



CUSHMAN &  
WAKEFIELD

BOERKE



563-15,500 RSF FOR LEASE

# WEST WASHINGTON AVE

Madison, Wisconsin

**JIM CAVANAUGH**

Principal

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BOERKE



HOVDE PROPERTIES





# ABOUT THE BUILDING

Prime opportunity nestled in the heart of Downtown Madison, just two blocks from Capitol Square. This modern 152,969 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:** \$18.00 - \$26.50/RSF  
+ELECTRIC (\$1.50/SF)







**MODERN BUILDING LOBBY**



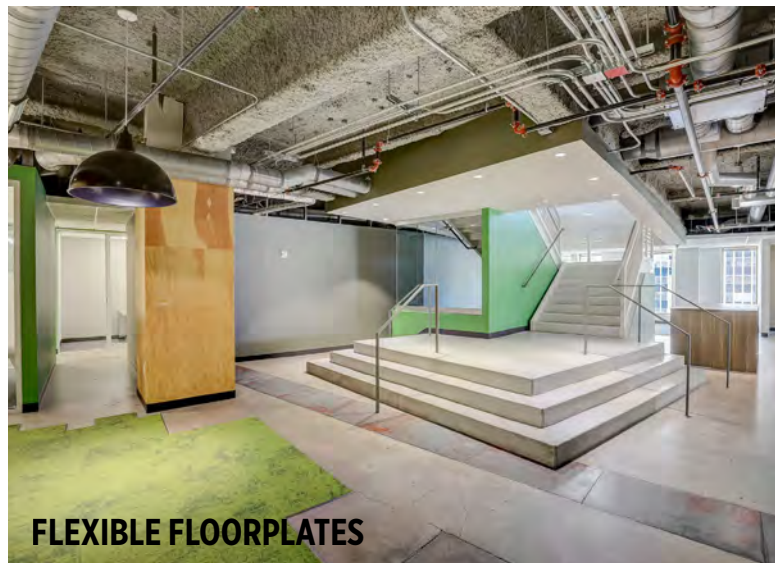
**CAPITOL VIEWS**



**RED SUSHI RESTAURANT**



**COMMON CONFERENCE ROOM**



**FLEXIBLE FLOORPLATES**



**FITNESS CENTER**



**SECURE BIKE PARKING**



**LOCKER ROOM WITH SHOWERS**



**UNDERGROUND PARKING AVAILABLE**



# PRIME DOWNTOWN MADISON LOCATION

**#1** Unparalleled access  
to a thriving business  
community

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**#3** Vibrant Energy  
with many cultural  
establishments nearby

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**#2** Renowned Dining  
establishments within a  
few block radius

**#4** Excellent Walkability  
with a walk score of 97



# AVAILABILITIES

2ND FLOOR	563 - 2,526 RSF	<a href="#">FLOOR PLAN</a>	
SUITE 325	3,670 RSF	<a href="#">FLOOR PLAN</a>	
SUITE 400	1,422 - 15,500 RSF (TBV)	<a href="#">FLOOR PLAN</a>	
SUITE 500	8,213 RSF	<a href="#">FLOOR PLAN</a>	] Contiguous to 10,578 RSF
SUITE 575	2,365 RSF	<a href="#">FLOOR PLAN</a>	
SUITE 625	6,050 RSF	<a href="#">FLOOR PLAN</a>	
SUITE 650	3,546 RSF	<a href="#">FLOOR PLAN</a>	
SUITE 725	2,472 RSF	<a href="#">FLOOR PLAN</a>	



## 2ND FLOOR

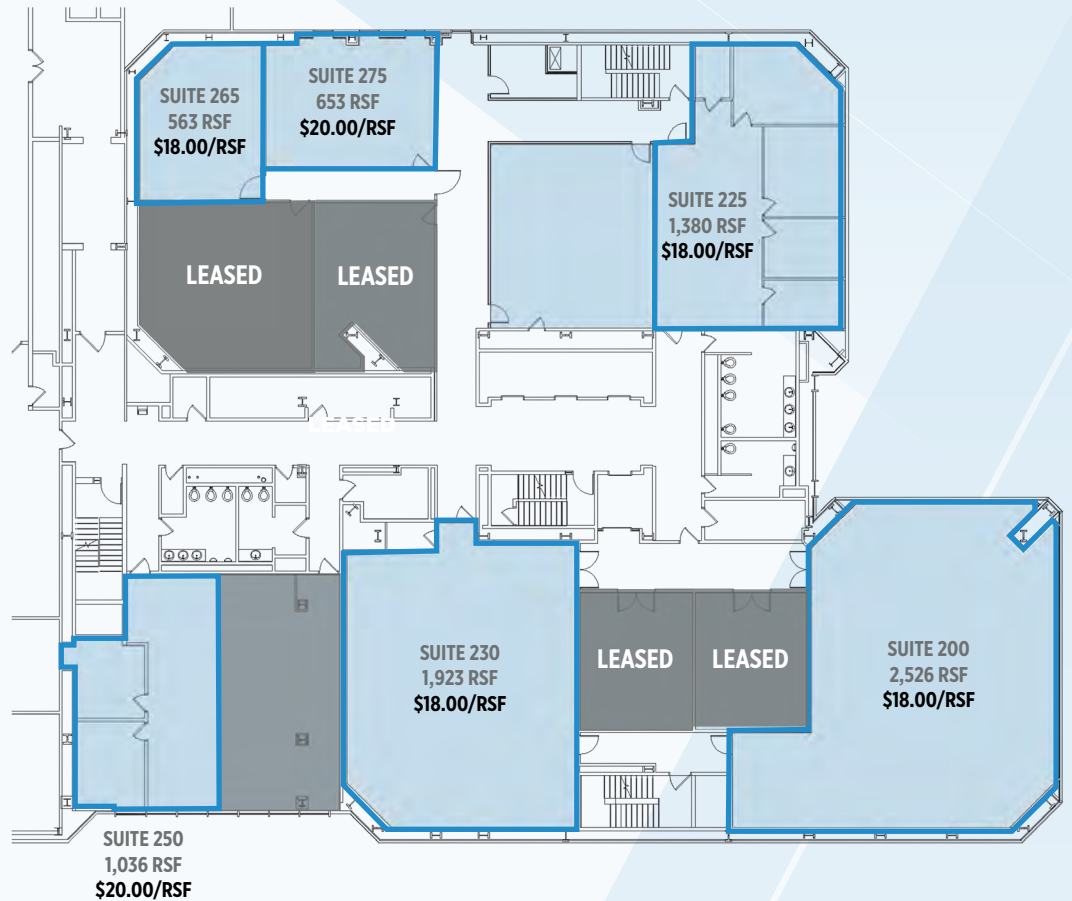
**AVAILABLE:**

563 - 2,526 RSF

**LEASE RATE:**

\$18.00 - \$20.00/RSF MG

+Electric



# 3RD FLOOR SUITE 325

**AVAILABLE:**

3,670 RSF

**LEASE RATE:**

\$26.50/RSF MG

+Electric





# 4TH FLOOR SUITE 400

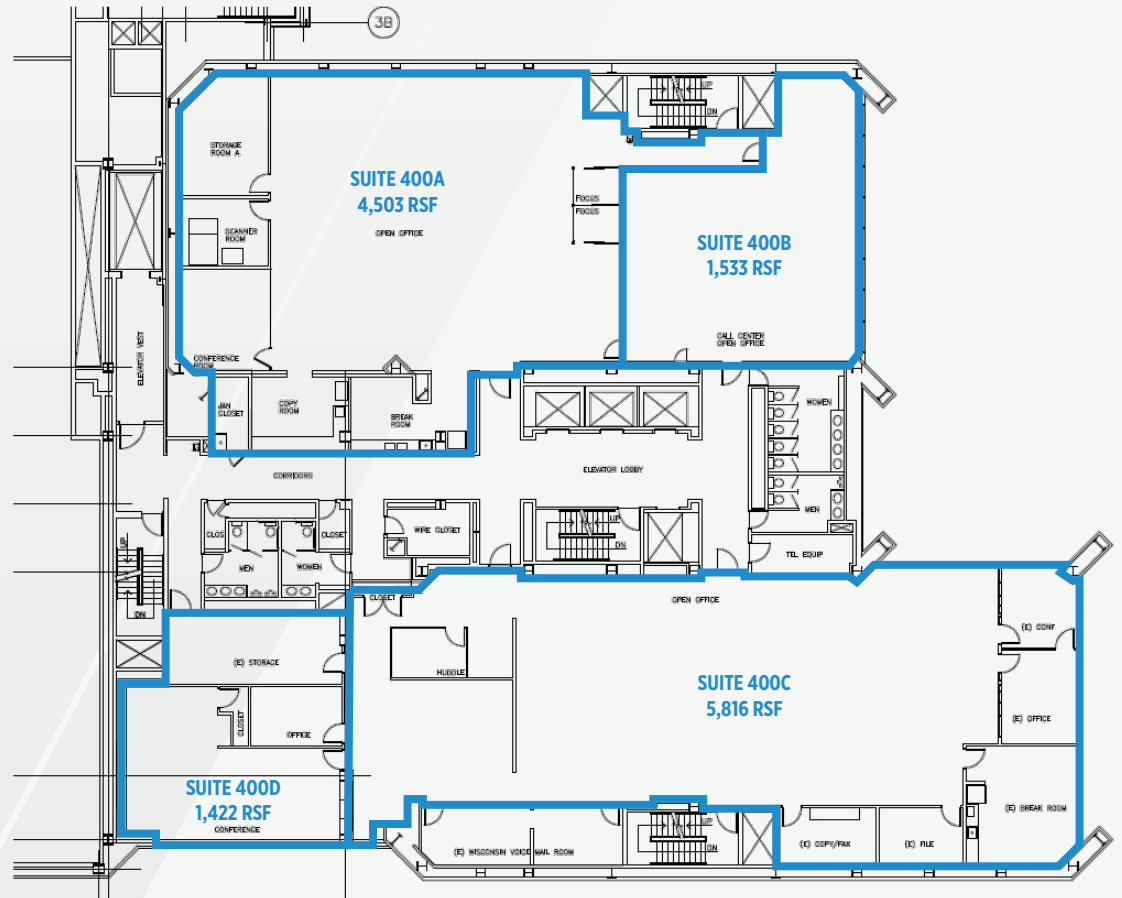
## AVAILABLE:

FULL FLOOR AVAILABLE  
1,422 - 15,500 RSF (TBV)

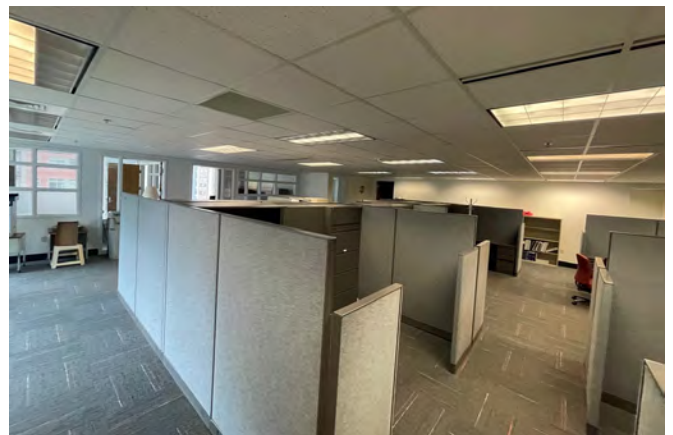
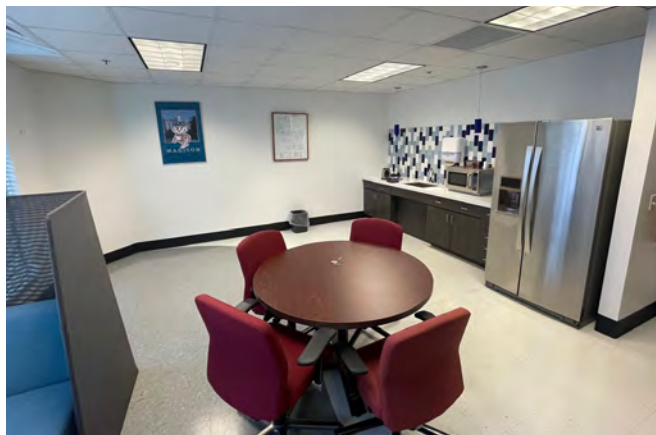
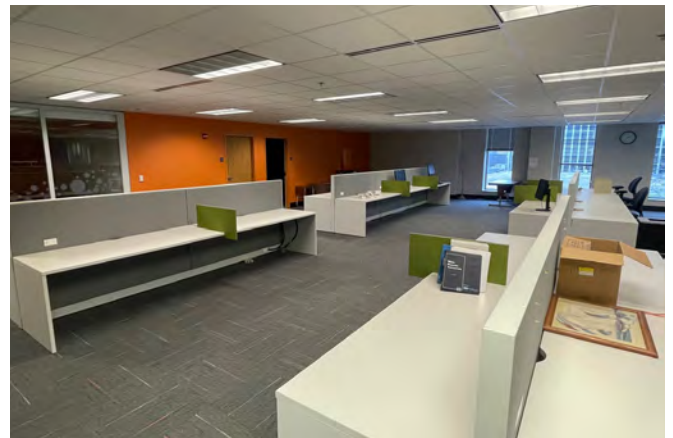
## LEASE RATE:

\$23.00/RSF MG  
+Electric

\*Available 7/1/2025



## SUITE 400 INTERIOR PHOTOS



# 5TH FLOOR

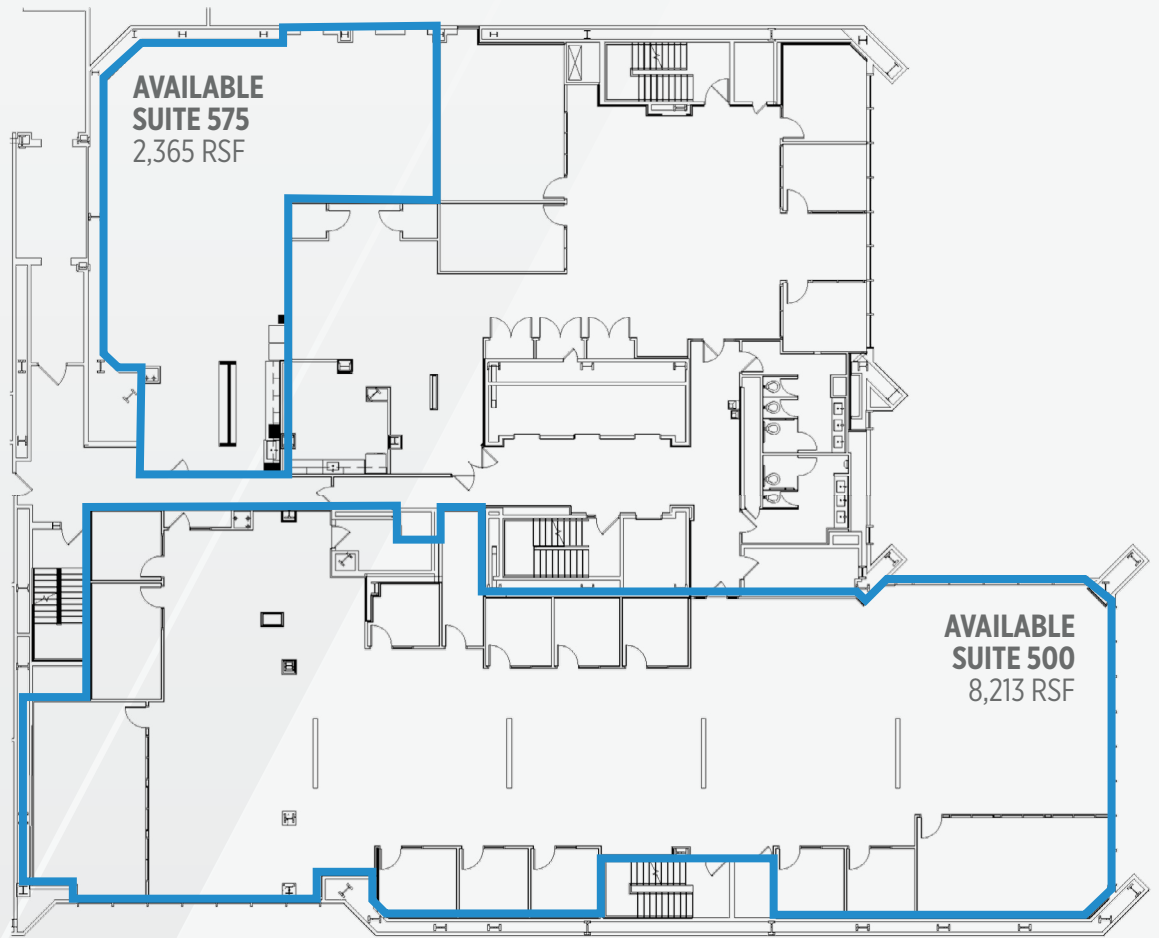
## AVAILABLE:

SUITE 575:  
2,365 RSF

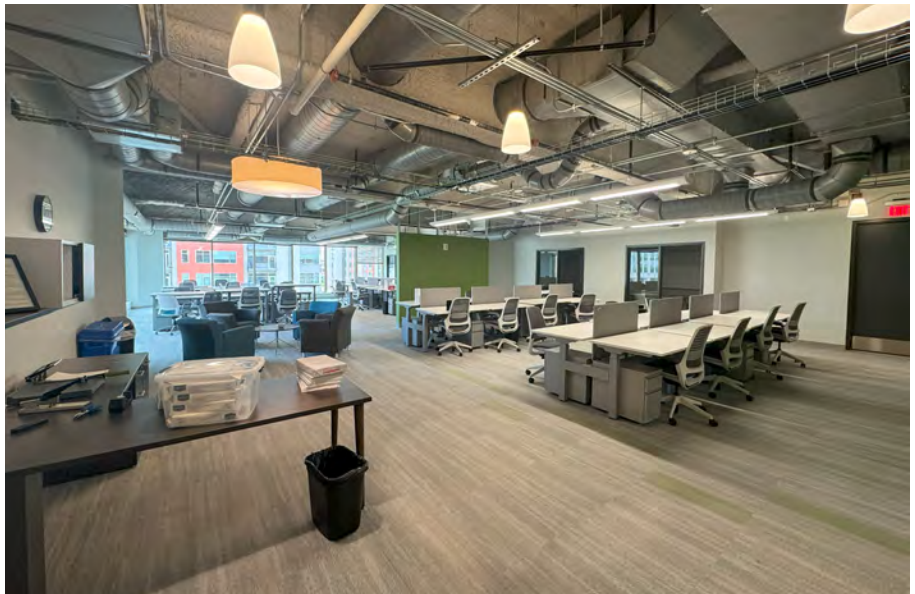
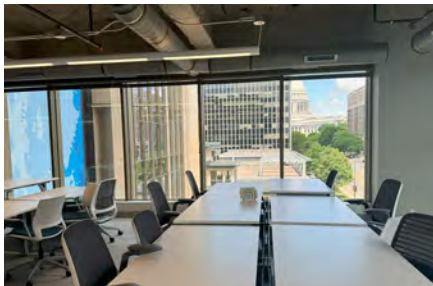
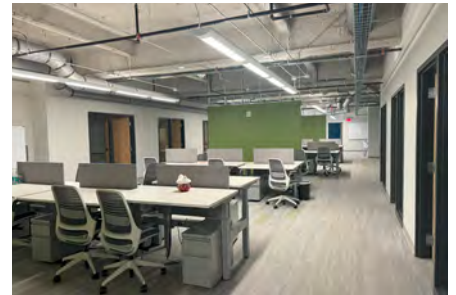
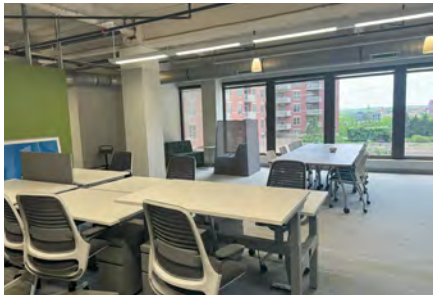
SUITE 500:  
8,213 RSF

## LEASE RATE:

\$26.50/RSF MG  
+Electric



## SUITE 500 INTERIOR PHOTOS





## 6TH FLOOR SUITE 650

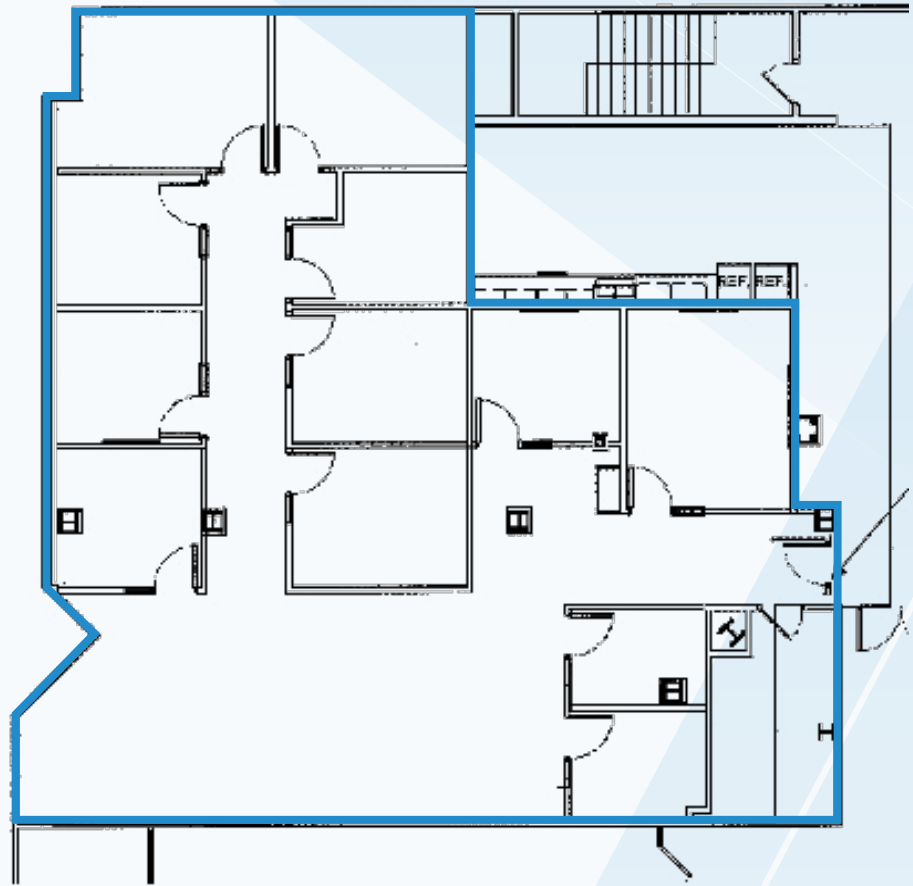
### AVAILABLE:

3,546 RSF

### LEASE RATE:

\$26.50/RSF MG

+Electric



## 6TH FLOOR SUITE 625

### AVAILABLE:

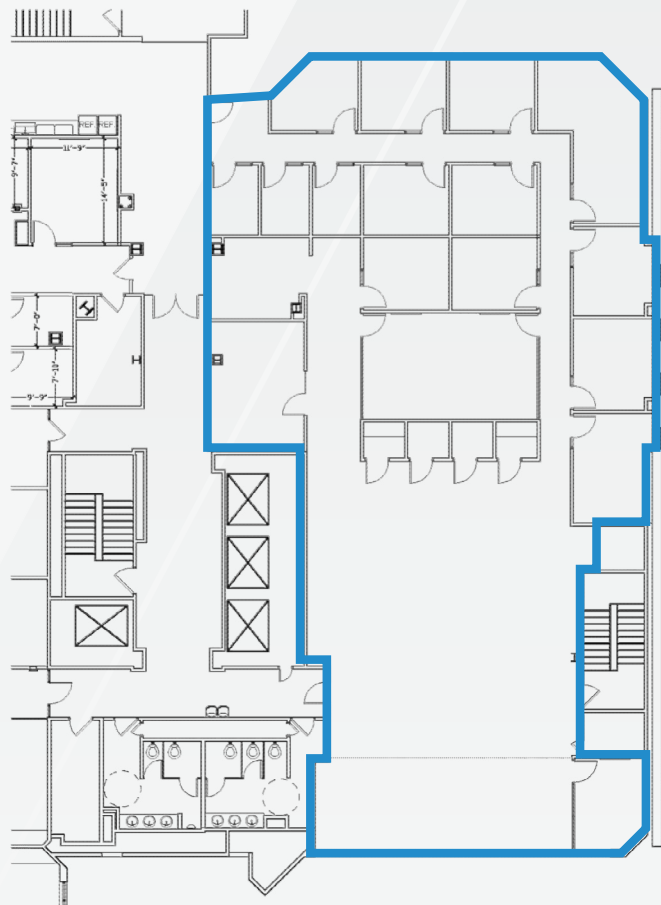
6,050 RSF

### LEASE RATE:

\$26.50/RSF MG

+Electric

VIRTUAL TOUR



# 7TH FLOOR SUITE 725

## AVAILABLE:

2,472 RSF

## LEASE RATE:

\$26.50/RSF MG  
+Electric







# CONTACT INFORMATION

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**CUSHMAN &  
WAKEFIELD**

**BOERKE**



**HOVDE**PROPERTIES

**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:

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

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

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### 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.