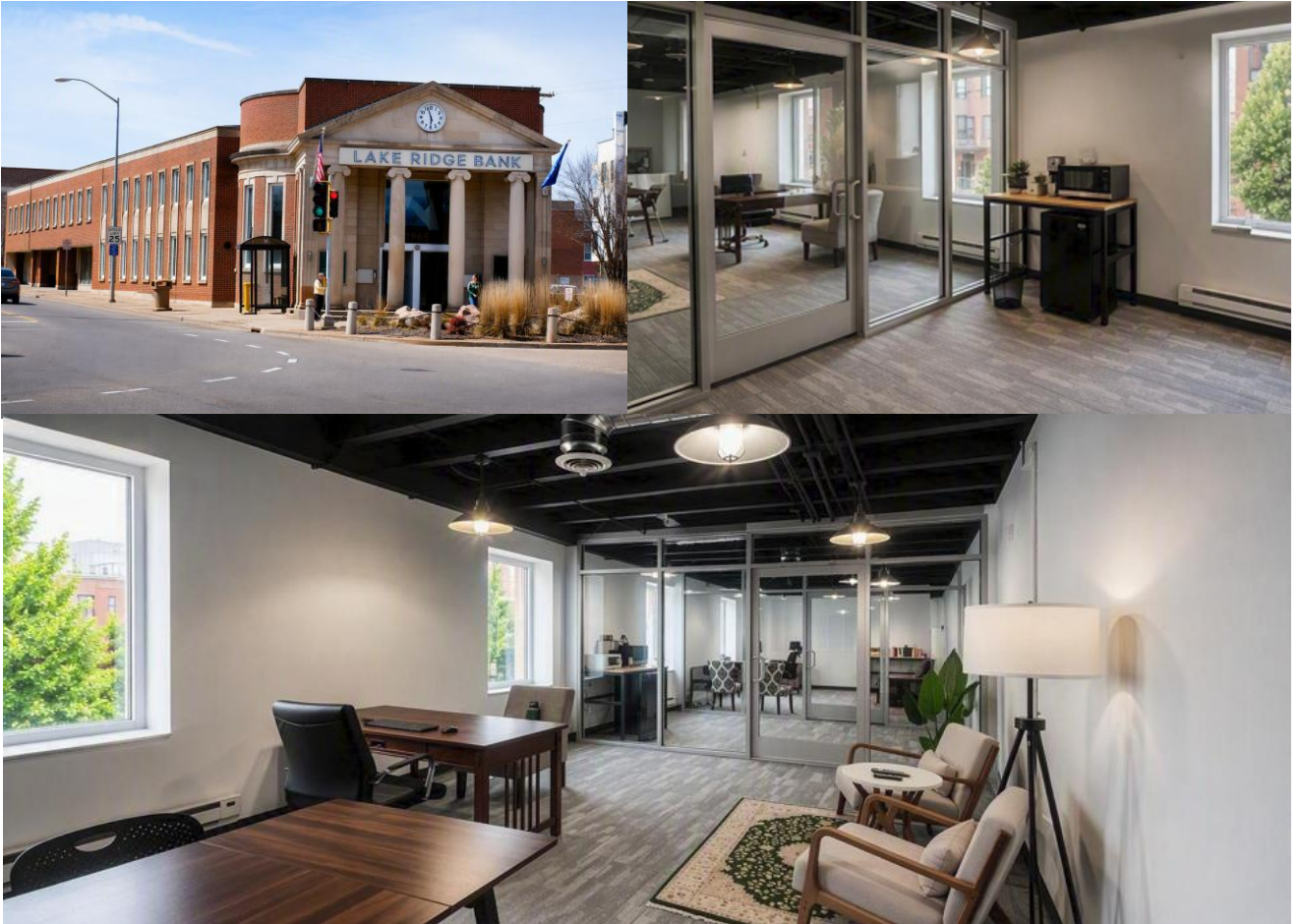


OFFICE SPACE FOR LEASE



785 SF Available

1955 Atwood Avenue, Madison, WI 53704

Matt Jahnke
Vice President
(920) 344-9566
mjahnke@sarainvest.com

- **Class A space**
- **Vibrant Location**
- **Walkable Amenities**
- **Elevator Access**
- **Private Parking Available**
- **Coffee Shop In Lobby**

SARA Investment Real Estate LLC is a licensed real estate broker in the State of Wisconsin.

PROPERTY AND NEIGHBORHOOD OVERVIEW



PROPERTY SPECIFICATIONS

Available Date:	Flexible
Address:	1955 Atwood Ave Madison, WI 53704
Available SF:	785 SF
Lease Rate:	\$2,150 / month
Lease Type:	Gross
Lease Term:	5-10 years
Parking:	4 covered stalls & street

PROPERTY HIGHLIGHTS

Office space available for lease in the historic Atwood Building, located in the vibrant Schenk-Atwood neighborhood. This beautifully updated second-floor space offers abundant natural light, contemporary finishes, and a professional, move-in-ready environment.

The suite features two private offices and a reception area, making it ideal for consultants, creative professionals, and small businesses seeking dedicated workspace. Surrounded by popular restaurants, coffee shops, and neighborhood amenities, the location provides convenient options for client meetings, team lunches, and everyday workplace convenience.

DEMOGRAPHICS AND TRAFFIC COUNT



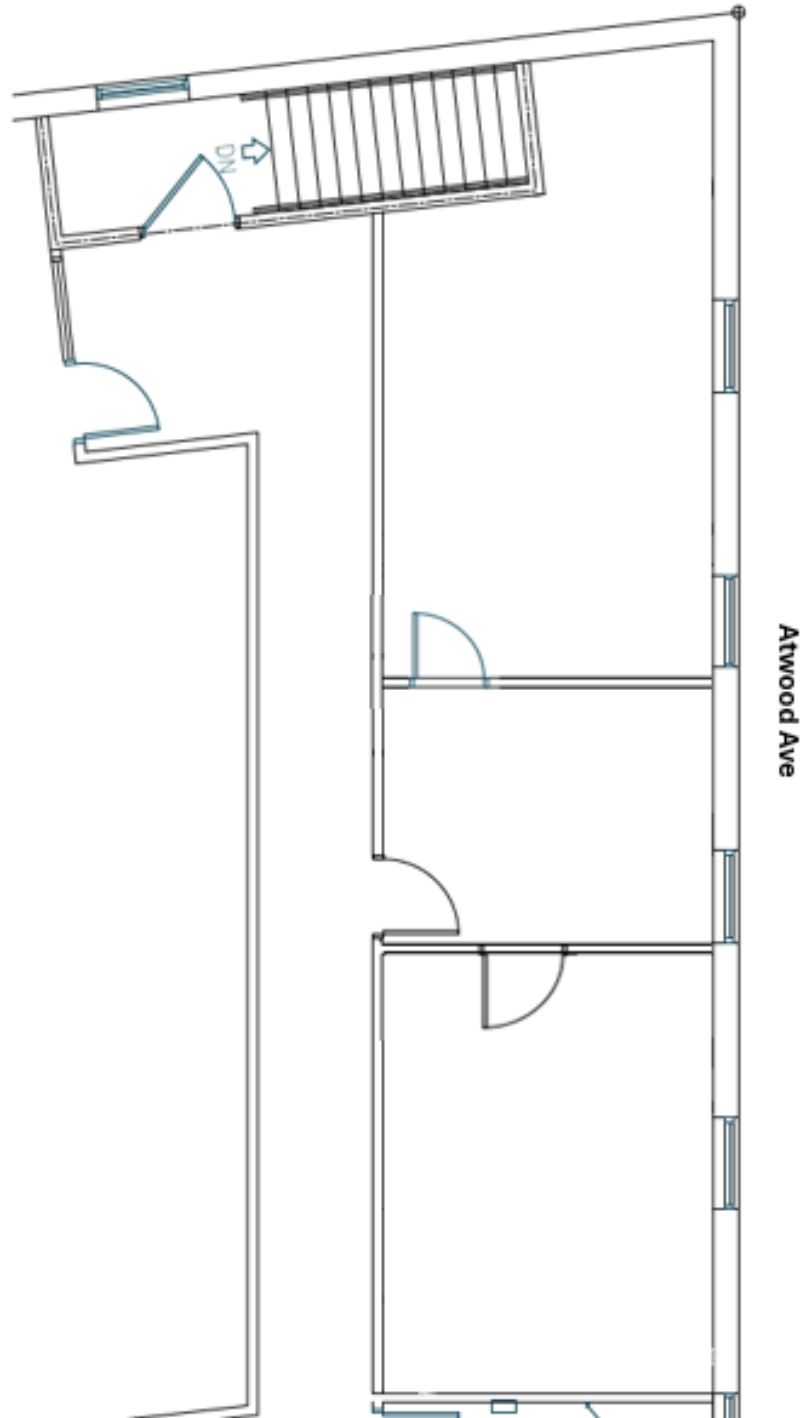
LOCATION HIGHLIGHTS

Prime office location in the Schenk-Atwood neighborhood at the corner of three heavily trafficked streets, Atwood Avenue, Wiliamson and Winnebago Streets. The property is well known by Atwood’s residents and has great visibility and access to many local restaurants and entertainment.

- **Drive:** 13,250 Vehicles/Day on Atwood/Winnebago Street
- **Bike Score:** 100/100- Excellent bike lanes – Biker’s Paradise
- **Walk Score:** 81/100 – Very Walkable
- **Ride:** Multiple bus stops within 0.5 miles radius

Demographics	1 Mile	3 Miles	5 Miles
2025 Population	15,970	103,445	223,266
2025 Households	8,493	48,272	99,727
2025 Average H.H. Income	102,623	84,805	91,103
Daytime Employment	9,338	106,694	213,996

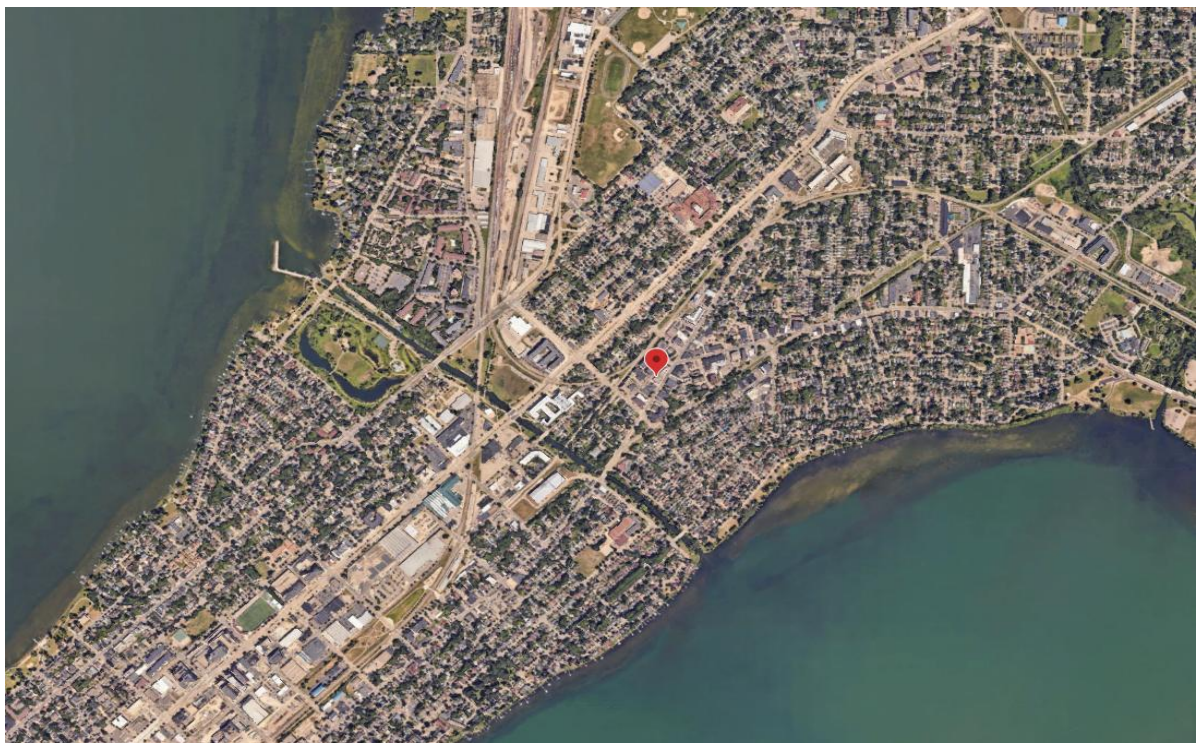
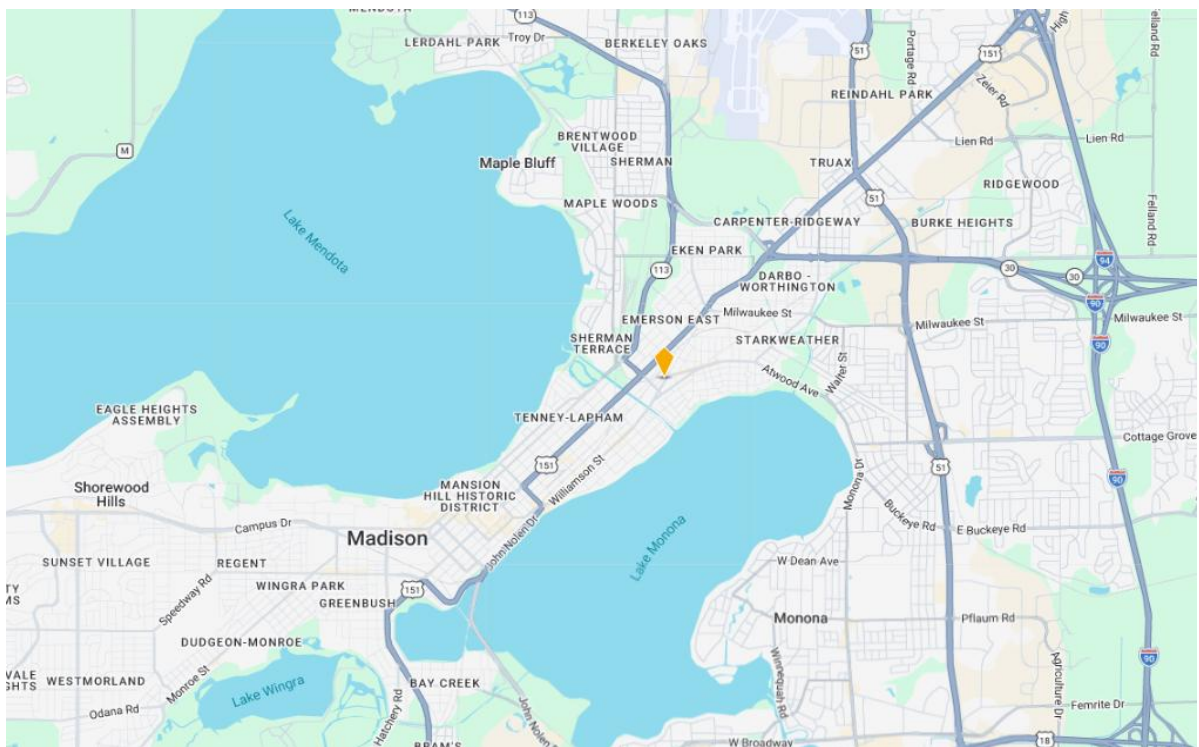
FLOOR PLAN



SUITE PHOTOS



SITE PLAN AERIALS



DISCLOSURE TO 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:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- 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.
- 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 lines 57-66).
- 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 (see lines 24-40).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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 lines 50-58).
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 (see lines 36-40). 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.)

THIS IS A DISCLOSURE AND DOES NOT CREATE A CONTRACT. THIS DISCLOSURE IS TO BE PROVIDED BY AN AGENT ASSOCIATED WITH A LISTING FIRM OR A WITH SUBAGENT FIRM PROVIDING BROKERAGE SERVICES TO A BUYER OR TENANT.

FAIR HOUSING/ NON-DISCRIMINATION

The Firm and its agents agree that they will not discriminate based on race, color, sex, sexual orientation as defined in Wisconsin Statutes § 111.32(13m), disability, religion, national origin, marital status, lawful source of income, age, ancestry, family status, status as a victim of domestic abuse, sexual assault, or stalking, or in any other unlawful manner.

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.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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Drafted by Attorney Debra Peterson Conrad

DEFINITIONS

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.

COMPENSATION

The Firm does not charge compensation to show homes to a customer under this disclosure.

Real estate commissions and compensation are not set by law and are fully negotiable. A firm may not represent that the firm's services are free or available at no cost to their clients, unless they receive no financial compensation from any source for those services.

The Firm may receive compensation from the listing firm as an agent working with a buyer as customer in the purchase of a property.

ACKNOWLEDGMENT

Wisconsin law requires the Firm to request the customer's signed acknowledgment that the customer has received a copy of this written disclosure statement if the Firm will provide brokerage services related to real estate primarily intended for use as a residential property containing one to 4 dwelling units.

SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY CONTRACTUAL OBLIGATIONS FOR EITHER THE CUSTOMER OR THE FIRM.

By signing and dating below I/we acknowledge receipt of a copy of this disclosure.

77	(x)			
78	Customer Signature		Print Name ▲	Date
79	(x)			
80	Customer Signature		Print Name ▲	Date
81	(x)			
82	Agent for Firm	Print Name ►	Firm Name ▲	Date