towne Realty, LLC.*