

PARK WEST II

440 Science Drive, Madison, WI 53711



Available for Lease

Office Space



608-294-9400

leasing@compassproperties.com

www.compassproperties.com

Property Summary

Park West II at 440 Science Dr. is conveniently located near the corner of Mineral Point and Whitney Way in the acclaimed University Research Park. The impressive four-story, 52,815 square foot building features some of Madison's most innovative and flourishing businesses. The lobby and common areas have been recently renovated and the building is consistently undergoing improvements to further improve service, performance, and energy efficiency.

The building is an excellent home for your company and employees — located in a park-like setting on 6 acres, Park West II features ample free parking and excellent views of the park. With several restaurant, fitness, and shopping destinations nearby, this easily accessible location is just 15 minutes from downtown Madison, Middleton, Verona, and Fitchburg.

Building Description: 52,815 square foot, four-story professional building in the University Research Park campus which is comprised of over 37 buildings with almost 2 million square feet of space and over 3,500 employees.

Space Availability:

Suite 100	5,849 RSF	Available October/2026
Suite 202	2,396 RSF	Available January/2027

Lease Rate: \$16.00 NNN (est. NNN: \$9.95/RSF including Janitorial)

Improvements: Negotiable

Parking: Four parking stalls per 1,000 SF leased

Amenities:

- Professional lobby design, common conference/training center
- Easy access to UW, shopping, restaurants, and the 12/18 Beltline Hwy
- Document storage rooms onsite
- Professional Podcast studio
- Secure building with after-hours card access
- Ample on-site parking at no additional charge
- Handsfree restroom features
- Professionally managed by Compass Properties



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Property Photographs



Conference/Training Room



Building Lobby

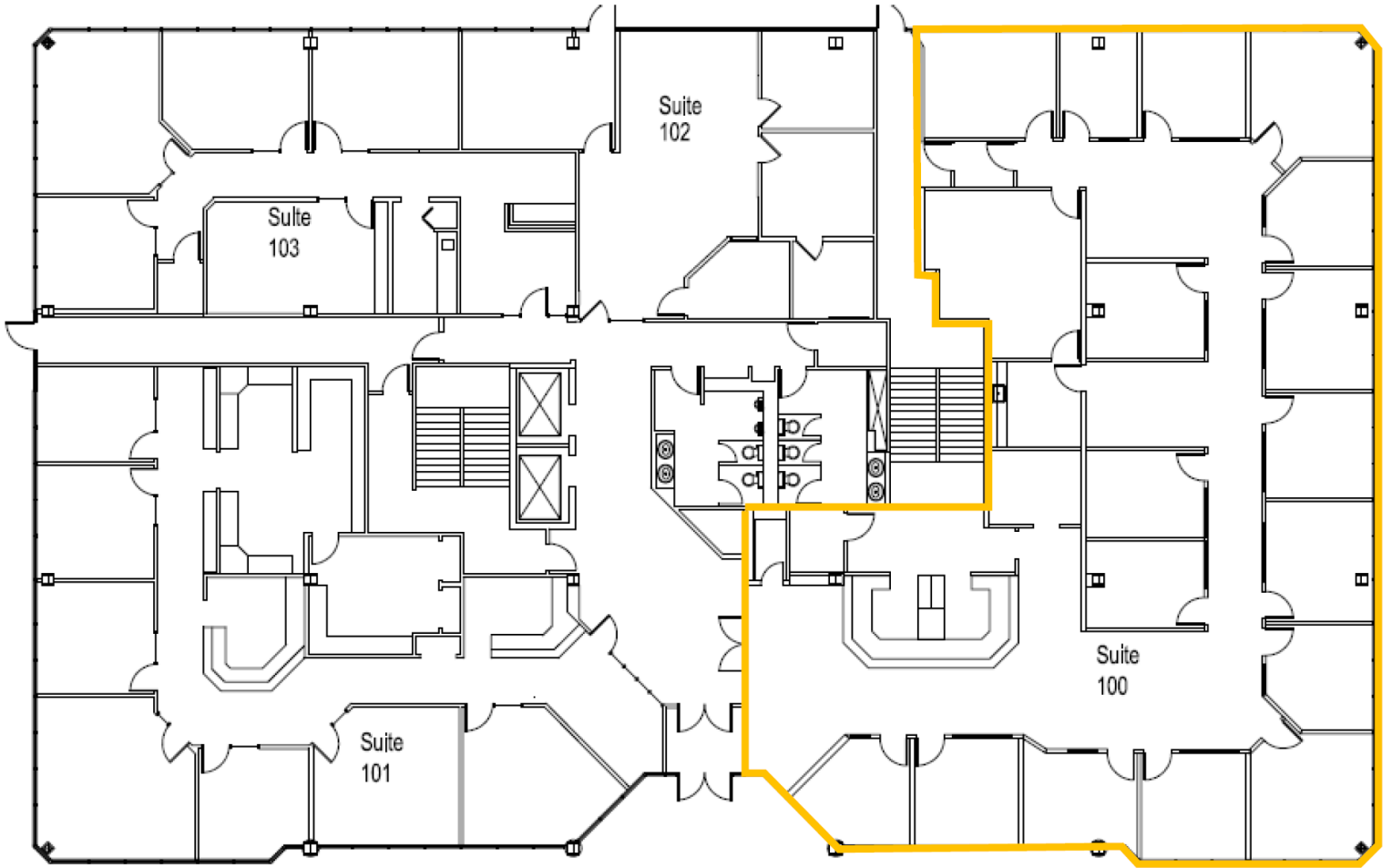


Typical Corner Office View



Typical Office Finish

First Floor



Suite 100 5,849 RSF

Second Floor



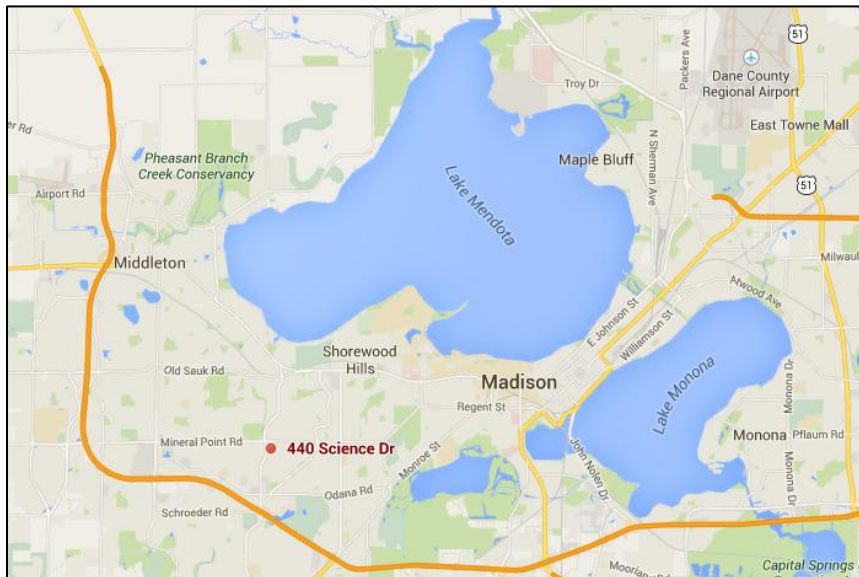
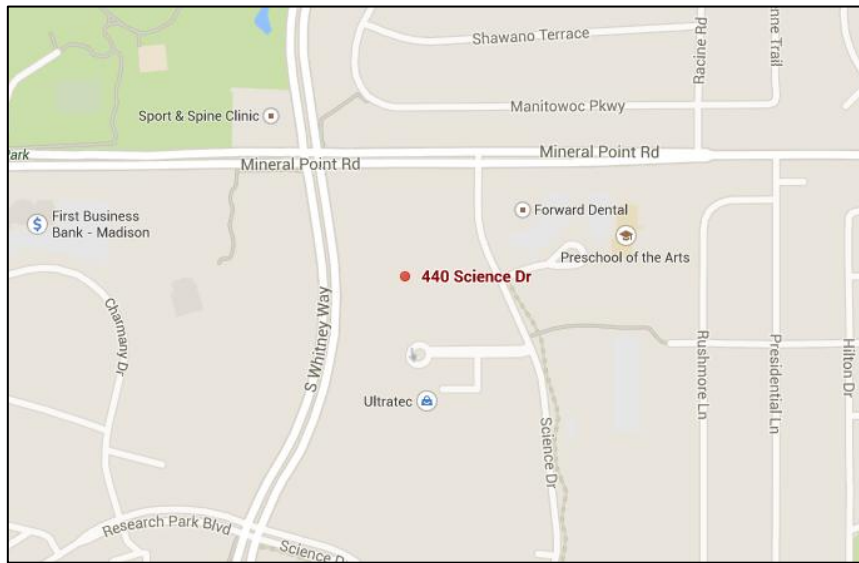
Suite 202 2,396 RSF

Location

Established in 1984, University Research Park, a University of Wisconsin-Madison affiliate, is an internationally recognized research and technology park that supports early-stage and growth-oriented businesses in a range of sectors including engineering, computational and life sciences.

Park West II is less than 2 miles from West Towne Mall and just a 30-minute drive (10.1 miles) from Dane County Regional Airport. Also, less than 1 mile to the south is a mix of shops and restaurants including Walgreens, Hy-Vee Market Grille, and Vintage Brewing Co.

Bus service (routes 06 and 11) is available on Science Drive near the entrance of the property.



Subject Property and Building

