

# For Sublease

## 45 Nob Hill Road

Madison, WI 53713

### Space Profile

<b>Available Space</b>	3,383 - 32,000 SF
<b>Building Size</b>	Approx: 97,000 SF
<b>Stories</b>	3
<b>Year Built</b>	2006
<b>Parking</b>	Free surface parking over 4:1,000 SF
<b>OpEx</b>	\$6.00/SF Tenant to pay utilities & in-suite janitorial
<b>Lease Rate</b>	\$15.00 PSF NNN

### Features

- Lake views
- Beltline signage opportunity
- Several conference rooms
- Mix of private offices and open areas
- Workstations in place
- Large common break room
- Kitchenette

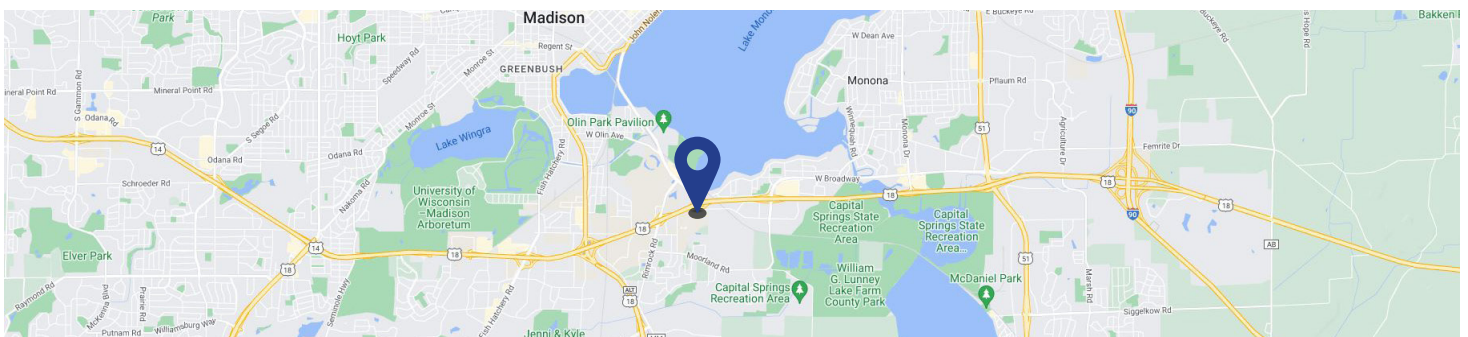
### For More Information

**Cresa**  
613 Williamson Street  
Suite 210  
Madison, WI 53703  
[cresa.com/madison](http://cresa.com/madison)



**TJ Blitz**  
608.444.9440  
[tblitz@cresa.com](mailto:tblitz@cresa.com)

### Map



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Aerial View



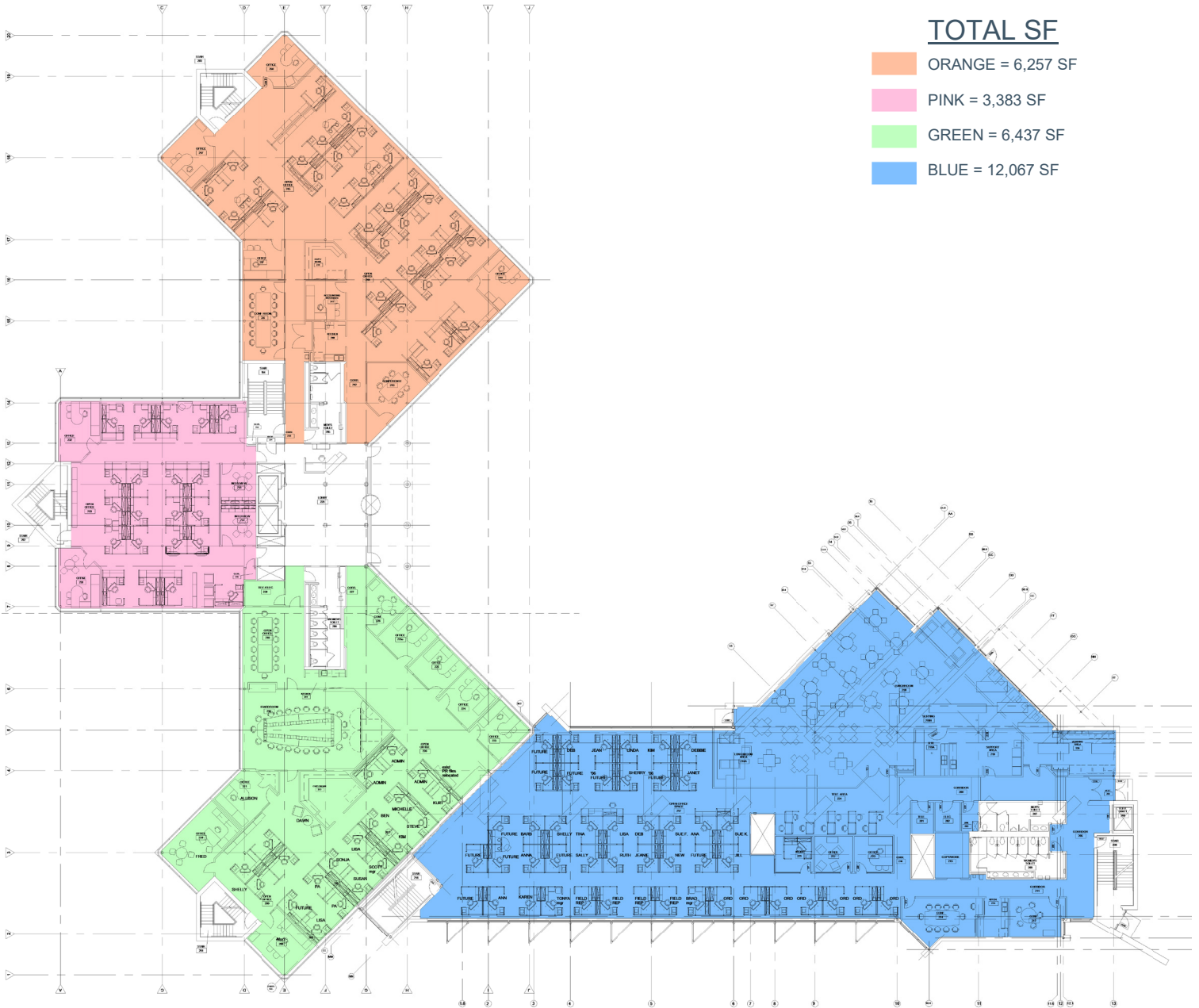
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Top Floor



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