

# For Lease

Class A Retail & Office Space

## BAKERS PLACE

**849 E Washington Avenue**

Madison, WI 53703

**&**

**10 S. Paterson Street**

Madison, WI 53703

**Rental Rate: \$40.00/SF MG**

**For More Information**



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**849 E Washington Ave  
10 S. Paterson St.  
Madison, WI 53703**



## Space Profile

### Available Space:

#### Historic “Bakery” Building

Various suites available ranging from 490 SF up to 4,687 SF

#### New “Bakers Place” Tower

Suite T1: 2,575 SF  
Suite T2: 1,275 SF

### Lease Rate:

\$40.00/SF MG

### Expenses:

Utilities & Janitorial

### Term:

5 + years

### Parking:

Reserved surface and garage parking stalls available

### Year Built:

2024-2025

### Rental Concessions:

Landlord is willing to provide funds to be applied to initial build out

## Key Characteristics

- Commercial space with Prominent East Washington Avenue frontage
- 206 luxury apartment units
- LEED certification
- Exceptional visibility and abundant natural light
- Green roofs designed for stormwater management
- Hybrid mass timber tower construction
- Sustainable, energy-efficient design

## Description

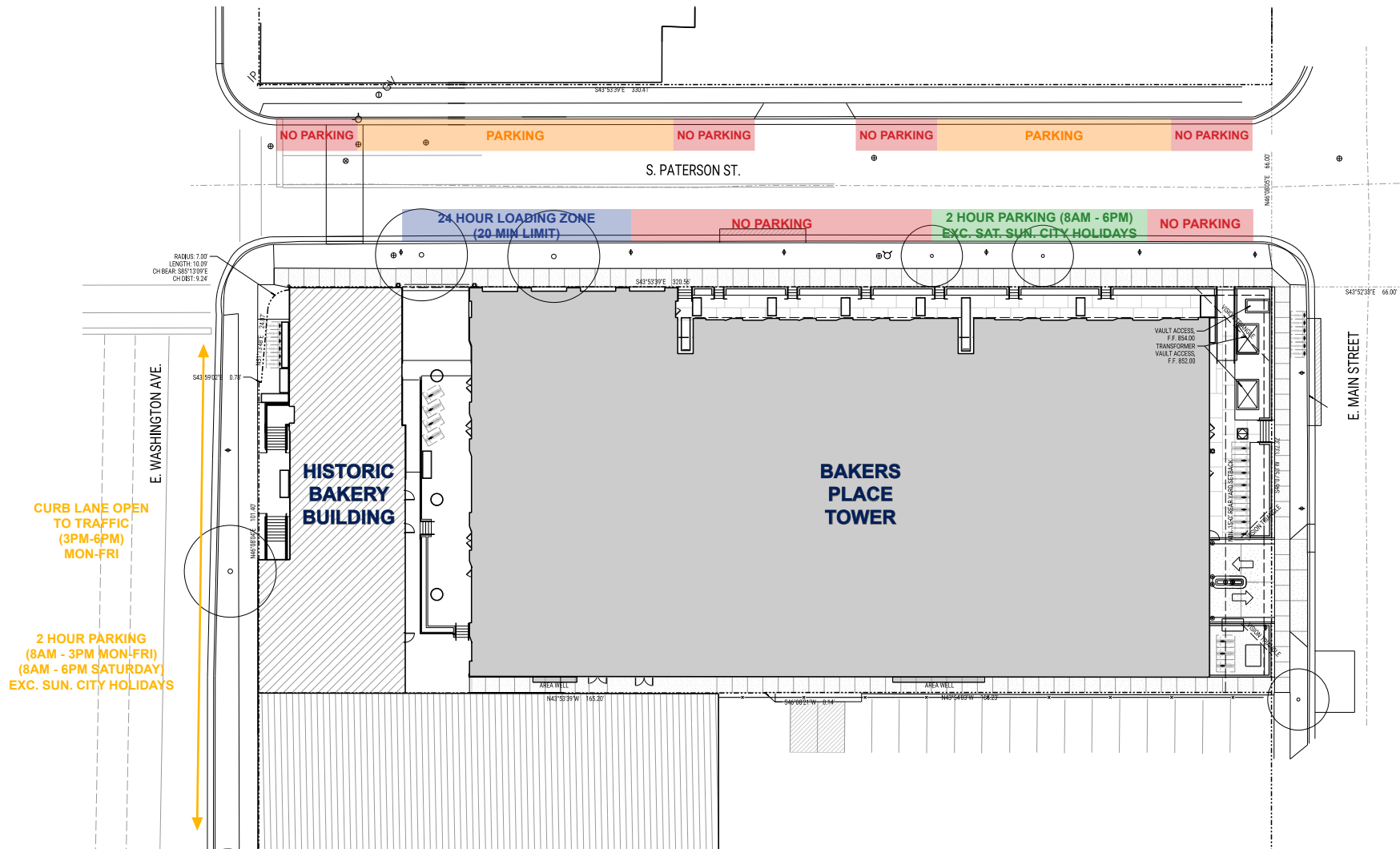
Bakers Place introduces a modern & Historic mixed-use destination that blends new construction with character of downtown Madison.

Retail and commercial opportunities range from 490 SF to 4,687 SF, offering flexible options to launch or grow your business.



# OVERALL SITE PLAN

849 E Washington Ave &  
10 S. Paterson St.



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Information

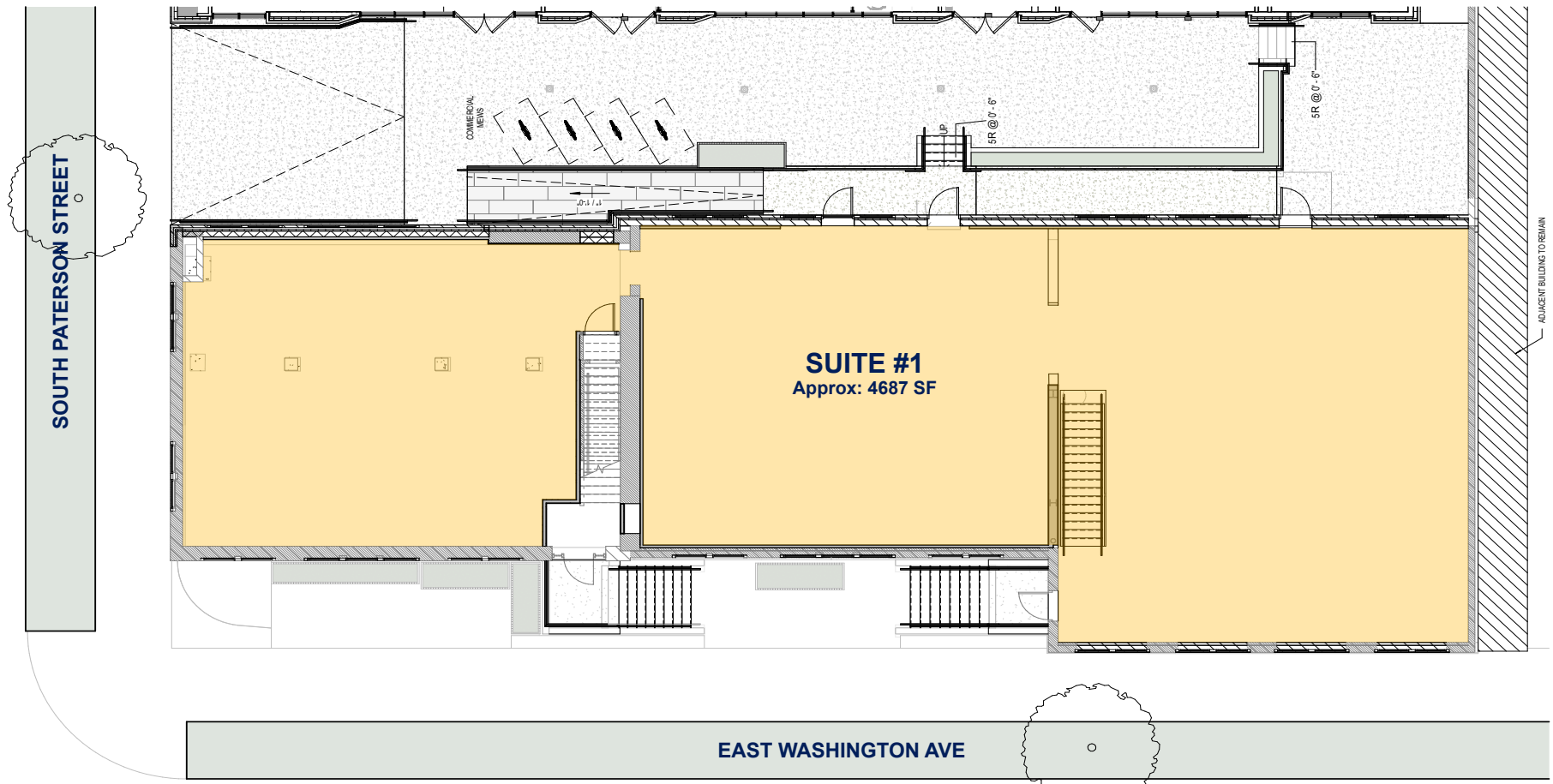


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# HISTORIC BAKERY BUILDING PLAN

849 E Washington Ave

## OPTION #1



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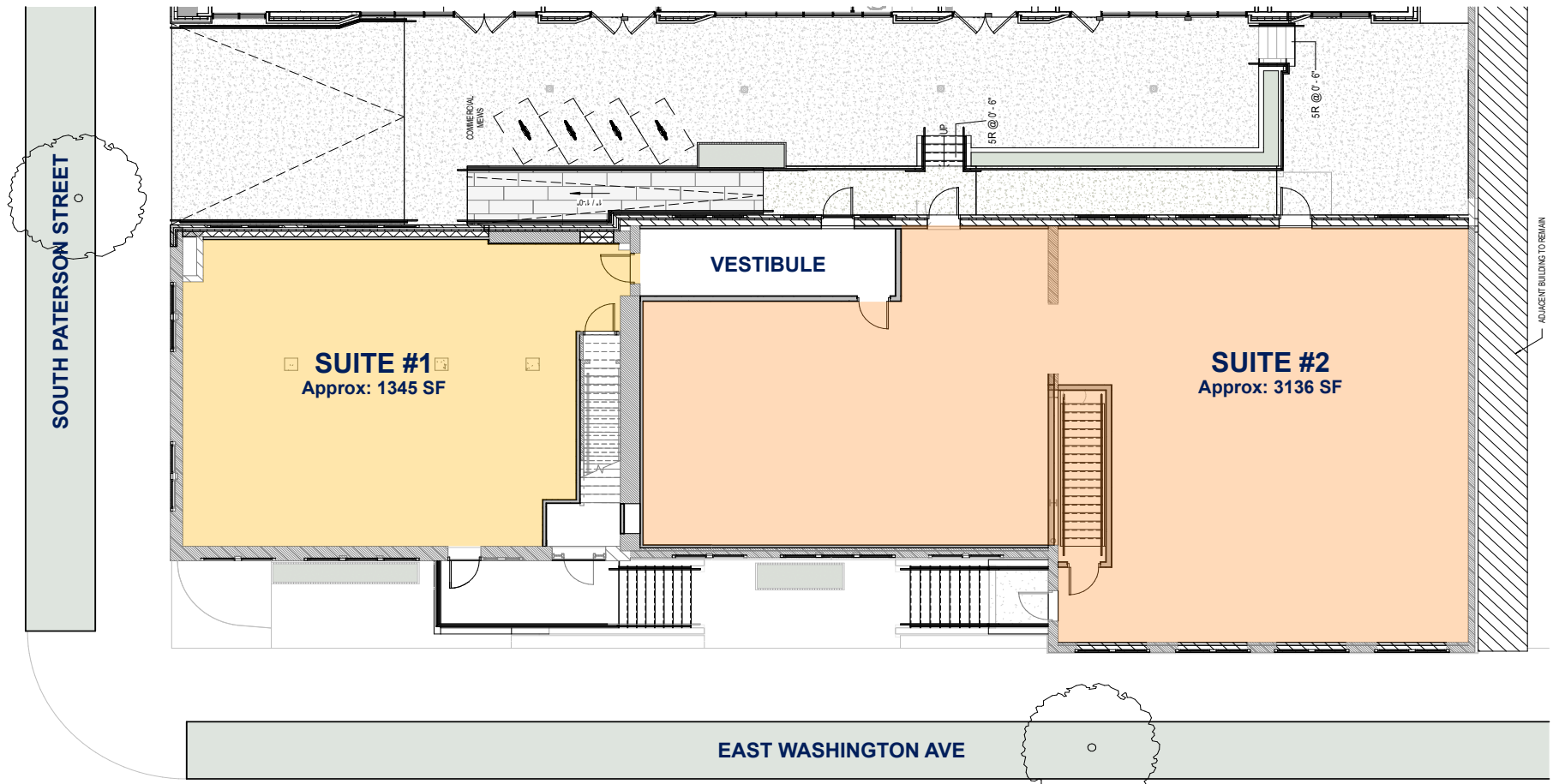


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# HISTORIC BAKERY BUILDING PLAN

849 E Washington Ave

## OPTION #2



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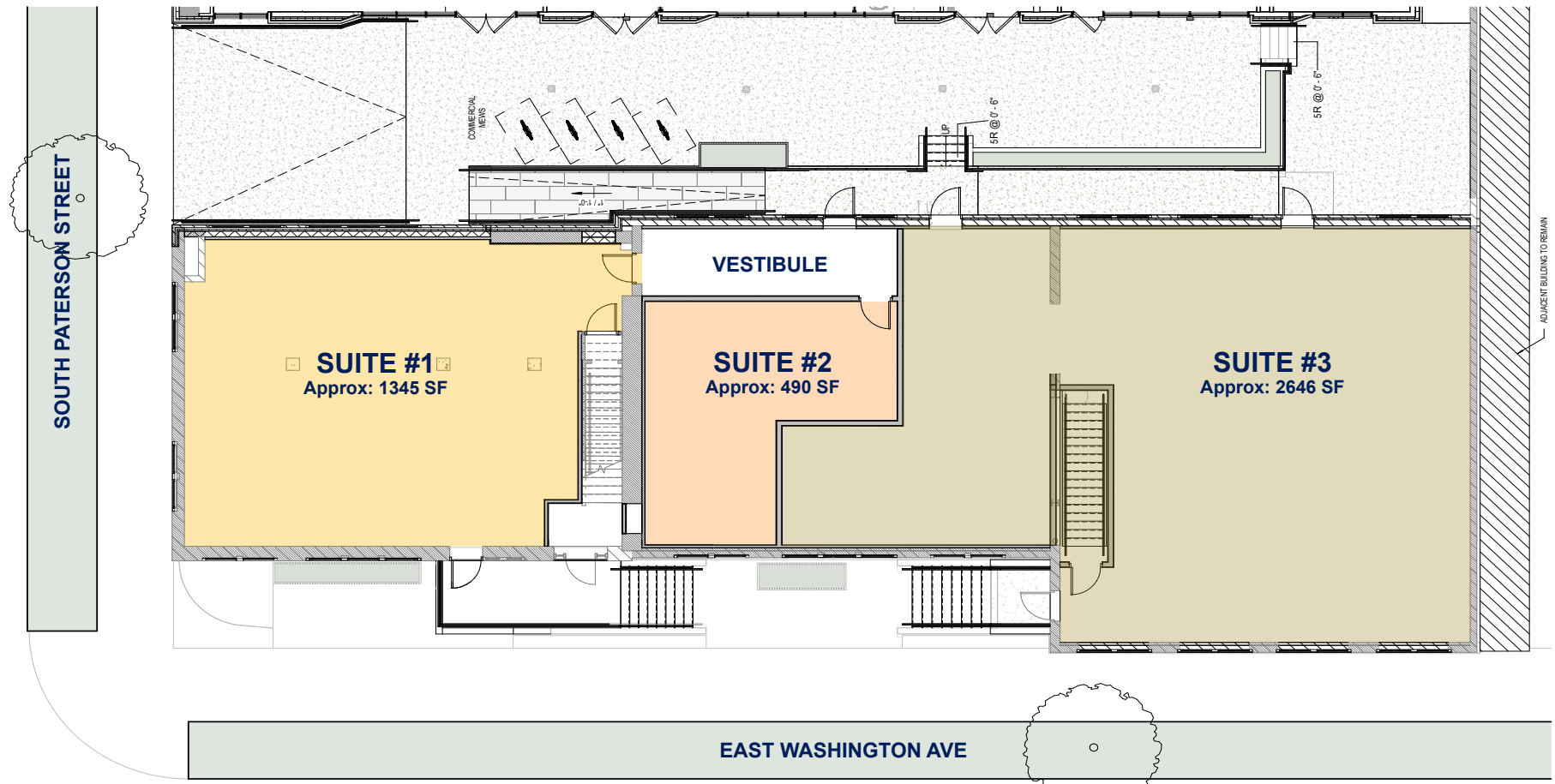


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# HISTORIC BAKERY BUILDING PLAN

849 E Washington Ave

## OPTION #3



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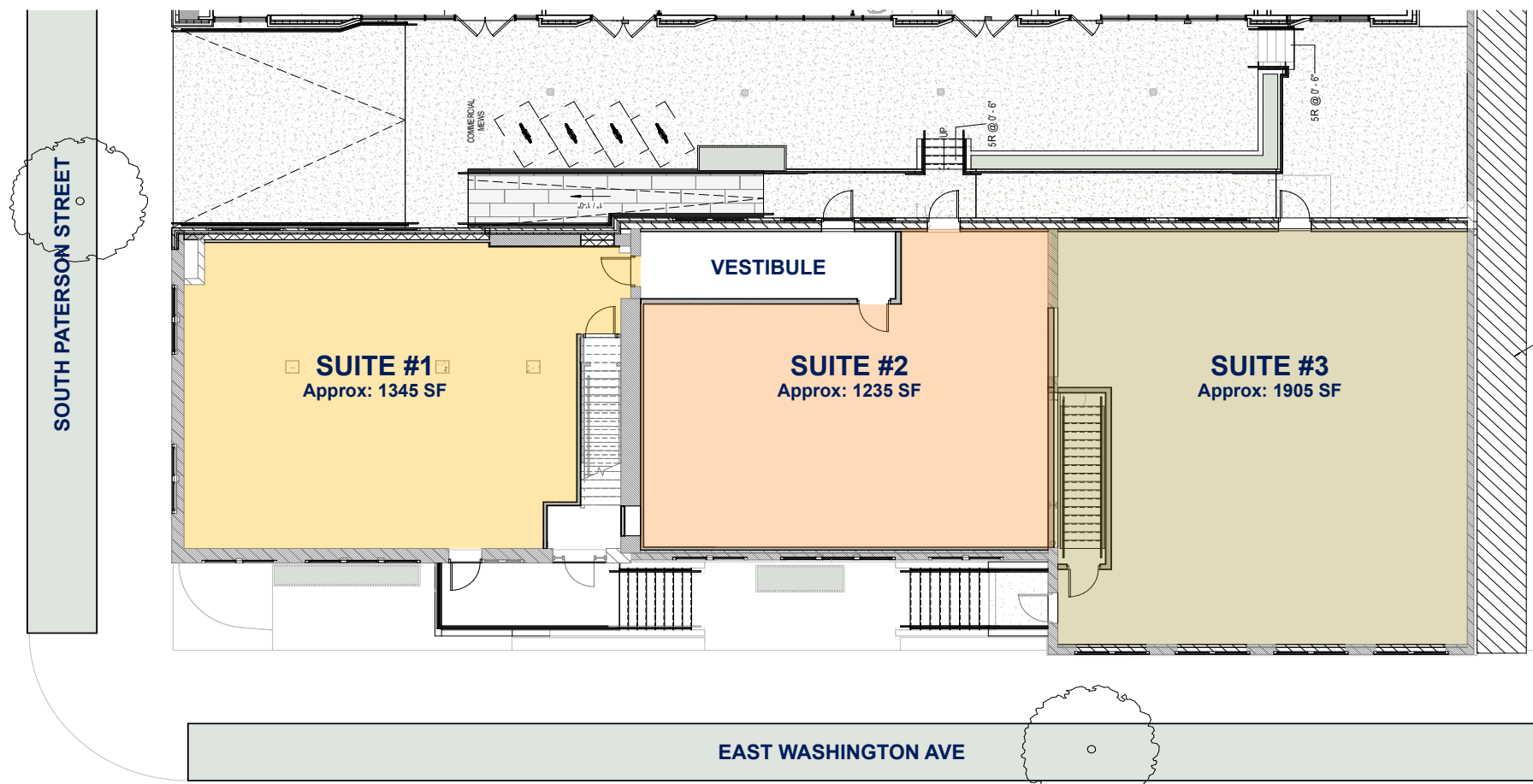


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# HISTORIC BAKERY BUILDING PLAN

849 E Washington Ave

## OPTION #4



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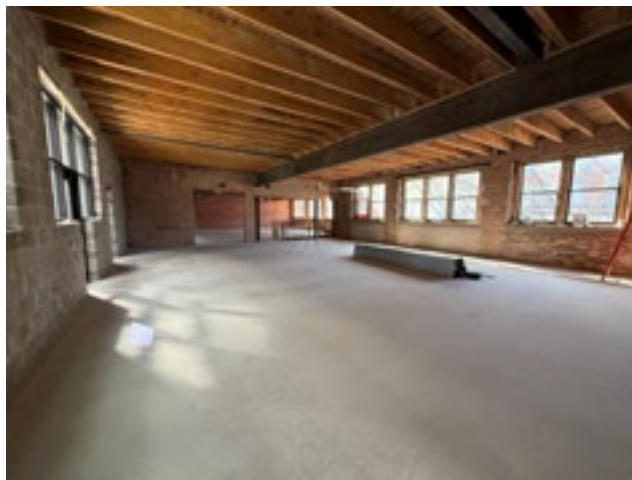
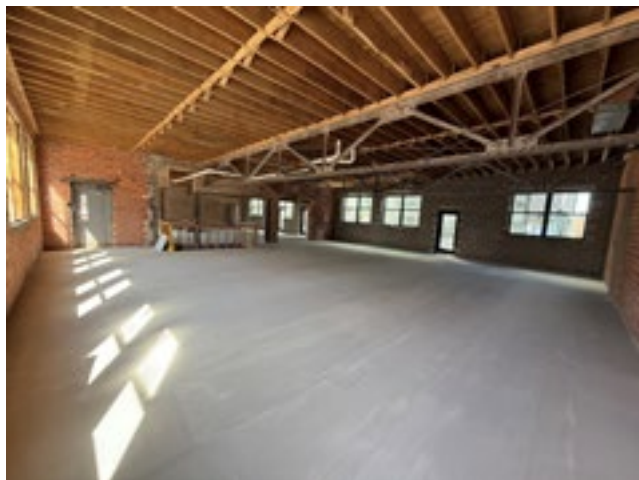
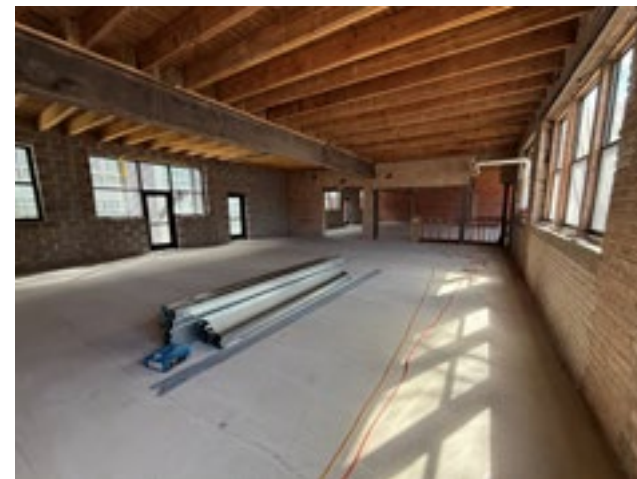
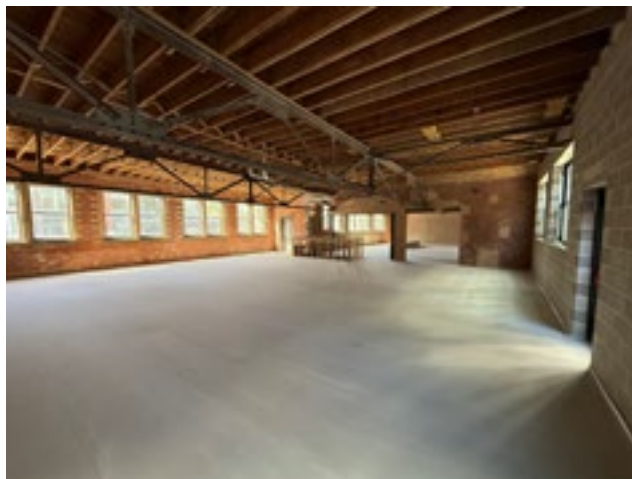
For More  
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# HISTORIC BAKERY INTERIOR PHOTOS

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**RENDERINGS**



**OFFICE CONCEPT**



**ALLEY BETWEEN COMMERCIAL &  
RESIDENTIAL SPACES**

**RESTAURANT CONCEPT**

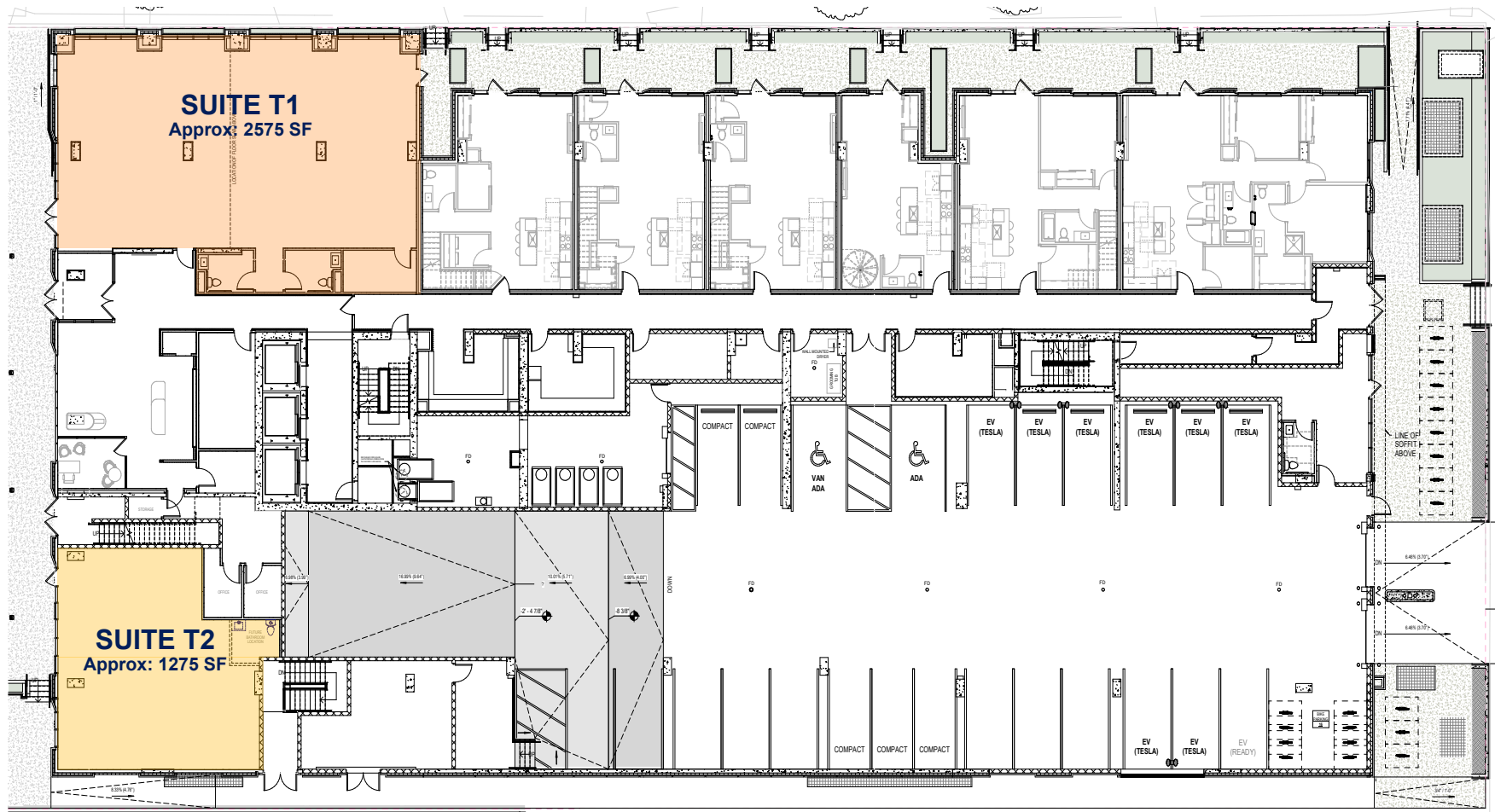


**SALON/SPA CONCEPT**



# BAKERS PLACE TOWER PLAN

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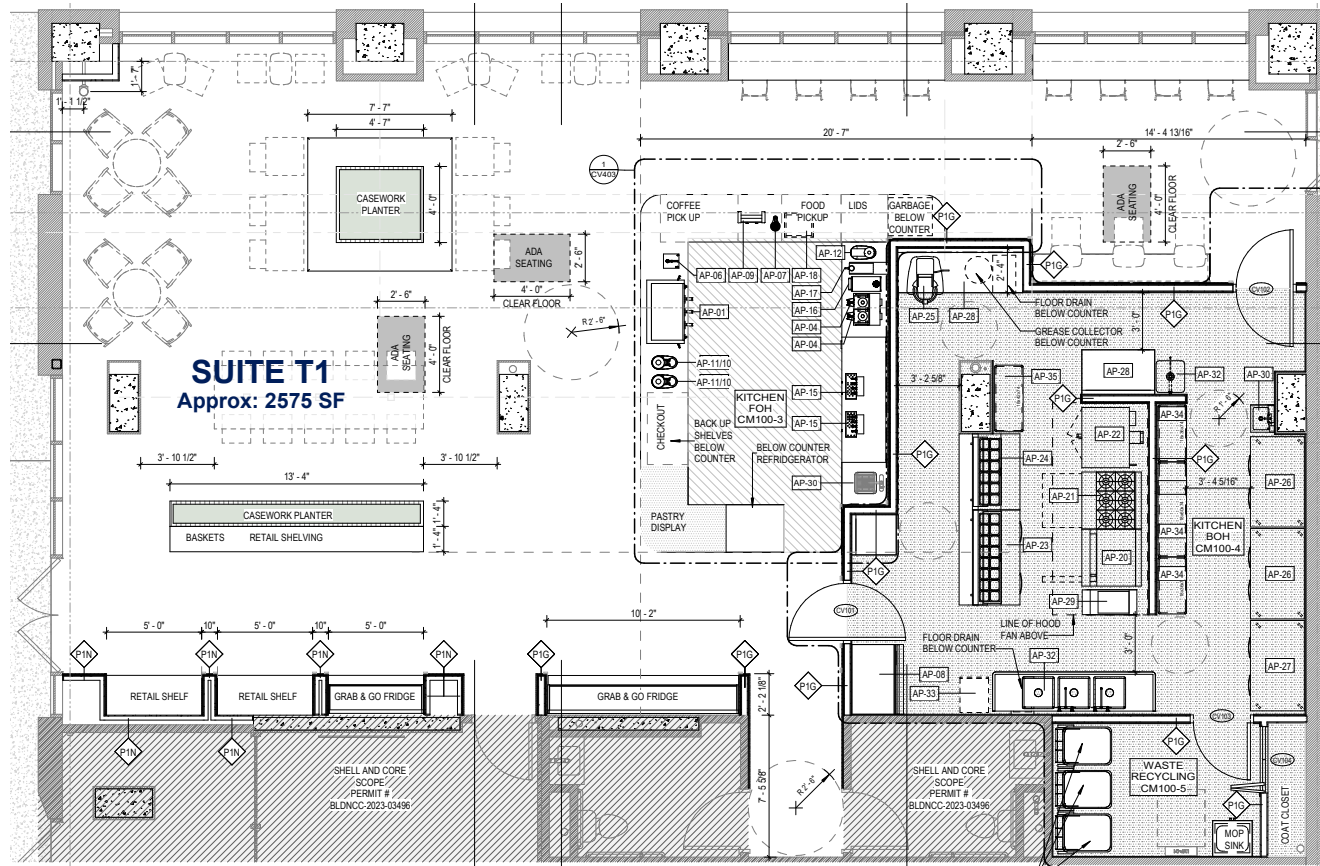


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# SUITE T1 FLOOR PLAN

10 S. Paterson St.

## PROPOSED CAFÉ FLOOR PLAN



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# RENDERINGS PROPOSED CAFÉ FLOOR PLAN

10 S. Paterson St.



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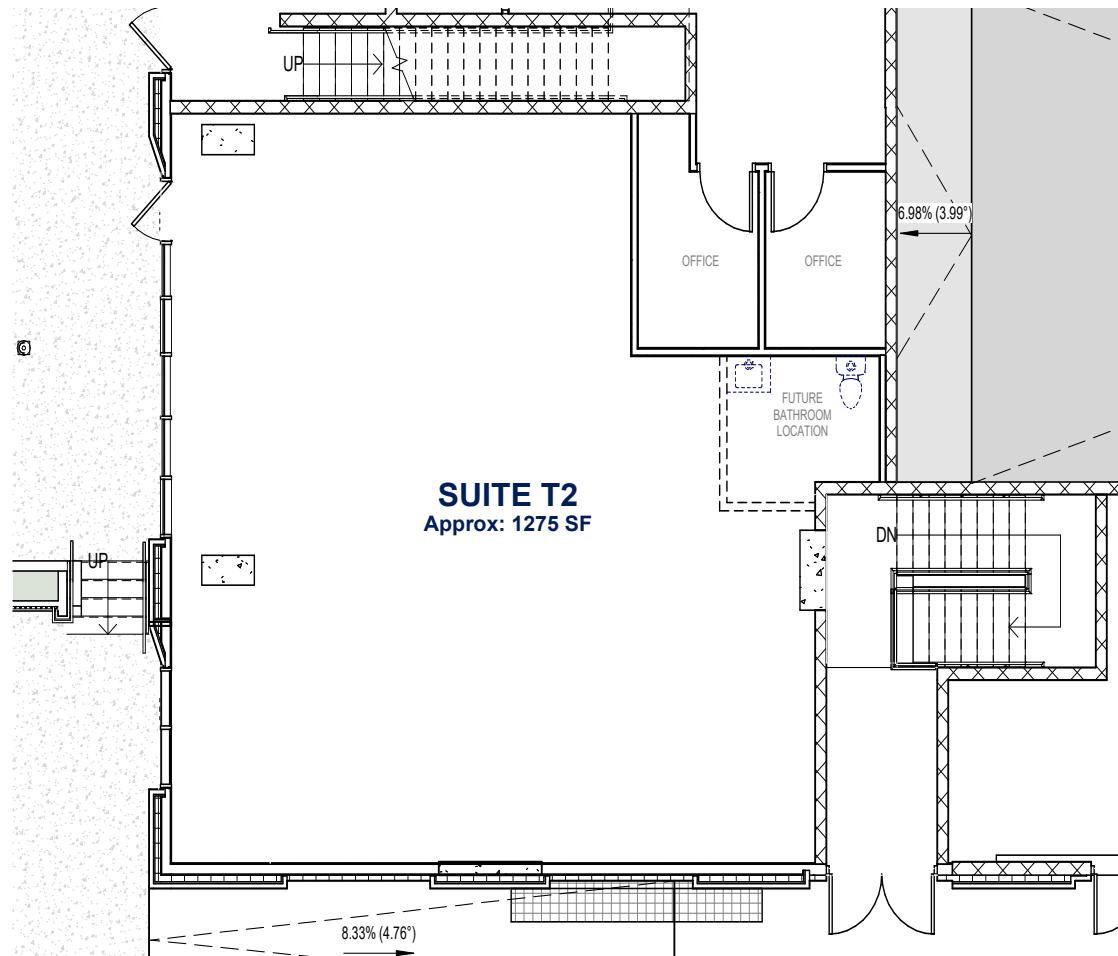
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# SUITE T2 FLOOR PLAN

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