

# OFFICE SPACE FOR LEASE

## The American Center Office Park

5250 East Terrace

MADISON, WI 53718

Price: Negotiable/Gross



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# PROPERTY SUMMARY

5250 EAST TERRACE DRIVE | MADISON, WI 53718



## Property Summary

|                 |            |
|-----------------|------------|
| Lease Rate:     | Negotiable |
| Lease Term:     | Negotiable |
| Suite 100:      | 3,812 RSF  |
| Suite 148:      | 1,806 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.

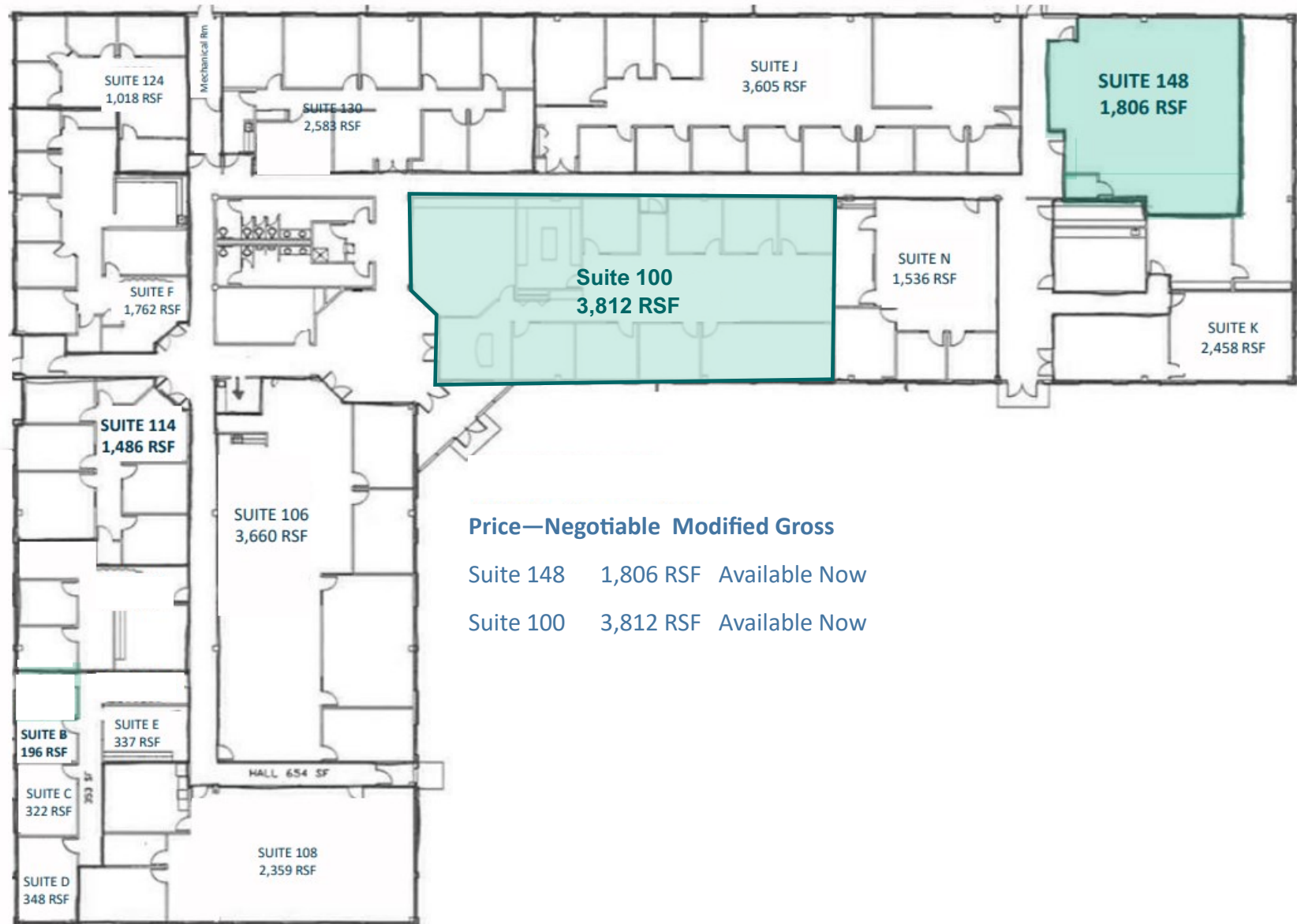
**OAKBROOK CORPORATION**  
2 Science Court, Suite 200  
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# FLOOR PLAN

5250 EAST TERRACE DRIVE | MADISON, WI 53718



**Price—Negotiable Modified Gross**

Suite 148 1,806 RSF Available Now

Suite 100 3,812 RSF Available Now

# PROPERTY PHOTOS

5250 EAST TERRACE DRIVE | MADISON, WI 53718



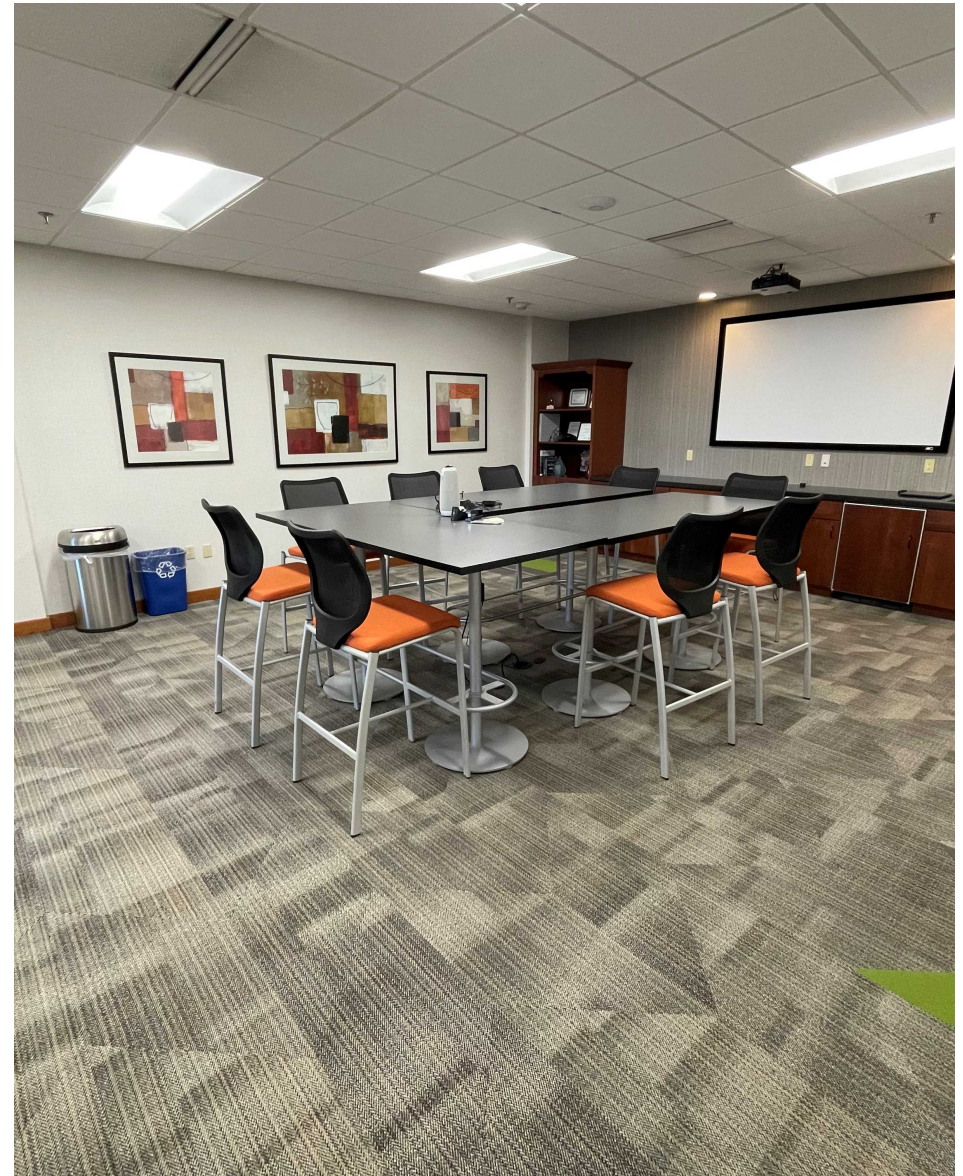
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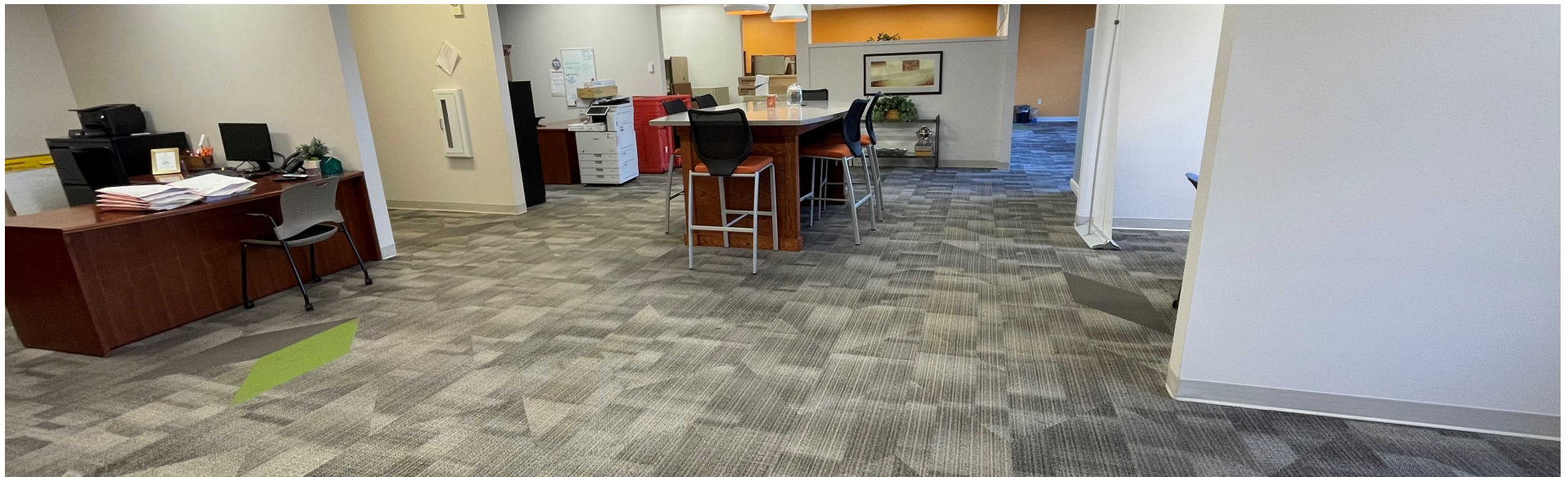
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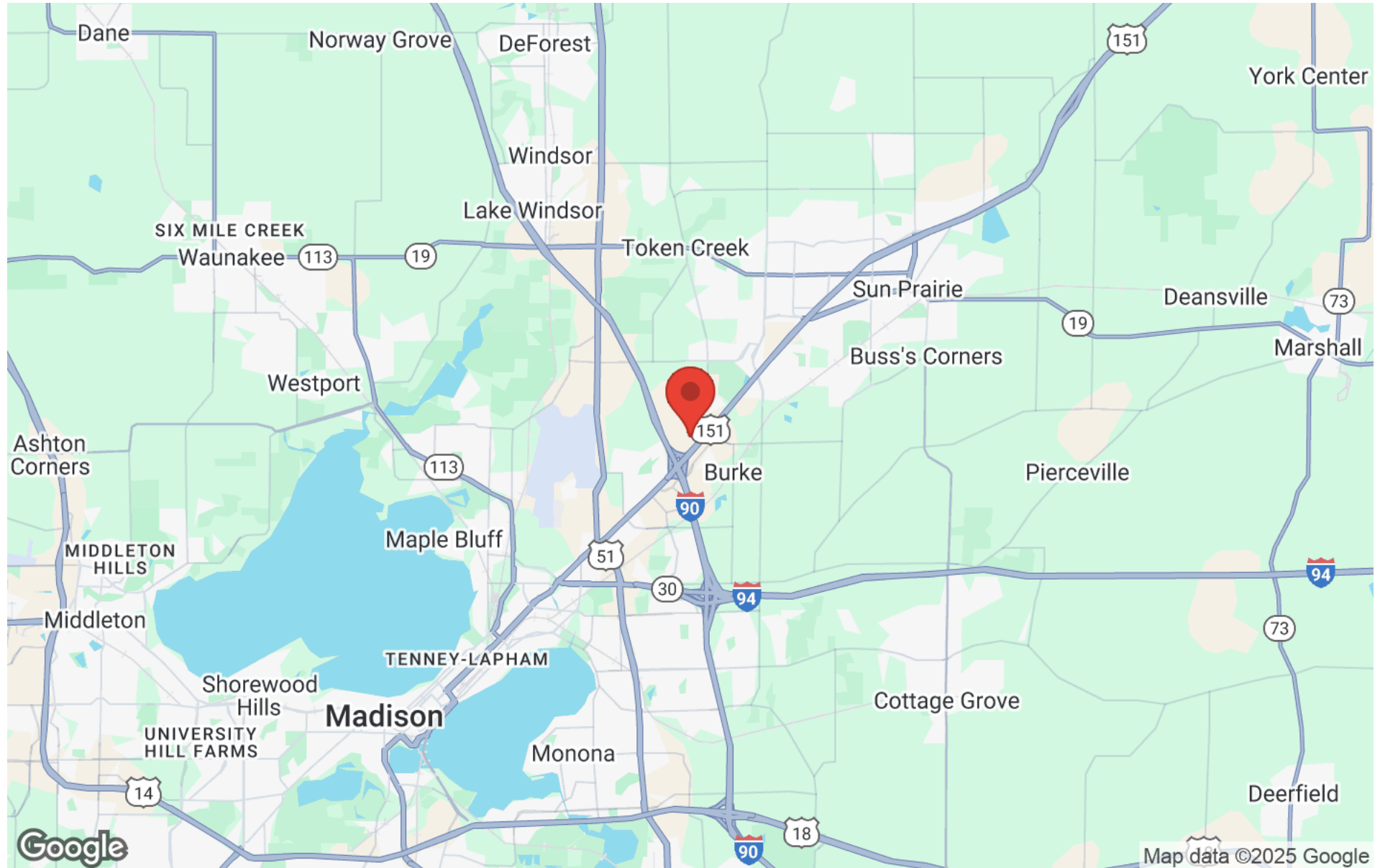
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# REGIONAL MAP

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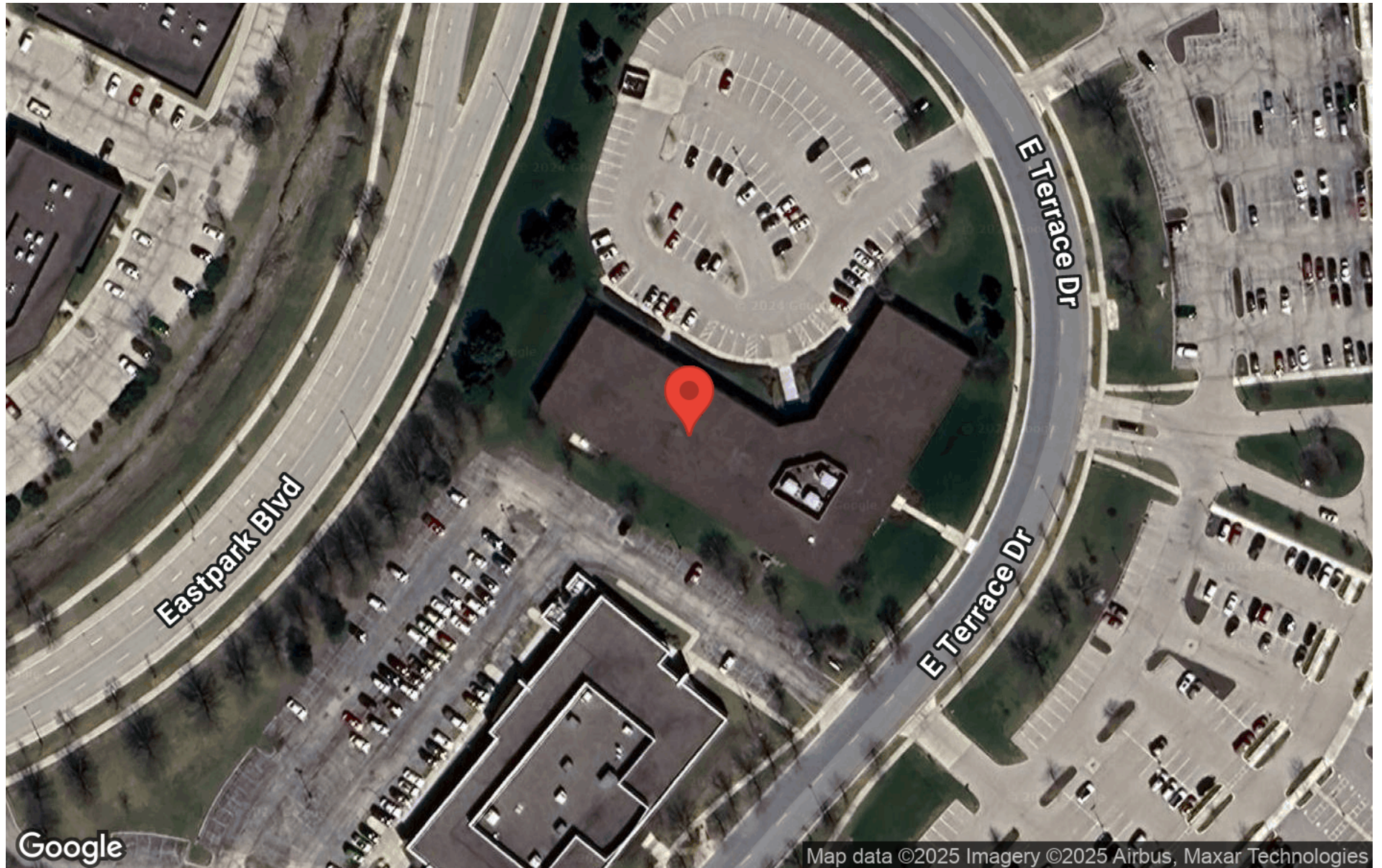
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# AERIAL MAP

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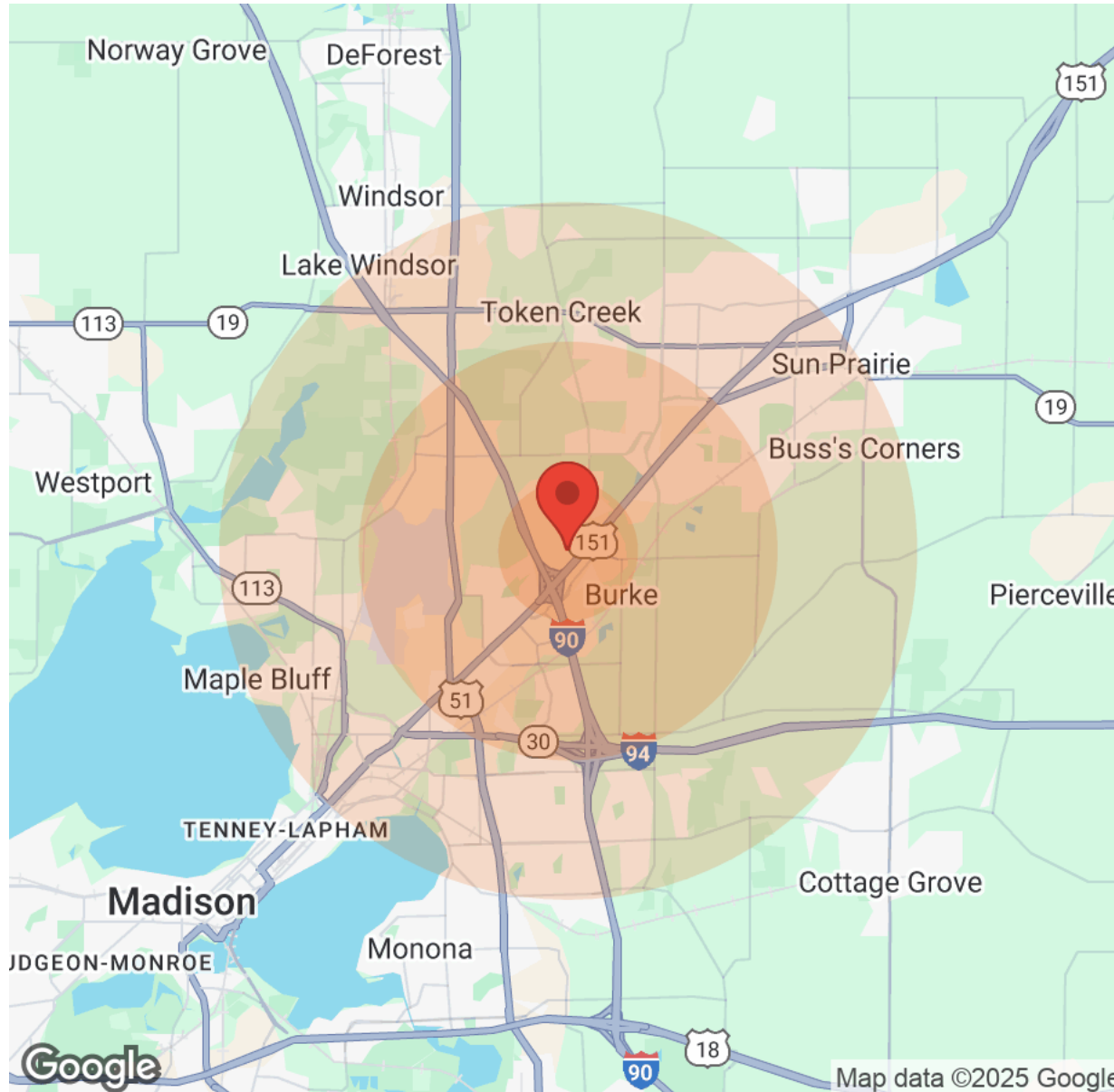
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# DEMOGRAPHICS

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| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male             | 1,758  | 14,595  | 53,539  |
| Female           | 1,557  | 14,086  | 54,911  |
| Total Population | 3,315  | 28,681  | 108,450 |

| Age        | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14  | 506    | 5,583   | 19,451  |
| Ages 15-24 | 300    | 3,416   | 13,362  |
| Ages 25-54 | 1,675  | 12,478  | 43,541  |
| Ages 55-64 | 371    | 3,320   | 14,583  |
| Ages 65+   | 463    | 3,884   | 17,513  |

| Income              | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------|----------|----------|----------|
| Median              | \$69,499 | \$58,676 | \$56,127 |
| < \$15,000          | 160      | 806      | 3,689    |
| \$15,000-\$24,999   | 101      | 976      | 4,242    |
| \$25,000-\$34,999   | 159      | 1,157    | 4,848    |
| \$35,000-\$49,999   | 210      | 1,495    | 6,295    |
| \$50,000-\$74,999   | 378      | 3,019    | 10,358   |
| \$75,000-\$99,999   | 352      | 2,179    | 7,960    |
| \$100,000-\$149,999 | 222      | 1,938    | 6,508    |
| \$150,000-\$199,999 | 18       | 474      | 1,620    |
| > \$200,000         | 9        | 220      | 989      |

| Housing         | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units     | 1,661  | 12,461  | 48,870  |
| Occupied        | 1,541  | 11,678  | 46,173  |
| Owner Occupied  | 474    | 6,013   | 28,220  |
| Renter Occupied | 1,067  | 5,665   | 17,953  |
| Vacant          | 120    | 783     | 2,697   |

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5250 EAST TERRACE DRIVE

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## PRESENTED BY:

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