

# 7447 UNIVERSITY

7447 University Avenue, Middleton, WI 53562



**Available for Lease**

Office Space



608-294-9400

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# Property Summary

7447 University Avenue is prominently located at the corner of University Avenue and Parmenter Street in Downtown Middleton, offering exceptional visibility and access. The two-story professional building is anchored by BMO bank branch on the 1<sup>st</sup> floor with office suites available for lease on the 2<sup>nd</sup> floor.

The site has free ample parking for employees and visitors and is walkable to dozens of restaurants, cafes, shops, and other retail destinations. The building is conveniently located just blocks from the US Hwy 12/14 on/off ramps, making it easily accessible from Madison and the surrounding communities.

**Building Description:** 22,027 square foot, two-story professional office building with stunning two-story lobby located in vibrant Downtown Middleton, anchored by BMO bank branch on the 1<sup>st</sup> floor with office suites available for lease on the 2<sup>nd</sup> floor.

## Space Availability:

Suite 202	1,007 RSF	Available now
Suite 203	231 RSF	Available now

**Lease Rate:** \$23.00-\$30.00/SF Gross

**Improvements:** Negotiable

**Parking:** Four parking stalls per 1,000 SF leased

## Amenities:

- Conveniently located in Downtown Middleton
- Walkable to dozens of restaurants, cafes, and other retail destinations
- Great transportation linkages with easy access to US 12/14 Beltline Hwy
- Ample on-site parking at no additional charge
- Storage available onsite
- Secure building with after-hours card access
- Professionally managed by Compass Properties



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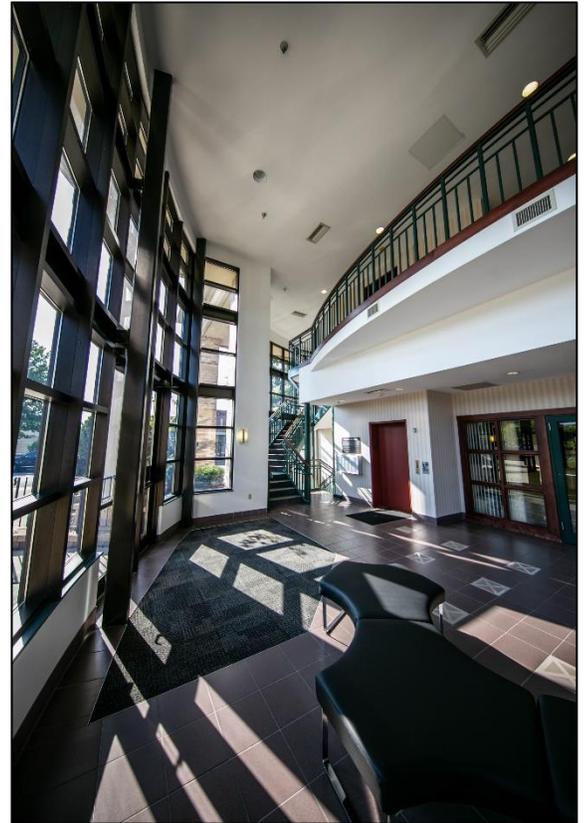
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# Property Photographs



Building Entrance



Building Lobby

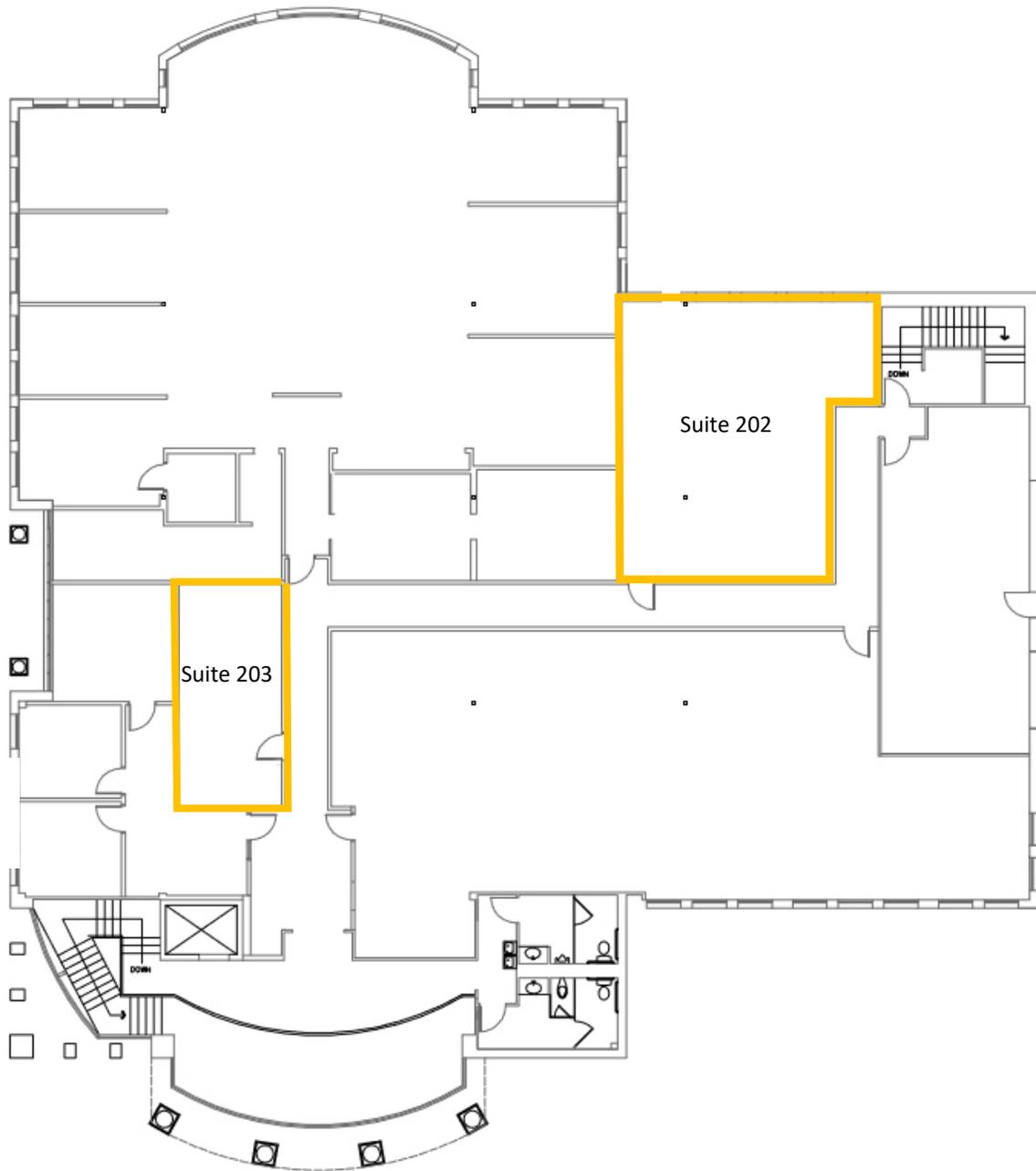


2<sup>nd</sup> Floor Office Suites



Sidewalk along Parmenter Street

# Second Floor



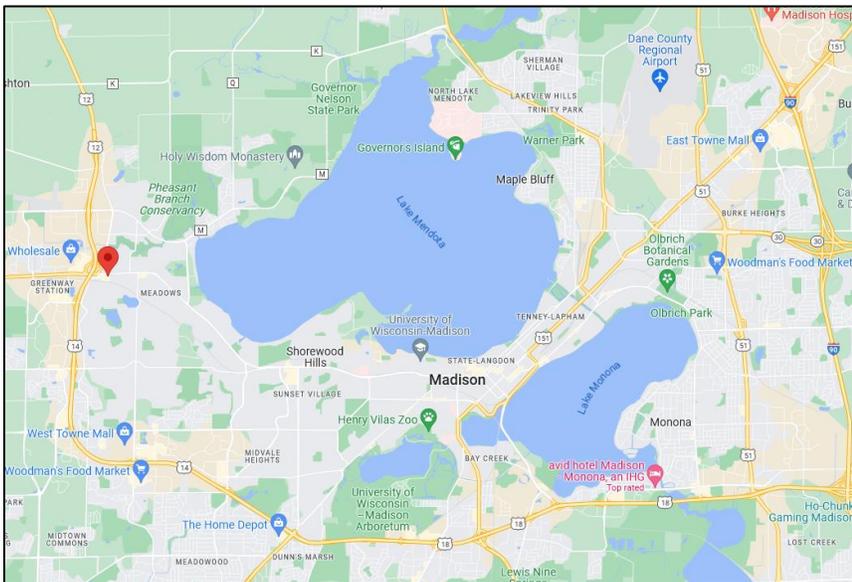
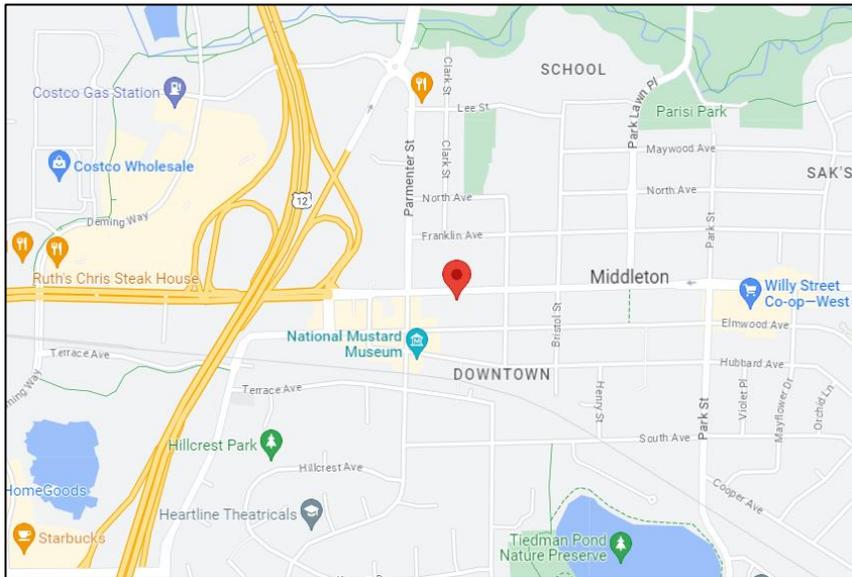
Suite 202	1,007 RSF
Suite 203	231 RSF

# Location

Prominently located in Downtown Middleton, the property offers excellent visibility along University Avenue, the main throughfare connecting far west Madison to downtown.

Boasting an impressive 75 Walk Score and 84 Bike Score, the property offers an urban experience that simply cannot be replicated in a business park. Dozens of restaurants, cafes, bars, shops, and other retail destinations are all within just a couple blocks.

With on/off ramps to US Highway 12/14 just blocks away, the property can be efficiently accessed from any point in Middleton, Madison, or surrounding cities. Bus service (Route F), through west Madison to downtown, stops across the street at University and Parmenter.



# Property and Area Map

