

# 5133 WEST TERRACE

5133 West Terrace Drive, Madison, WI 53718



**Available for Lease**

Office Space



608-294-9400

[leasing@compassproperties.com](mailto:leasing@compassproperties.com)

[www.compassproperties.com](http://www.compassproperties.com)

# Property Summary

5133 West Terrace is conveniently located in the American Center business park with excellent visibility and access from Interstate 90/94/39 and U.S. Highway 151. The impressive four-story 77,817 square foot building features several tenants with national and international presence. The building is an excellent choice for any company and their employees — located in a park-like setting on over 7.5 acres, 5133 West Terrace features ample free parking and expansive views.

Near several restaurants, shopping, and entertainment destinations, this convenient location is and less than 10 minutes to Sun Prairie, East Towne Mall, and Praire Lakes development and less than 20 minutes from downtown Madison and the Dane County Regional Airport.

**Building Description:** 77,817 square foot, four-story professional building. Part of the nearly 450-acre American Center business park.

**Space Availability:** Suite 401 4,500 to 12,818 RSF

**Lease Rate:** \$13.00 - \$13.50 NNN

**Occupancy:** Available now

**Improvements:** Negotiable

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

**Amenities:**

- Easy access to downtown, shopping, restaurants, and the interstate/highway
- New building fitness center amenity (2023)
- Secure building with after-hours card access
- Ample on-site parking at no additional charge
- GPS Needlepoint Bipolar Ionization air purification system
- Touch-free restroom features
- Storage space available
- Professionally managed by Compass Properties

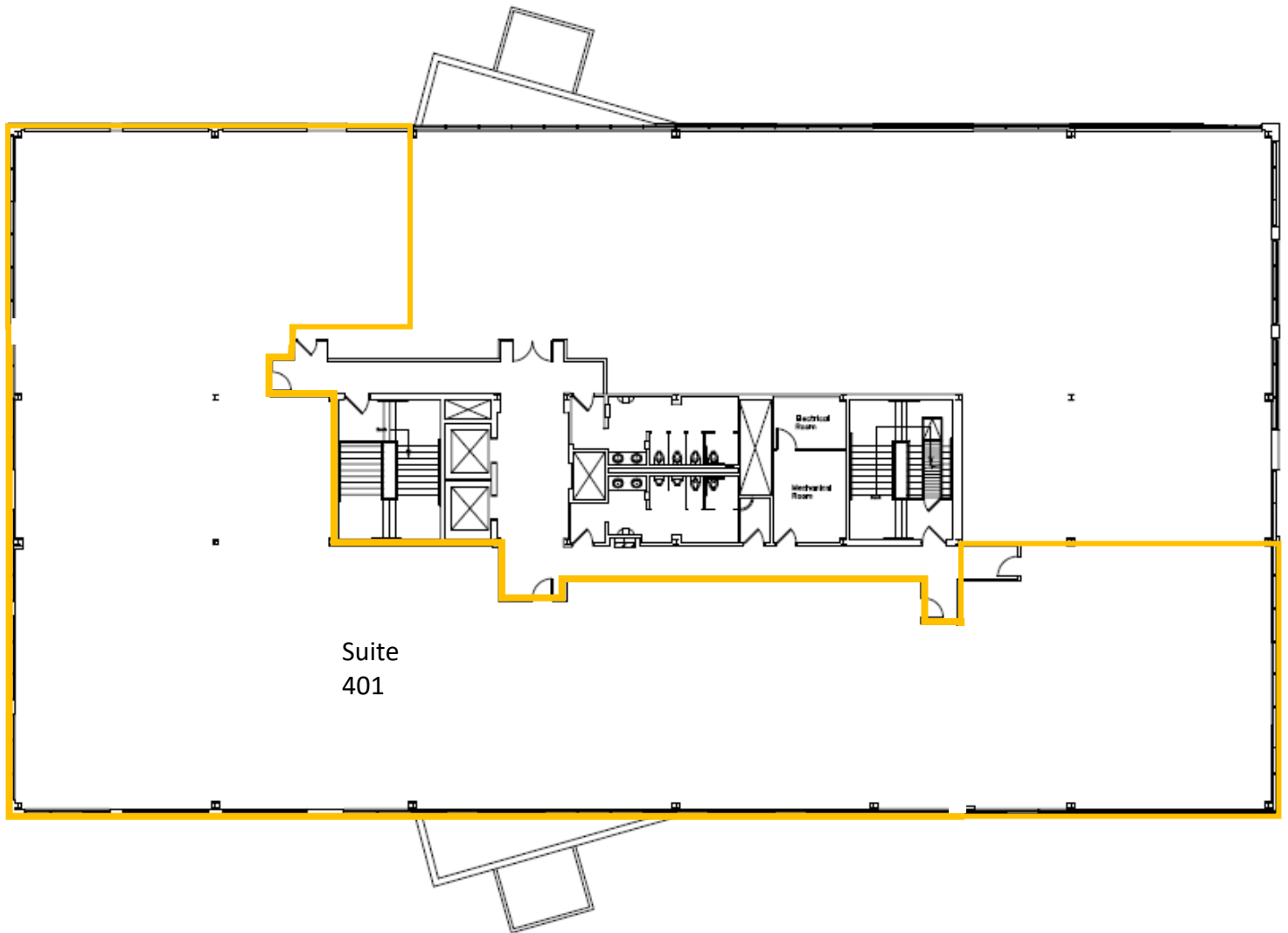


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# Fourth Floor



Suite  
401

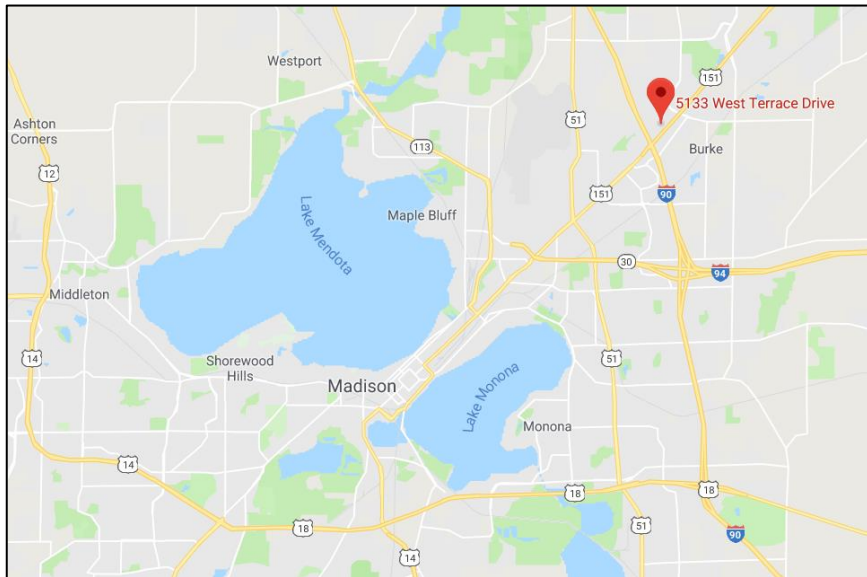
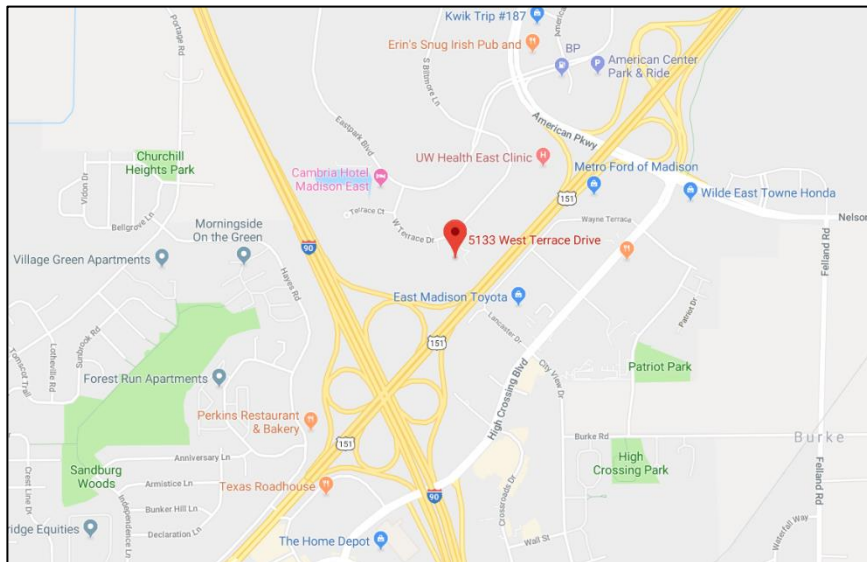
Suite 401      12,818 RSF (4,500 RSF Minimum Divisible)

# Location

Established in 1992, the American Center business park, one of the largest in the state, offers a wide variety of financial and professional services businesses, restaurants, hotels, multifamily housing, and healthcare providers.

5133 West Terrace is less than 3 miles from East Towne Mall and less than 20-minute drive from downtown Madison and Dane County Regional Airport. Also, just a few miles to the northeast is a mix of shops and restaurants including Target, Costco, ALDI, Starbucks, Noodles & Company, and Marcus Palace Cinema.

Bus service is also available on West Terrace Drive near the entrance of the property.





# Area and Site Overview

