

The Solarium

Premiere Office Spaces in Waterloo, Wisconsin



Executive Summary

125
Parking Spaces

30,000
Square Feet

30
Min. from Madison

The Solarium offers over 40,000 square feet of flexible, modern office space in a distinctive glass building located in the heart of Waterloo, Wisconsin—just 30 minutes from Madison and 1 hour from Milwaukee.

Nestled alongside the scenic Mauneshia River, The Solarium blends natural surroundings with professional amenities, making it an ideal environment for businesses seeking focus, functionality, and convenience. Available suites range from 150 sq. ft. private offices to 600 sq. ft. office suites, and 10,000 sq. ft. office sections; including options with private bathrooms and showers.

Tenants benefit from ample natural light, 24/7 secure access, underground and surface parking, high-speed internet, and the option to display branding on building signage. Flexible lease terms and all-inclusive pricing make The Solarium a smart solution for startups, remote teams, and established companies looking to expand in Southern Wisconsin.

Whether you're seeking a professional satellite office, a long-term headquarters, or a flexible hybrid workspace, The Solarium delivers modern functionality in a refreshing small-town setting—without sacrificing access to major markets.

Key Facts

Address	575 W Madison St. Waterloo, Wisconsin 53594
Total Square Feet	51,000 sq. ft.
Parking Spots	125 (including both outdoor and indoor garage)
Minimum Divisible	150 sq. ft.
Maximum Divisible	10,000 sq. ft.
Property Size	3 Acres

History Meets Modern Functionality

Once a historic community building, **The Solarium** has re-envisioned into a modern business hub while preserving its original character.

High ceilings, brick walls, and sun-drenched rooms give the space a sense of warmth, history, and purpose—creating an environment that feels grounded, inspiring, and full of possibility.



Flexible Spaces to Fit Every Business

The Solarium is a unique blend of work and wellness nestled in the heart of Waterloo, Wisconsin. Whether you're a solo entrepreneur, a remote worker, or a growing team, we offer modern office solutions designed for focus, collaboration, and creativity—with the natural beauty of Wisconsin all around you. Choose from a variety of office setups tailored to your workflow. Enjoy high-speed fiber internet, comfortable workspaces, and a professional atmosphere.



Flex Coworking Space
Starting at \$50 p/month



Private Offices Starting
at \$300 p/month



Office Suites Starting
at \$1500 p/month

Everything You Need. And Then Some.

- ✓ High-speed fiber internet (with redundancy)
- ✓ Indoor parking garage + large surface lot
- ✓ Access to conference rooms
- ✓ Natural light-filled workspaces
- ✓ Outdoor spaces for work or breaks
- ✓ Kitchenette with complimentary coffee
- ✓ On-site fitness room
- ✓ Secure building access

Work Hard. Breathe Easy.

Set within a peaceful, park-like campus, The Solarium offers more than just office space. Step outside for a breath of fresh air, take a walk by the Mauneshia River, or reset in one of our cozy lounge areas. Here, productivity and peace go hand in hand.



Need to Host a Meeting or Workshop?

From team retreats to client presentations, The Solarium has beautifully designed event and conference rooms available for hourly or daily rental. Impress your guests in a calm, modern space with all the AV and amenities you need.

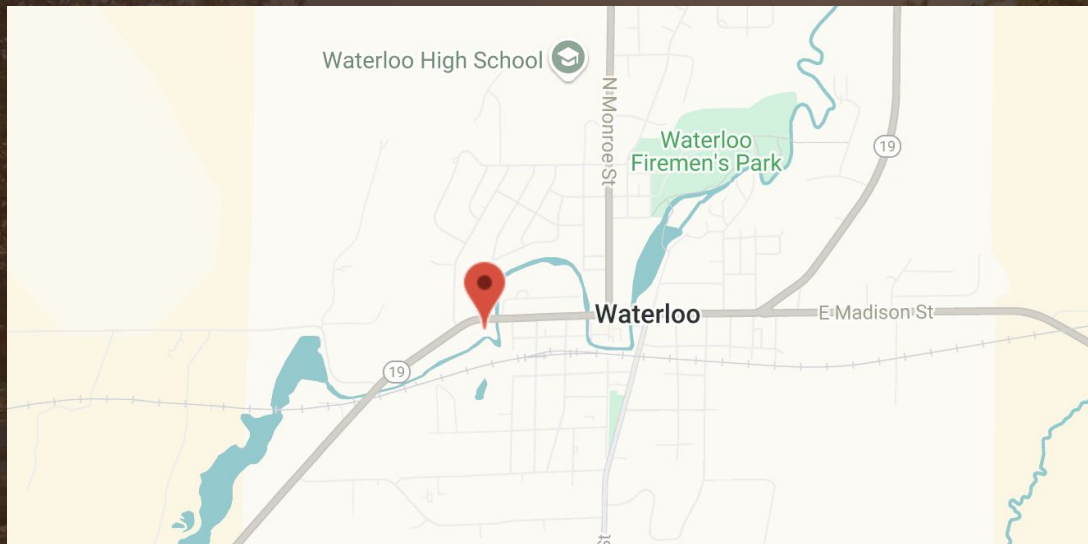


Indoor Parking Garage



Small-Town Charm. Big-Time Access.

Located just 30 minutes from Madison and 20 minutes from Sun Prairie; Waterloo offers a central, convenient location without the congestion or cost of a big city. The Solarium is ideal for professionals seeking a peaceful, connected community to grow their business.



Miles from:

25

Madison

60

Milwaukee

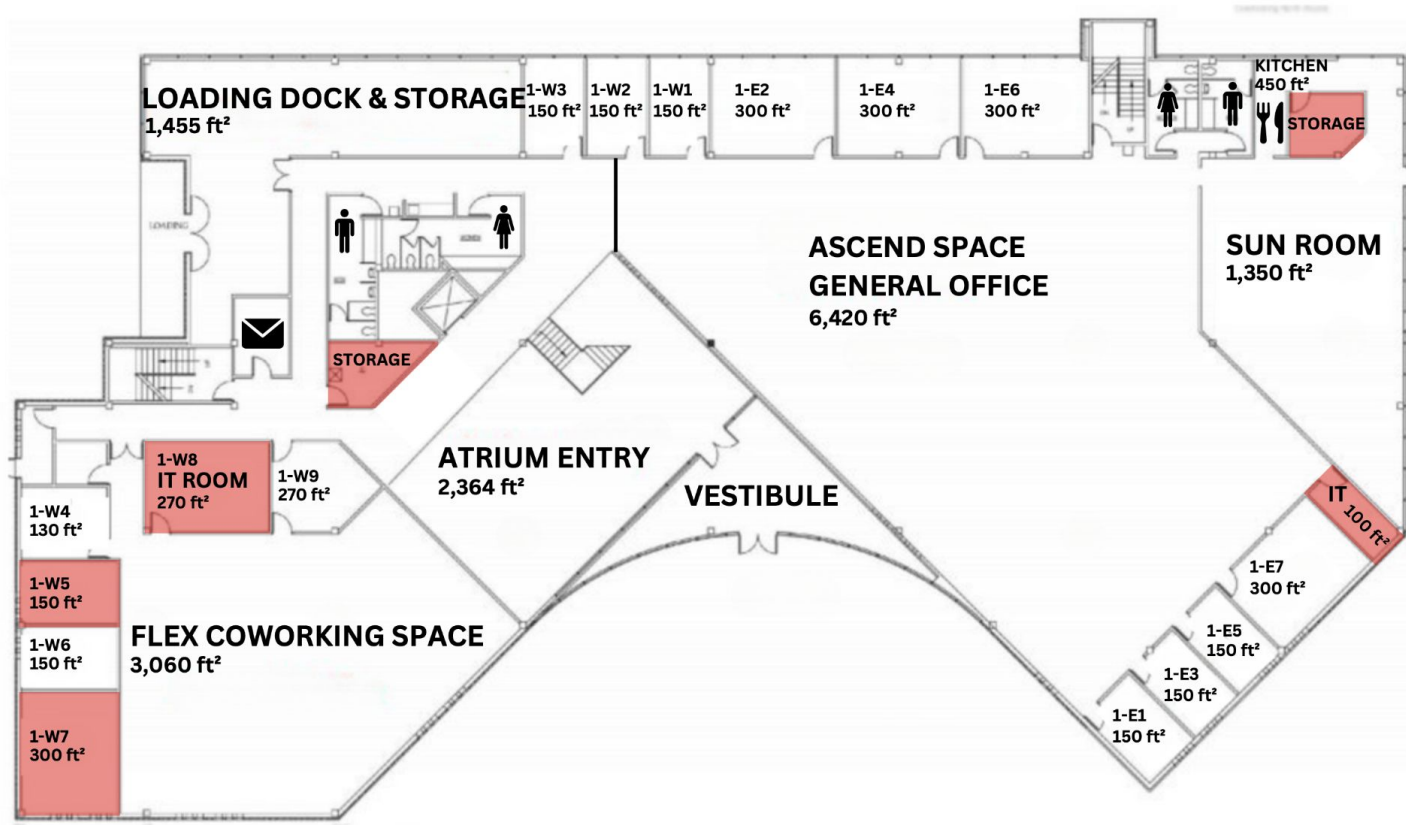
120

Green Bay

145

Chicago

Floor Plans: 1st Floor



Floor Plans: 2nd Floor



Contact Us

Joanna Kurylo

VP of Revenue

608-600-0400

joanna.kurylo@crc.net