

OFFICE FOR SALE

JOURNEY EMERGENCY SERVICES - BAYSIDE CENTER BUILDING

702 WEST MAIN STREET, MADISON, WI 53715



FOR SALE

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



PRESENTED BY:

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PROPERTY SUMMARY

702 WEST MAIN STREET



Property Summary

Address1:	702 West Main Street
Address2:	Madison, WI 53715
APN:	251/0709-233-1102-4
Price:	\$1,775,000
Building SF:	12,510
Construction Type:	Brick - Masonry
Cross Streets:	Proudfit
Elevators:	Yes
Lot Size:	12,005 SF
Building Class:	B
Year Built:	1964
Parking:	12
Zoning:	TR-U1 Traditional Residential

Property Overview

Desirable midcentury modern, brick two-story office building in downtown Madison. The building has been well-maintained and has had some recent upgrades to interior finishes and a new sprinkler system. The 1st-floor office space consists of a mix of private offices, a large conference room, open space for workstations, a breakroom, and a reception area. The 2nd floor was previously licensed as a community-based residential facility (CBRF) with multiple residential attributes including a full kitchen, dining room, laundry facilities, restrooms w/showers, and multiple bedroom layouts. The diversity between the floors allows for ease of multi-tenant configurations. Multiple entrances also provide opportunities for separate tenant identity/signage.

Location Overview

Centrally located in downtown Madison, near Monona Bay, Capitol Square, and the University of Wisconsin-Madison campus. This vibrant area offers a mix of commercial, residential, and cultural attractions, including the Wisconsin State Capitol, the Overture Center for the Arts, and numerous dining and entertainment options. With its historic architecture, bustling streets, bike paths, and access to public parks and transportation, this neighborhood provides a dynamic urban experience rich in history, culture, and amenities.

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PROPERTY PHOTOS

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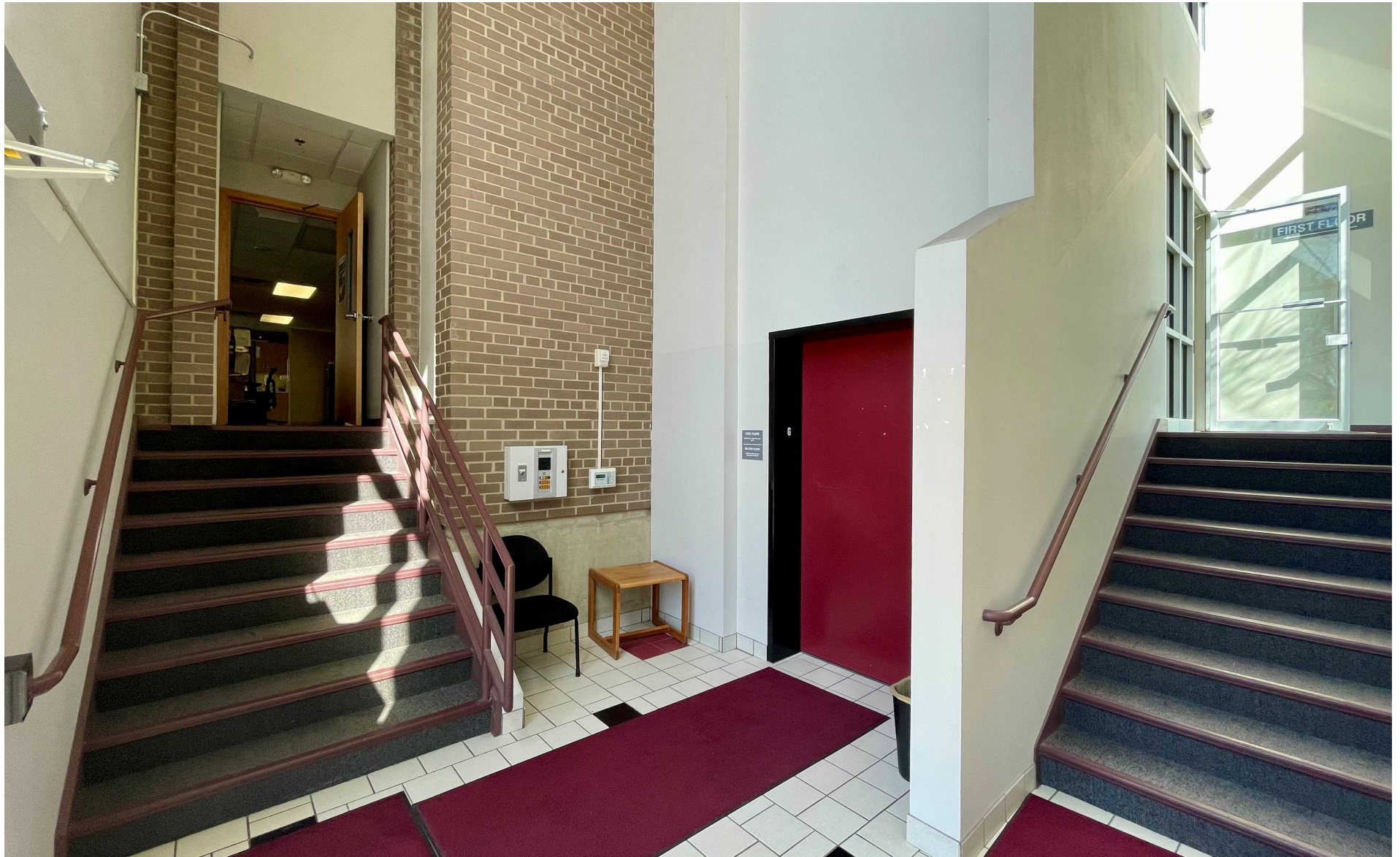
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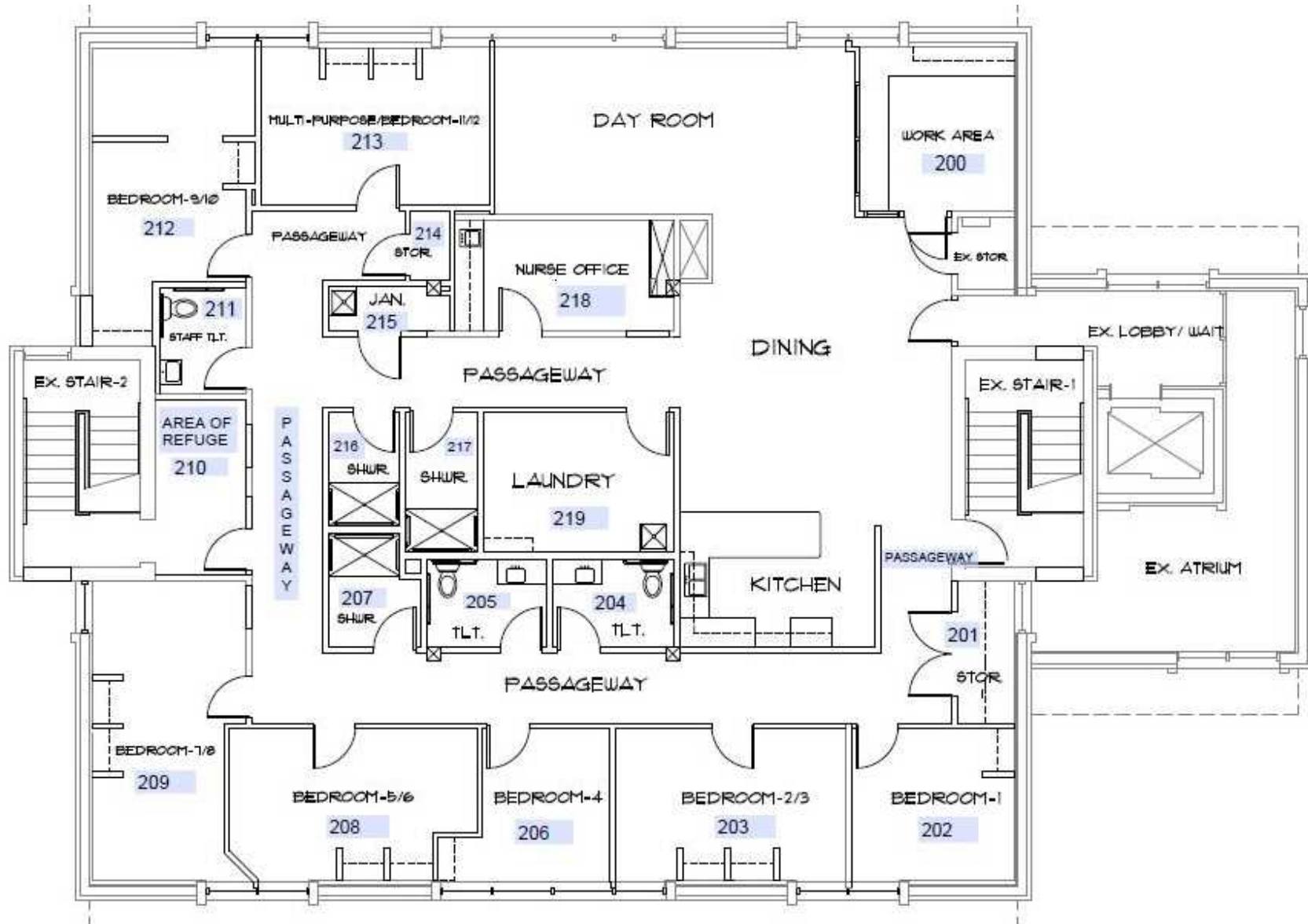
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SECOND FLOOR PLAN

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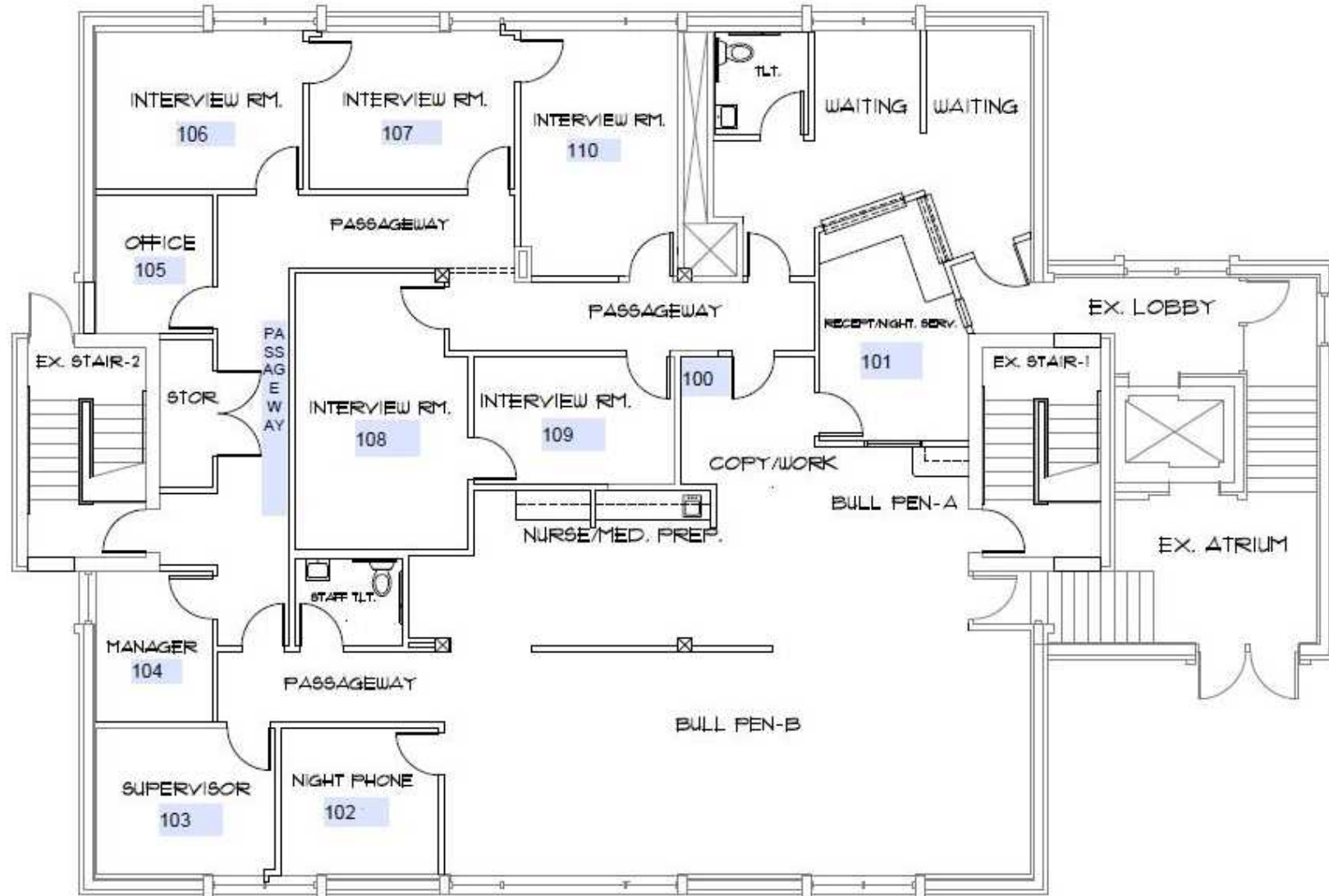
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FIRST FLOOR PLAN

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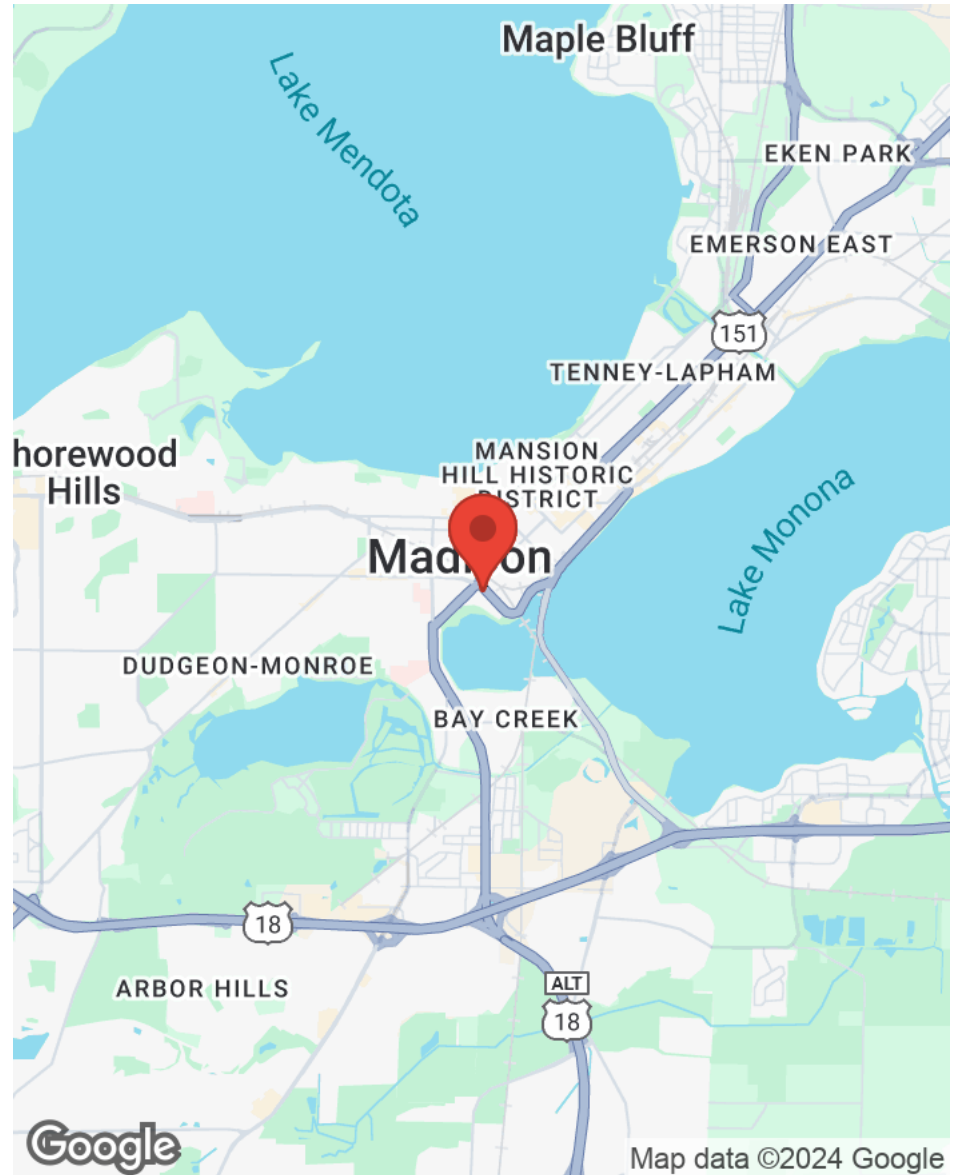
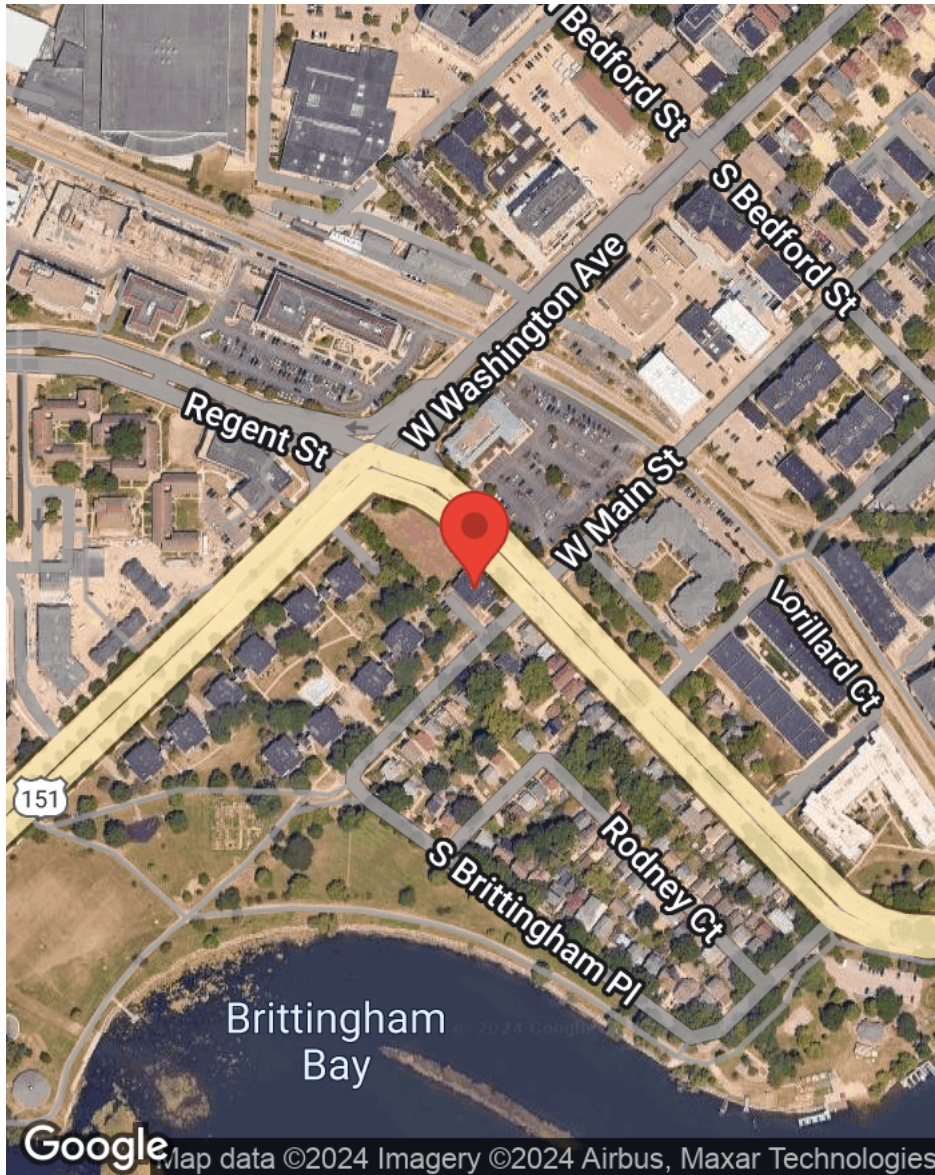
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LOCATION MAPS

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AERIAL MAP

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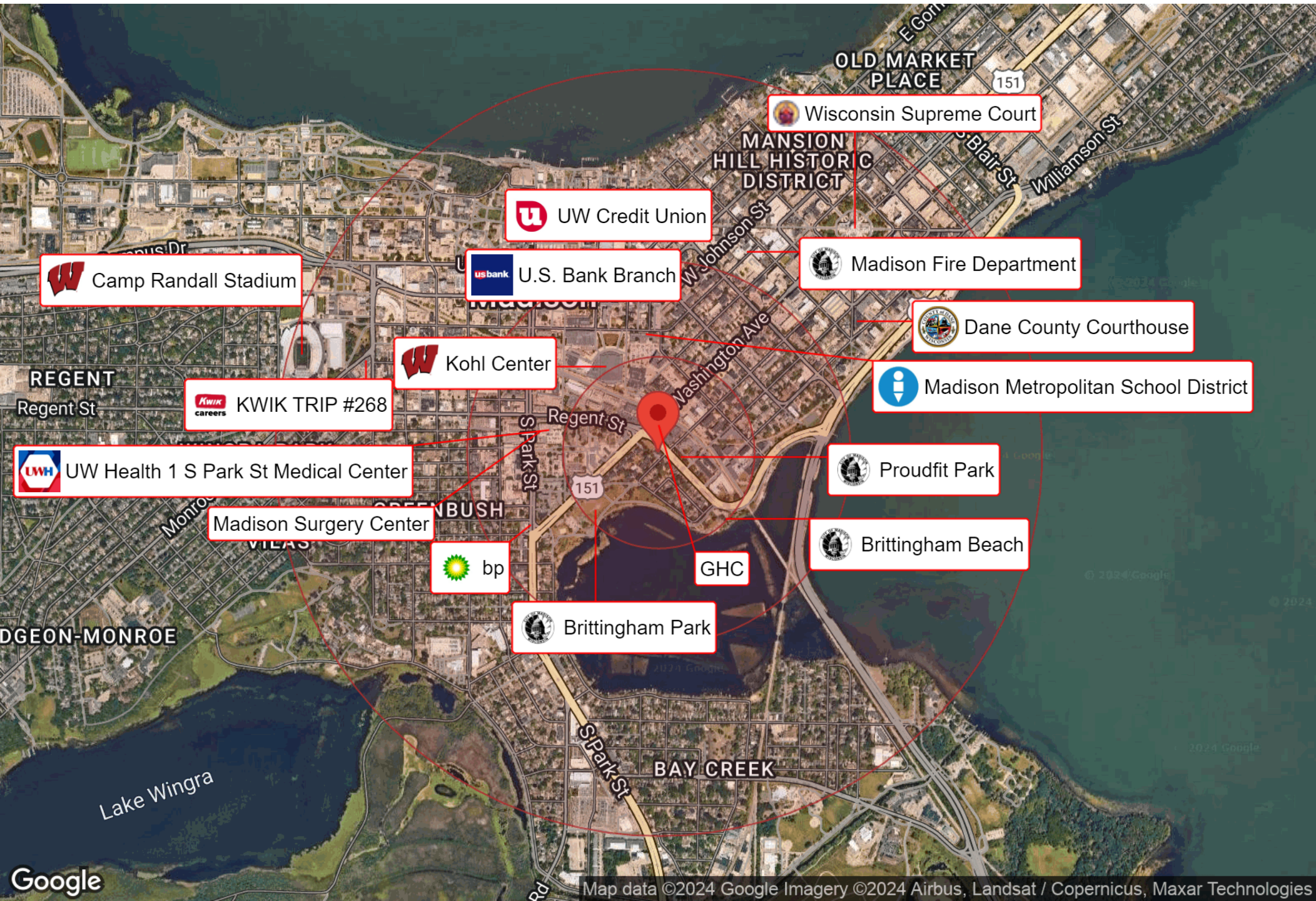
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BUSINESS MAP


702 WEST MAIN STREET




 Camp Randall Stadium

 UW Credit Union


 U.S. Bank Branch


 Wisconsin Supreme Court

 Madison Fire Department

 Dane County Courthouse


REGENT
Regent St

 KWIK TRIP #268

 Kohl Center

 Madison Metropolitan School District


 UW Health 1 S Park St Medical Center

 Proudfit Park


Madison Surgery Center

 bp

GHC

 Brittingham Beach

DGEON-MONROE

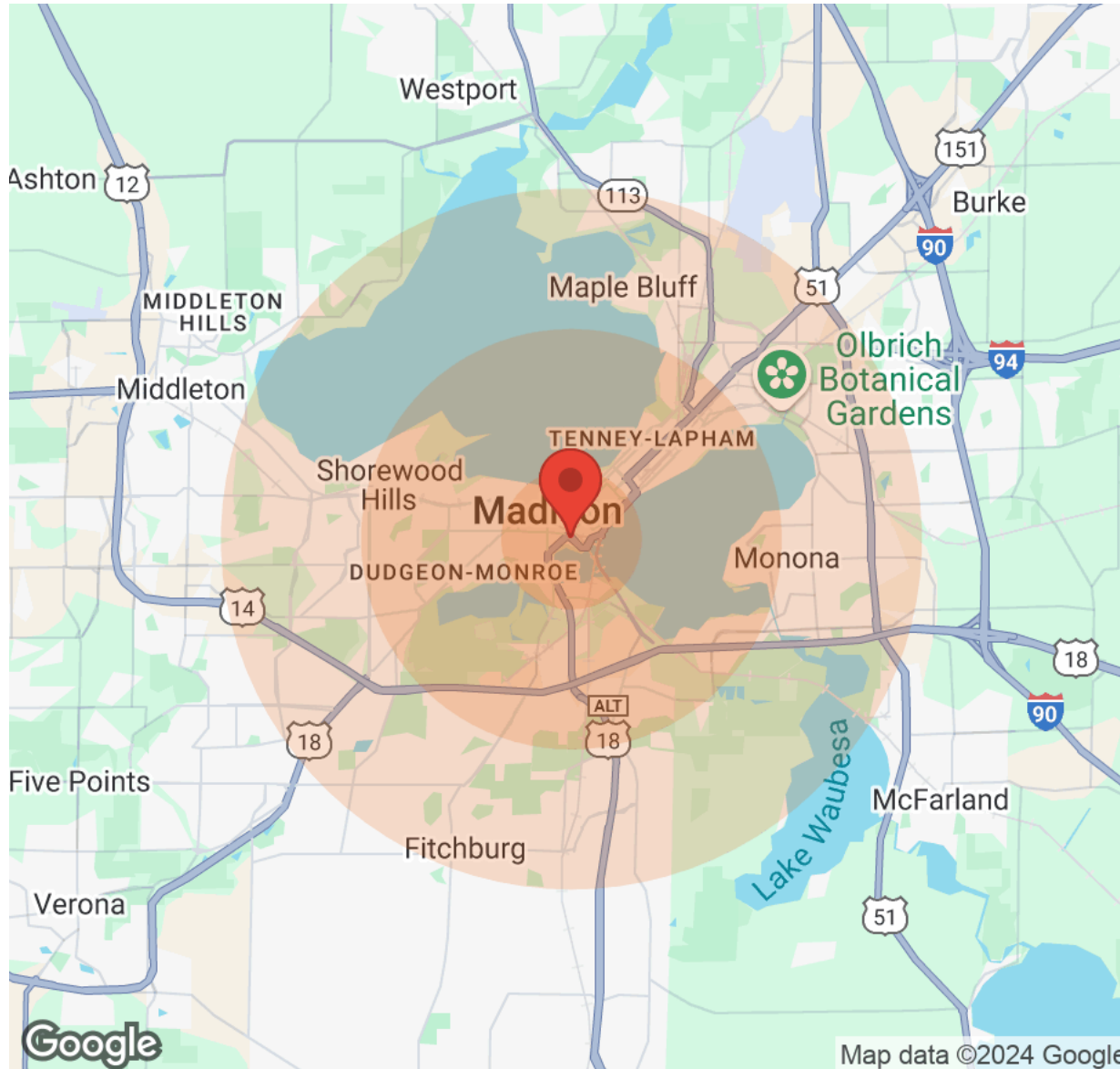
 Brittingham Park

Lake Wingra

BAY CREEK

DETAILED DEMOGRAPHICS

702 WEST MAIN STREET



Population	1 Mile	3 Miles	5 Miles
Male	19,319	49,810	93,833
Female	17,040	48,784	95,516
Total Population	36,359	98,594	189,349

Race	1 Mile	3 Miles	5 Miles
White	30,680	79,530	153,064
Black	1,340	5,661	12,802
Am In/AK Nat	27	96	181
Hawaiian	N/A	2	6
Hispanic	1,444	8,216	17,068
Multi-Racial	2,262	11,540	24,406

Housing	1 Mile	3 Miles	5 Miles
Total Units	16,059	44,664	89,392
Occupied	14,982	42,051	83,970
Owner Occupied	1,764	13,456	37,762
Renter Occupied	13,218	28,595	46,208
Vacant	1,077	2,613	5,422

Age	1 Mile	3 Miles	5 Miles
Ages 0-4	1,838	5,246	9,597
Ages 5-9	1,118	4,839	10,322
Ages 10-14	392	3,476	8,590
Ages 15-19	275	3,232	8,349
Ages 20-24	1,727	5,211	10,236
Ages 25-29	4,189	8,662	13,850
Ages 30-34	6,060	11,552	16,904
Ages 35-39	6,224	12,206	17,976
Ages 40-44	4,832	10,658	16,973
Ages 45-49	3,088	8,302	14,982
Ages 50-54	1,883	6,390	13,095
Ages 55-59	1,308	5,192	11,732
Ages 60-64	997	4,206	10,090
Ages 65-69	702	3,147	8,004
Ages 70-74	472	2,141	6,007
Ages 74-79	393	1,490	4,453
Ages 80-84	258	939	3,023
Ages 85+	603	1,705	5,166

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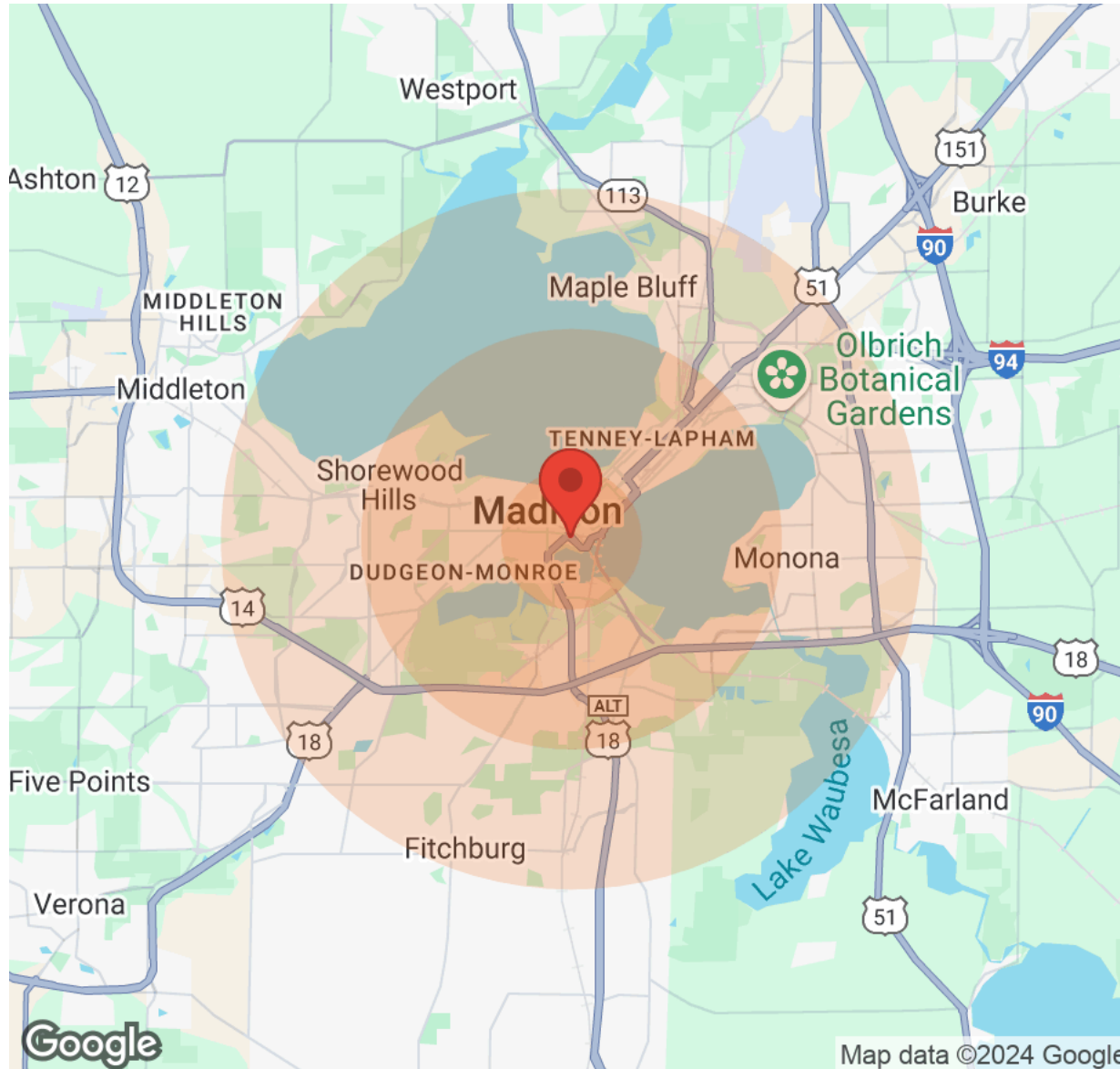
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Income	1 Mile	3 Miles	5 Miles
Median	\$19,695	\$37,113	\$48,573
< \$10,000	5,057	7,980	10,374
\$10,000-\$14,999	1,522	2,995	4,369
\$15,000-\$19,999	1,711	3,011	5,000
\$20,000-\$24,999	1,012	2,748	4,896
\$25,000-\$29,999	937	2,396	4,542
\$30,000-\$34,999	684	2,256	4,433
\$35,000-\$39,999	533	2,132	4,122
\$40,000-\$44,999	420	1,484	3,802
\$45,000-\$49,999	345	1,455	3,305
\$50,000-\$60,000	709	2,941	7,125
\$60,000-\$74,000	625	2,999	8,012
\$75,000-\$99,999	821	3,818	9,205
\$100,000-\$124,999	316	1,991	5,317
\$125,000-\$149,999	185	1,370	2,949
\$150,000-\$199,999	181	1,469	3,079
> \$200,000	142	1,404	3,008

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