



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 202: 1,475 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

\$14.95 per square foot NNN or \$1,203.48 per month

\$35 TI allowance from a warm gray box with 5 year lease.

Suite 202

\$15.95 per square foot NNN or \$1,960.52 per month. The space includes waiting room, open work area, four private offices, and conference room. The conference room could be split to create a smaller conference room and either more open office space or another private office. Lots of windows.

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.