

OFFICE SPACE FOR LEASE

The American Center Office Park

5250 East Terrace

MADISON, WI 53718



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PROPERTY SUMMARY

5250 EAST TERRACE DRIVE | MADISON, WI 53718



Property Summary

Lease Rate:	\$21-28 P/SF
Lease Term:	Negotiable
Suite 100:	3,812 RSF
Suite 148:	1,806 RSF
Suite 110C:	322 RSF
Suite 110 E:	337 RSF
Building SF:	31,989
Year Built:	1997
Building Class:	A
Floors:	1
Parking:	132
Parking Ratio:	4.92
Zoning:	SEC

Property Overview

High-quality office space located in the American Center Office Park on Madison's northeast side. Convenient access from Interstate 90/94 and Highway 151. Great windows with lots of light. Minutes from East Towne Mall and the Dane County Regional Airport.

Brand new common area updates including lobby, common conference room, restrooms and building entrances.

Location Overview

Located on Madison's northeast side with easy access to the Beltline and Hwy. 90/94. 10 minutes to downtown/campus.

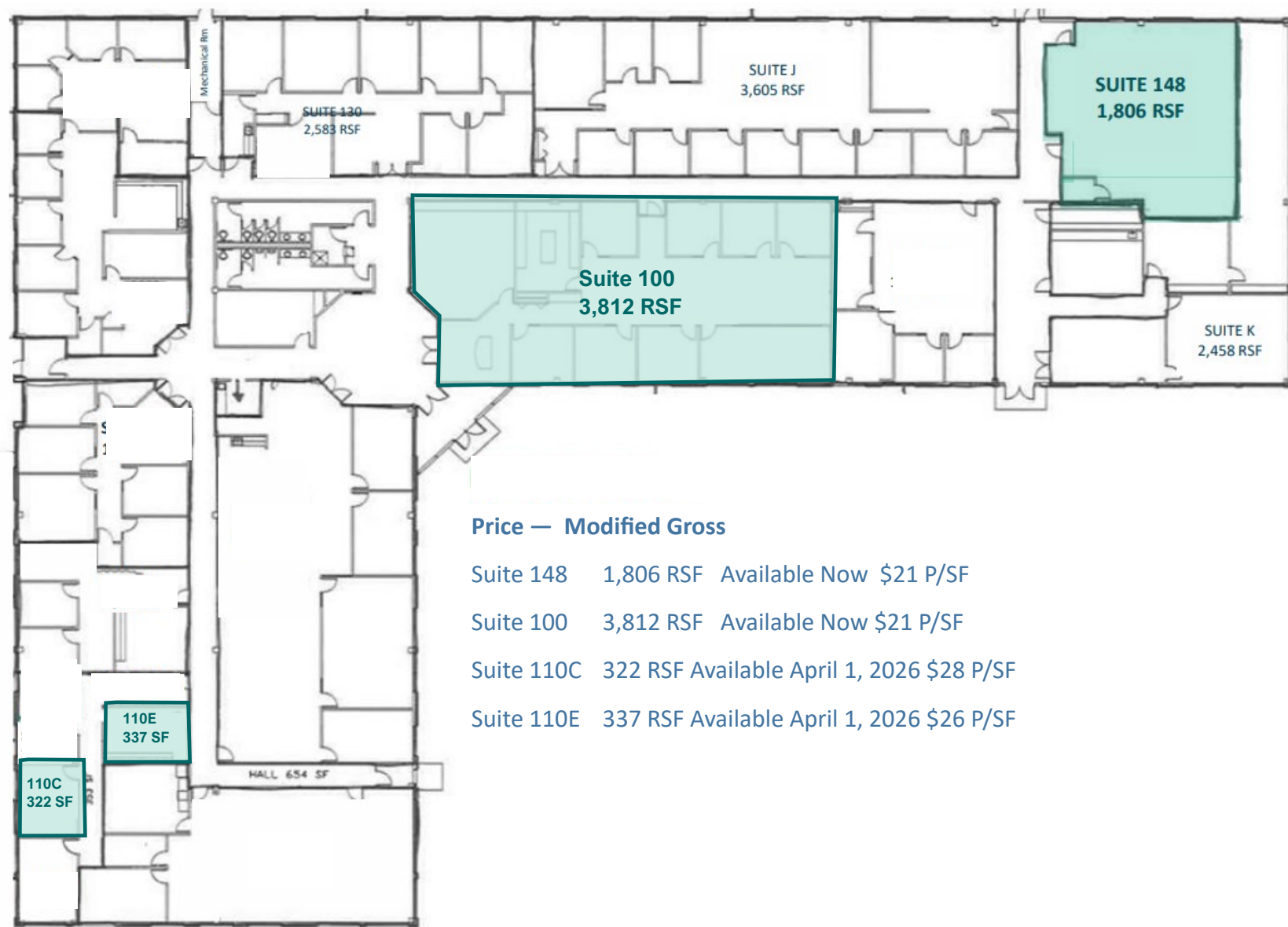
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FLOOR PLAN

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Price — Modified Gross

Suite 148	1,806 RSF	Available Now	\$21 P/SF
Suite 100	3,812 RSF	Available Now	\$21 P/SF
Suite 110C	322 RSF	Available April 1, 2026	\$28 P/SF
Suite 110E	337 RSF	Available April 1, 2026	\$26 P/SF

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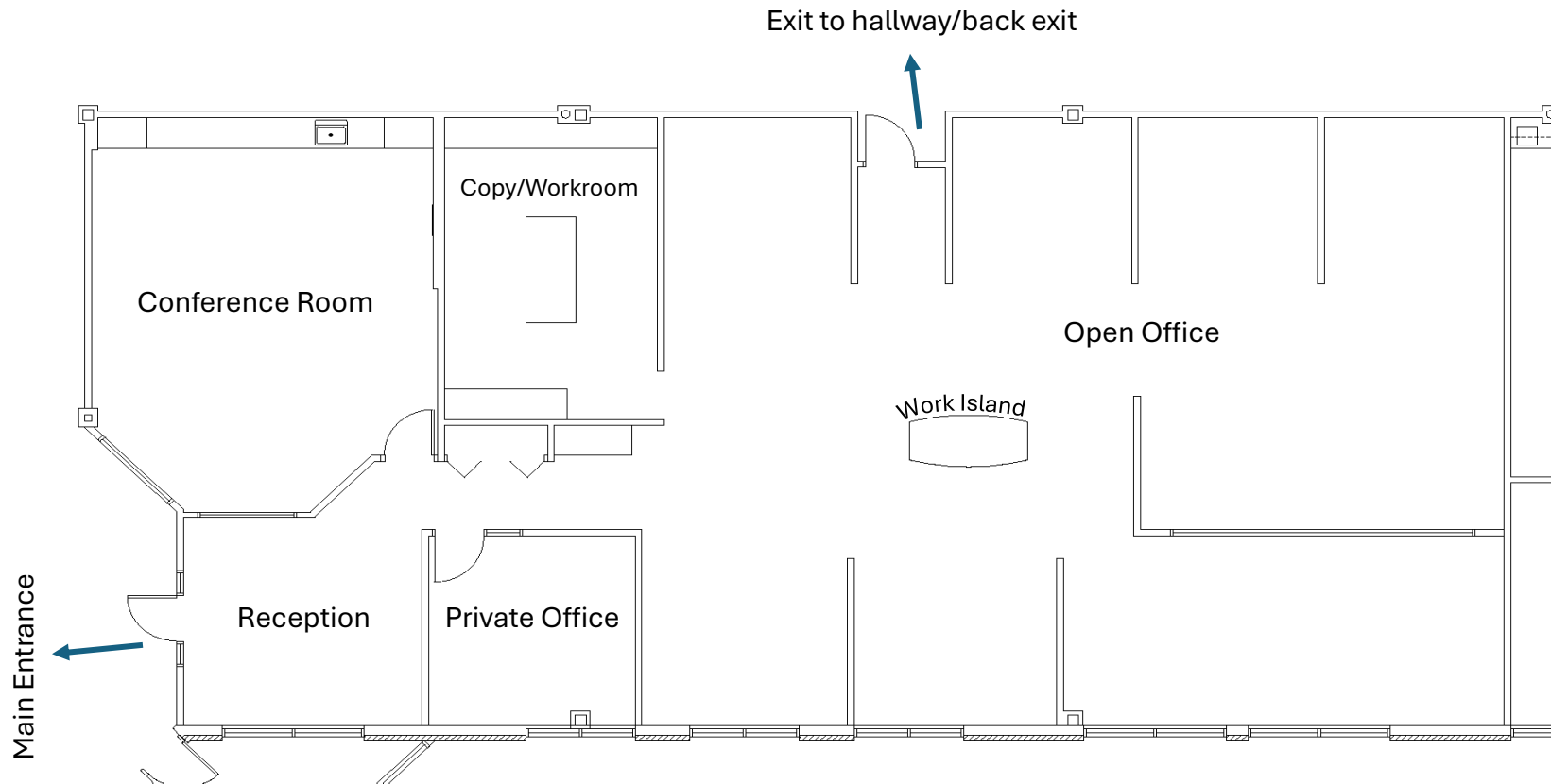
SUITE 100

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5250 E. Terrace

Suite #100

3,812 RSF



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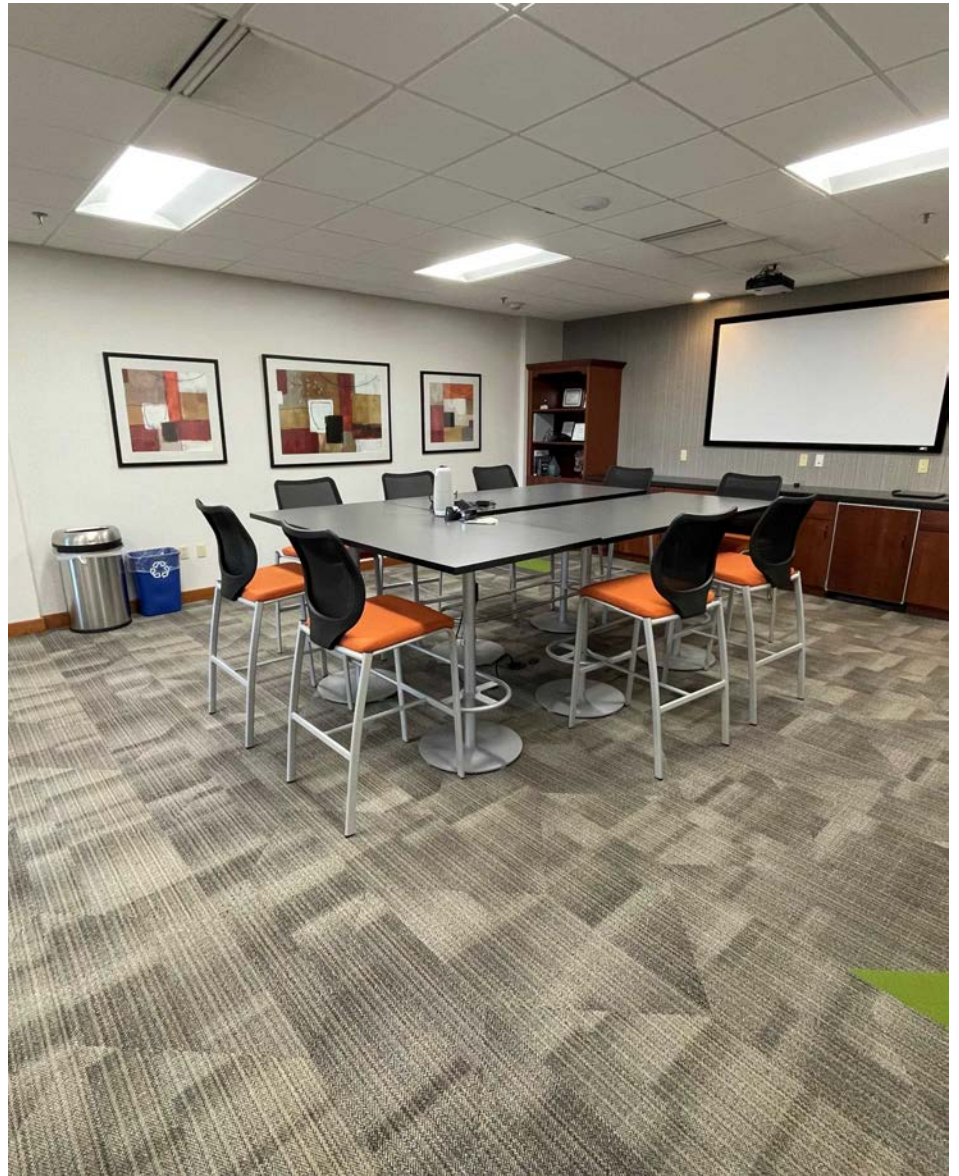
PROPERTY PHOTOS

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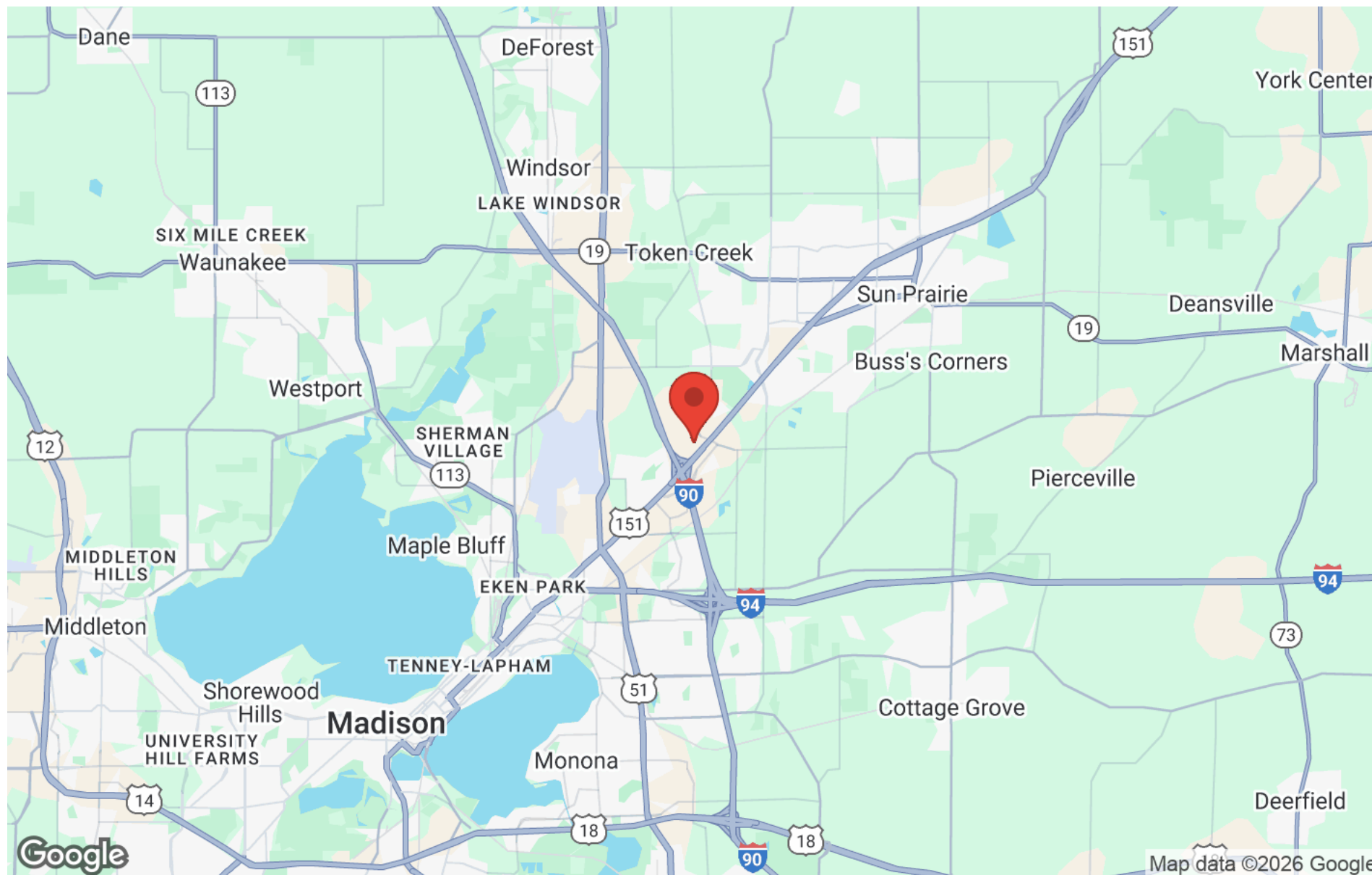
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REGIONAL MAP

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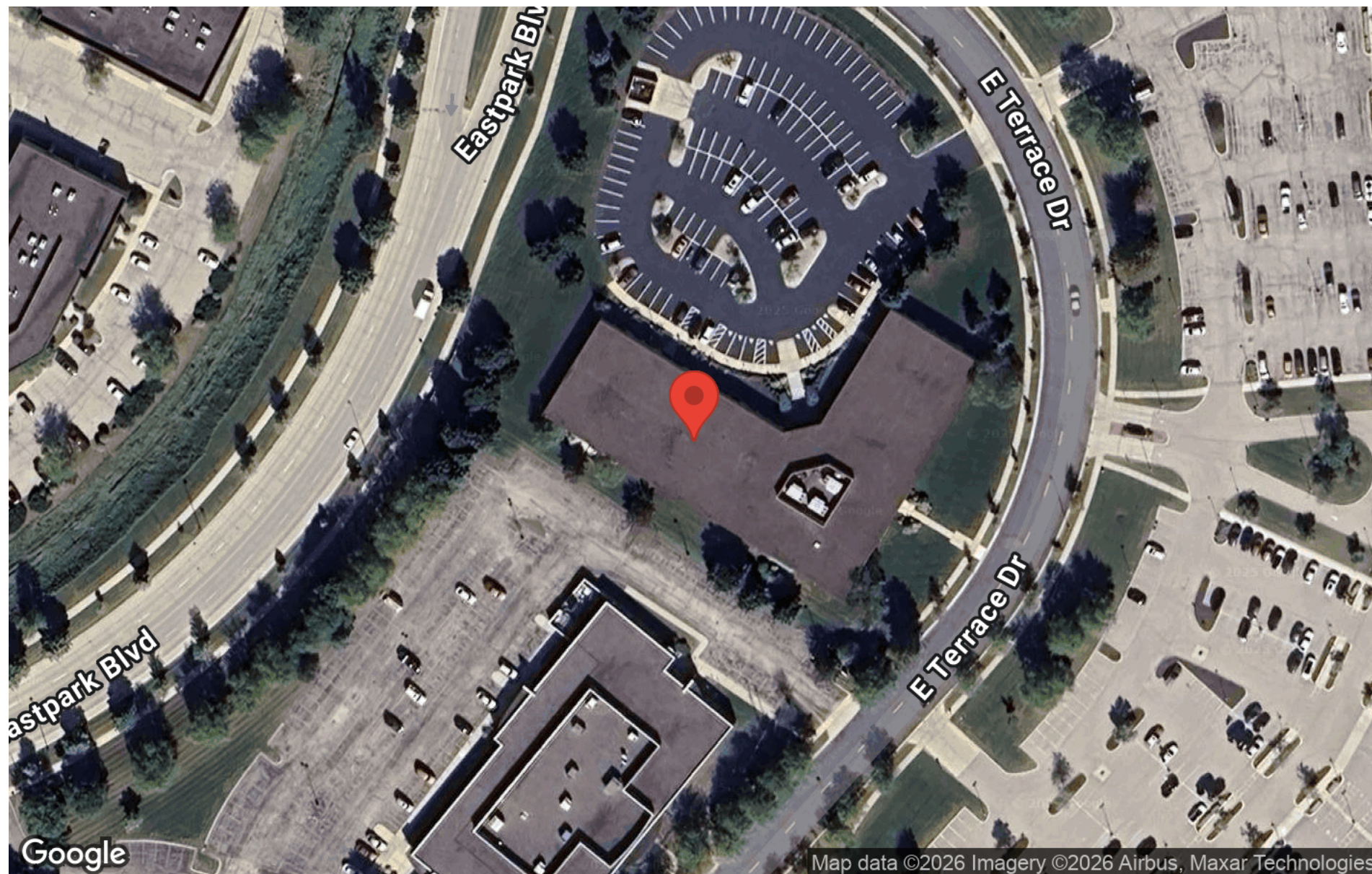
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AERIAL MAP

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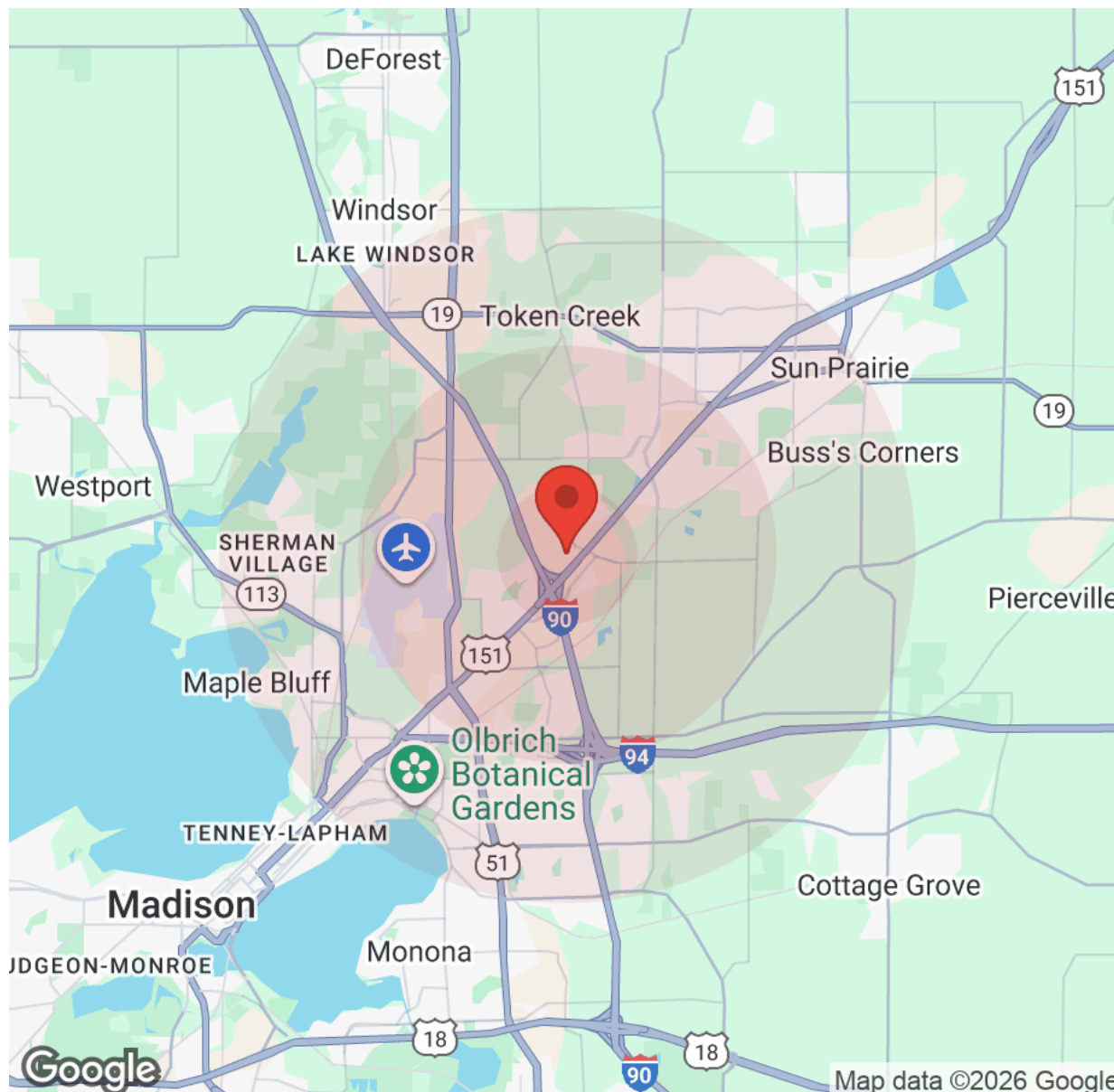
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,034	17,368	61,165
Female	3,051	17,295	62,083
Total Population	6,085	34,663	123,248

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	900	5,712	19,887
Ages 15-24	891	4,990	15,688
Ages 25-54	2,903	16,296	54,859
Ages 55-64	485	3,158	13,296
Ages 65+	906	4,507	19,516

Income	1 Mile	3 Miles	5 Miles
Median	\$77,235	\$83,667	\$86,820
< \$15,000	109	646	2,811
\$15,000-\$24,999	89	714	2,805
\$25,000-\$34,999	531	1,173	3,388
\$35,000-\$49,999	232	1,973	5,817
\$50,000-\$74,999	596	2,473	9,130
\$75,000-\$99,999	697	2,548	8,039
\$100,000-\$149,999	495	2,731	10,881
\$150,000-\$199,999	269	1,741	6,621
> \$200,000	220	1,726	6,012

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,551	17,090	60,399
Occupied	3,238	15,726	55,503
Owner Occupied	769	6,992	31,129
Renter Occupied	2,469	8,734	24,374
Vacant	313	1,364	4,896

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PRESENTED BY:

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