



# 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.

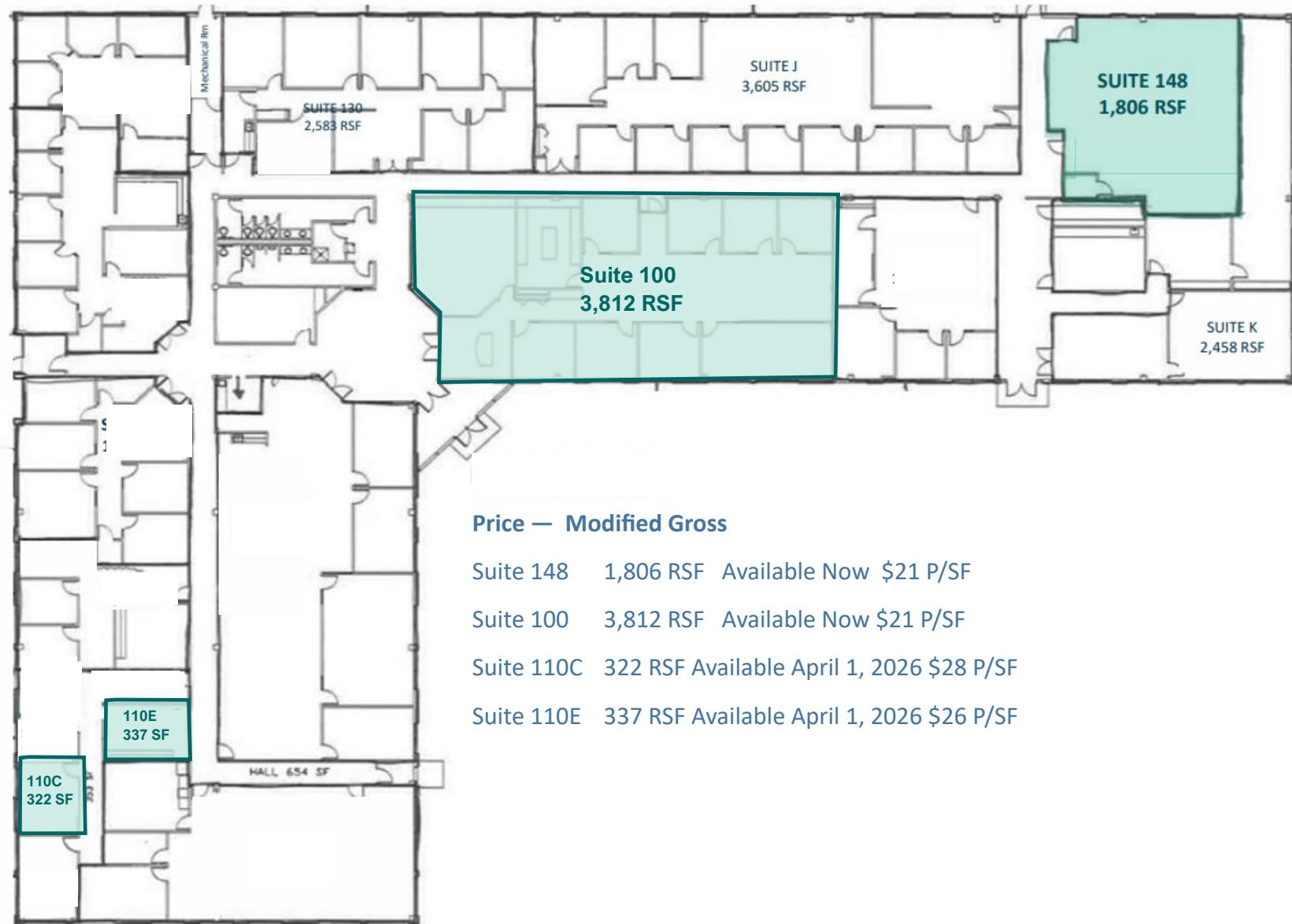
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# FLOOR PLAN

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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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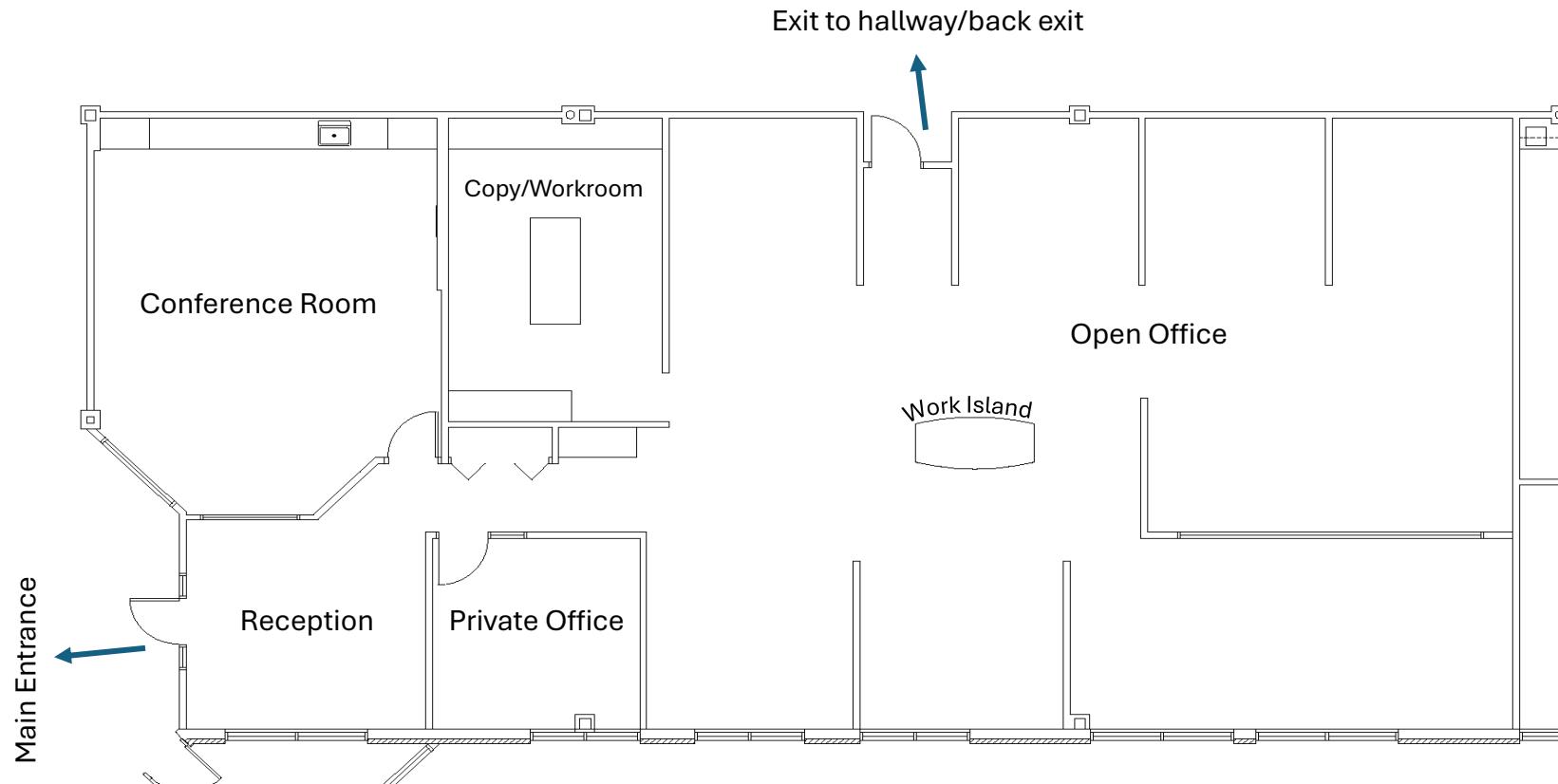
# SUITE 100

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5250 E. Terrace

Suite #100

3,812 RSF



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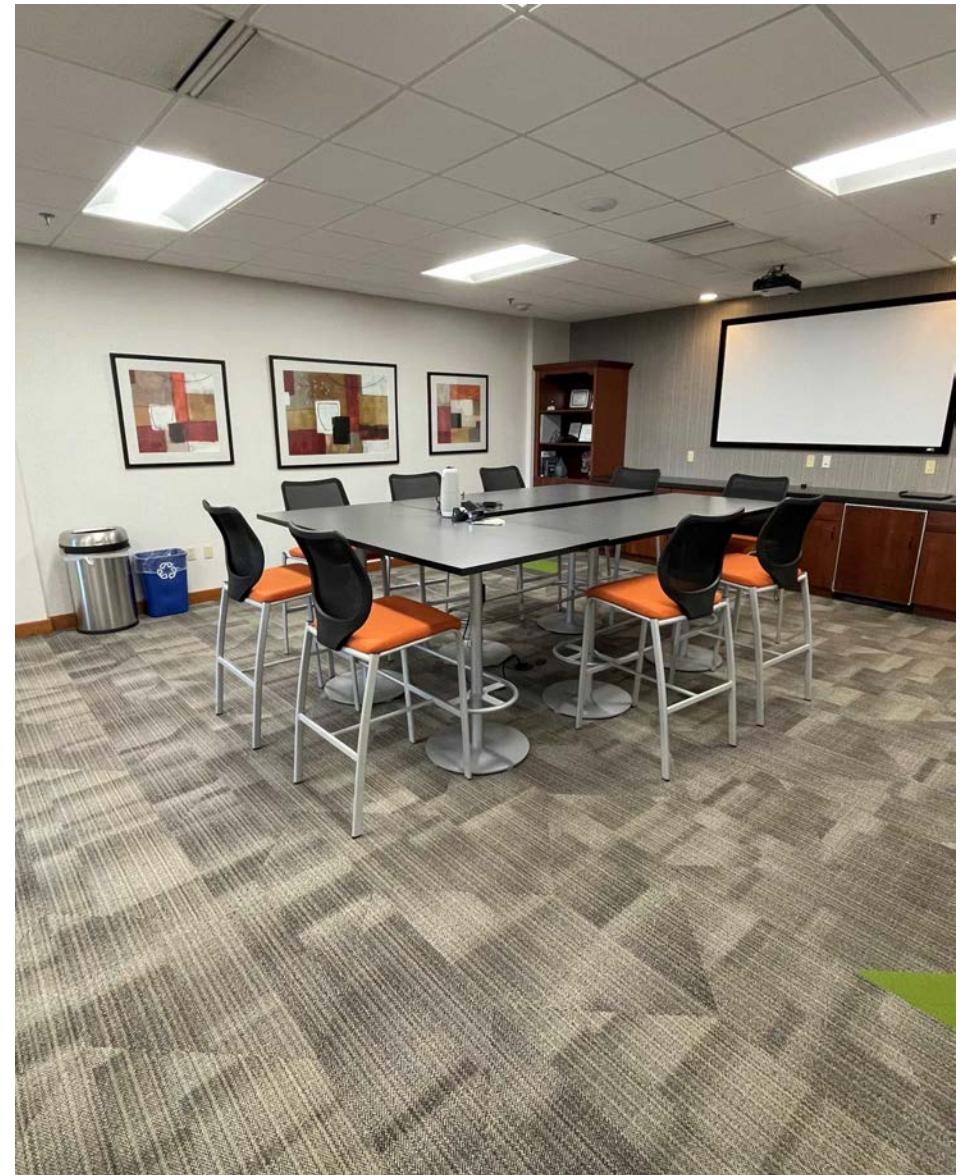
# PROPERTY PHOTOS

5250 EAST TERRACE DRIVE | MADISON, WI 53718



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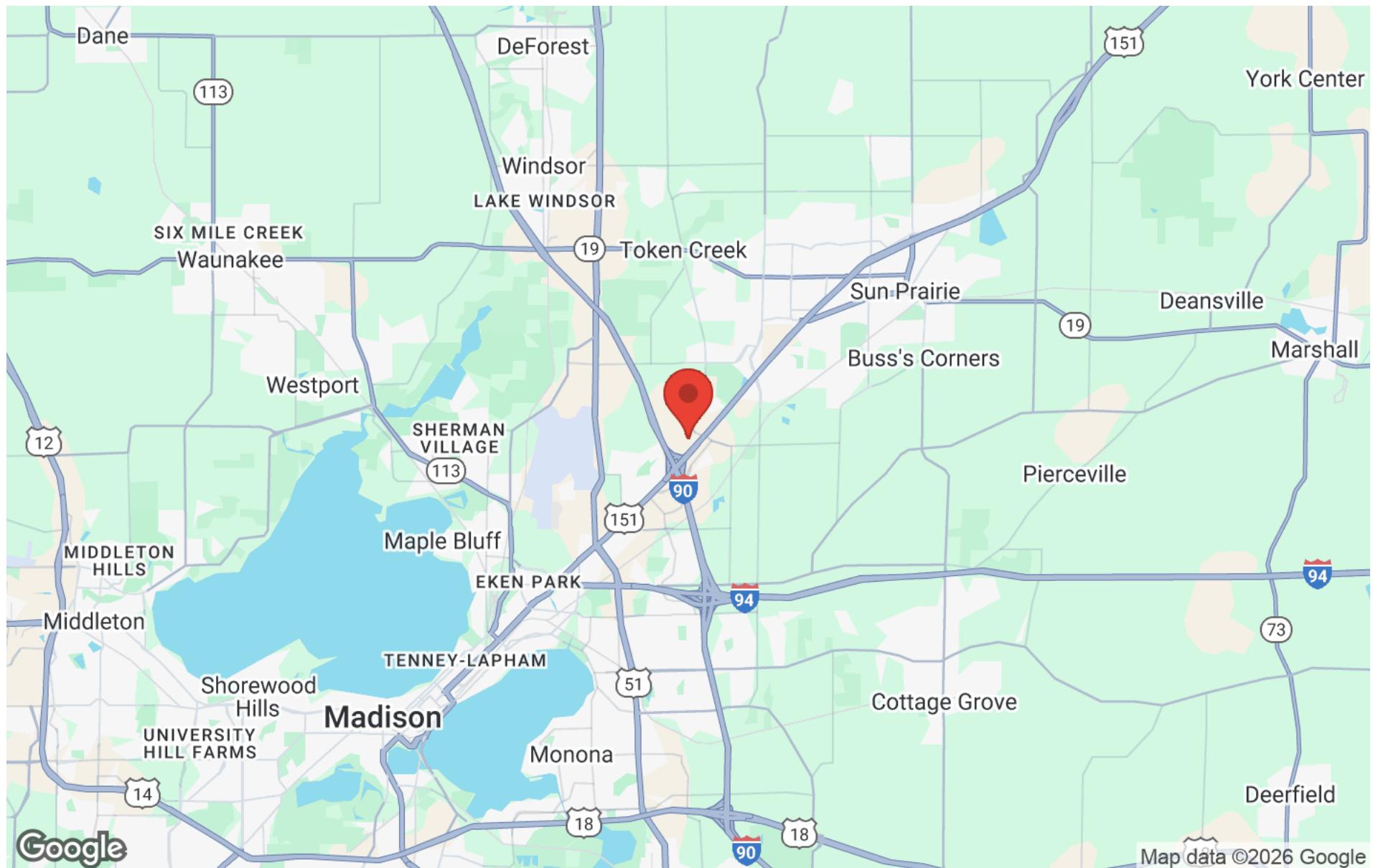
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# REGIONAL MAP

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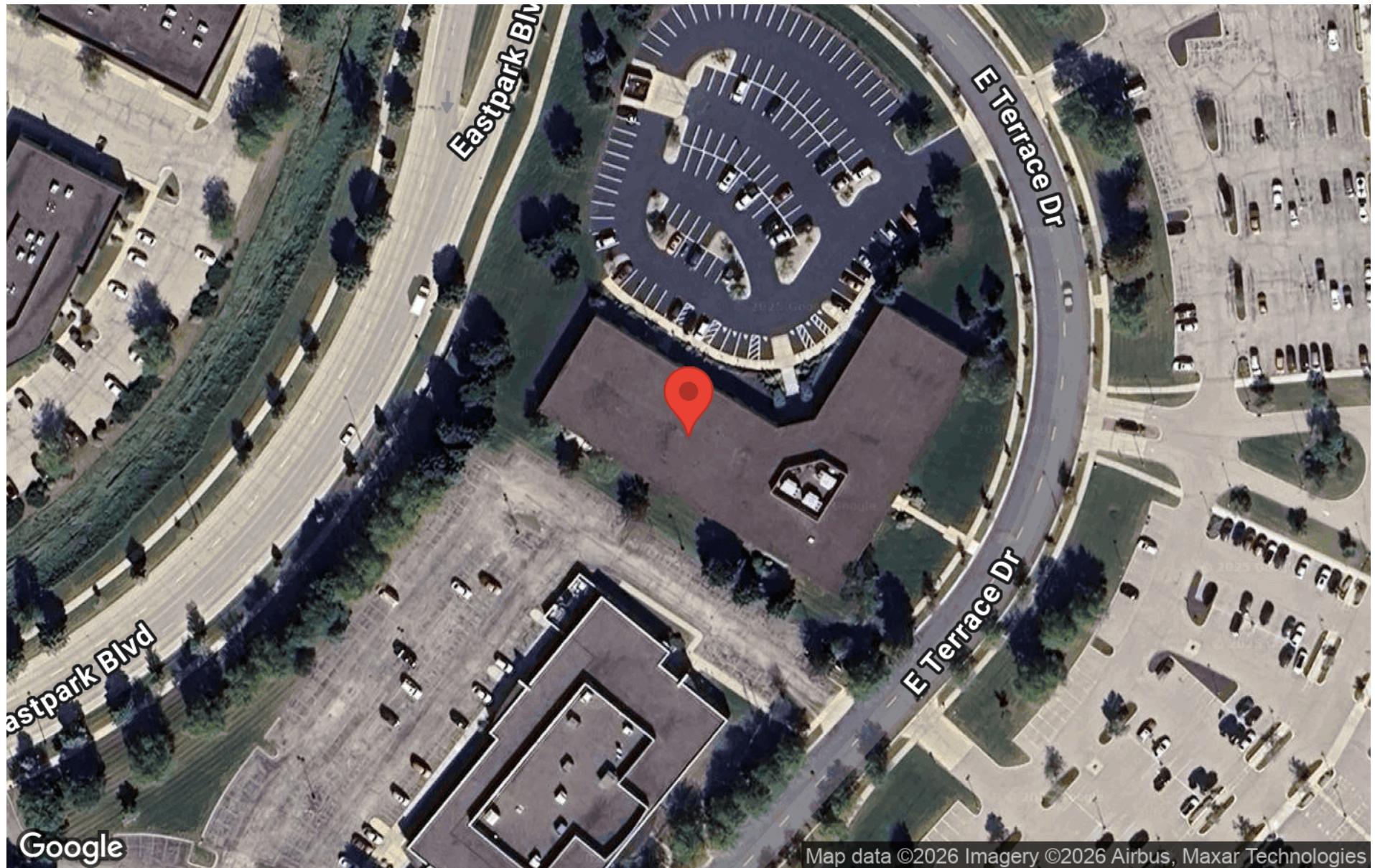
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Map data ©2026 Google

## AERIAL MAP

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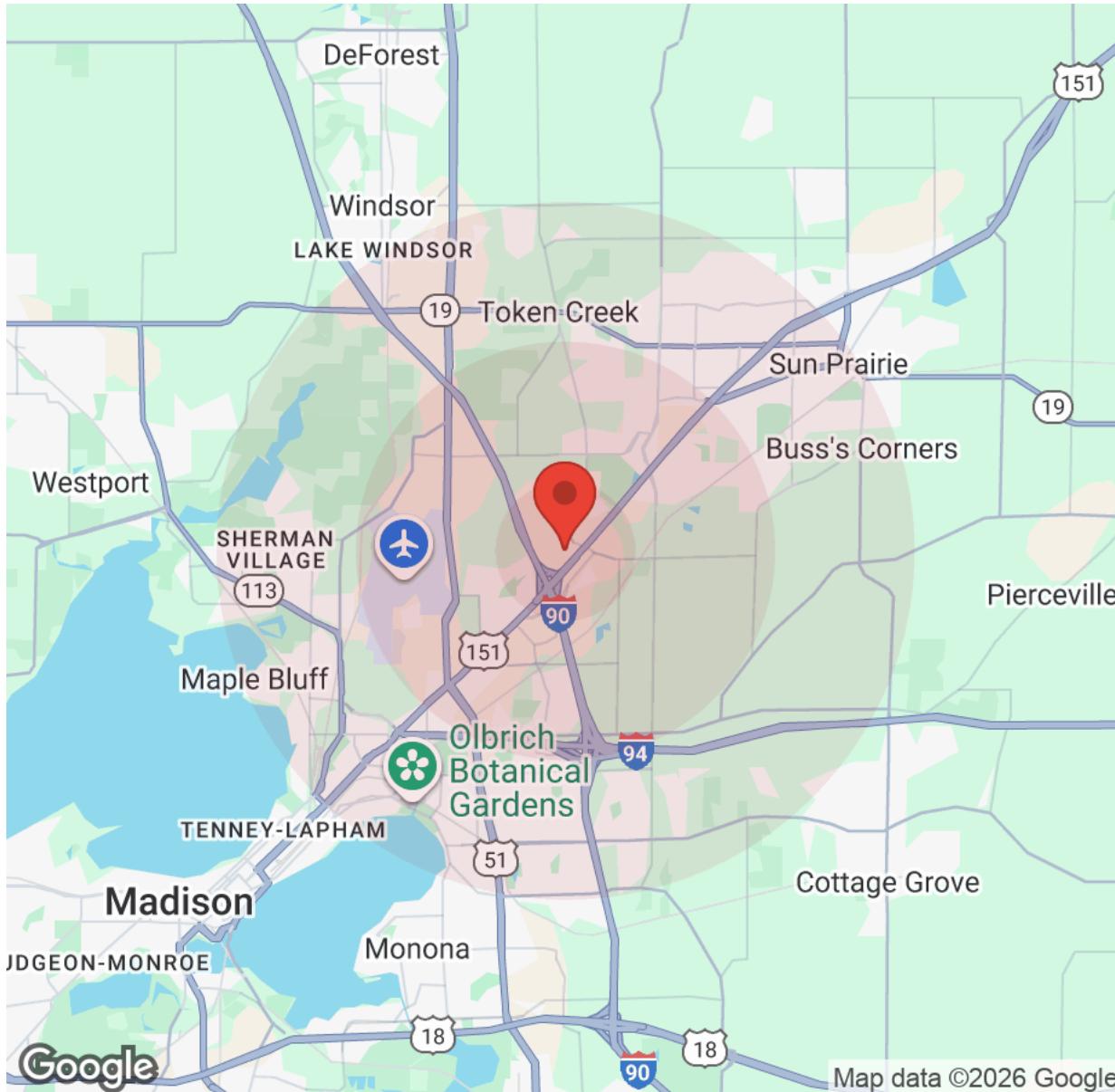
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# DEMOCRAPHICS

5250 EAST TERRACE DRIVE | MADISON, WI 53718



| 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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# DISCLAIMER

## 5250 EAST TERRACE DRIVE

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