PARK WEST II

440 Science Drive, Madison, WI 53711

Available for Lease

Office Space

compass PROPERTIES

608-294-9400

leasing@compassproperties.com

www.compassproperties.com

Property Summary

Park West II at 440 Science Dr. is conveniently located near the corner of Mineral Point and Whitney Way in the acclaimed University Research Park. The impressive four-story, 52,815 square foot building features some of Madison's most innovative and flourishing businesses. The lobby and common areas have been recently renovated and the building is consistenly undergoing improvements to further improve service, performance, and energy efficiency.

The building is an excellent home for your company and employees — located in a park-like setting on 6 acres, Park West II features ample free parking and excellent views of the park. With several restaurant, fitness, and shopping destinations nearby, this easily accessible location is just 15 minutes from downtown Madison, Middleton, Verona, and Fitchburg.

Building Description: 52,815 square foot, four-story professional building in the University Research Park campus which is comprised of over 37 buildings with almost 2 million square feet of space and over 3,500 employees.

Space Availability: Suite 100 5,849RSF Available 09/30/2026

Lease Rate: $16.00 NNN

Improvements: Negotiable

Parking: Four parking stalls per 1,000 SF leased

Amenities:

- Professional lobby design, common conference/training center
- Easy access to UW, shopping, restaurants, and the 12/18 Beltline Hwy
- Document storage rooms onsite
- Professional Podcast studio
- Secure building with after-hours card access
- Ample on-site parking at no additional charge
- Handsfree restroom features
- Professionally managed by Compass Properties

Property Photographs

Conference/Training Room

Building Lobby

Typical Corner Office View

Typical Office Finish

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First Floor

Suite 100 5,849 RSF

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Location

Established in 1984, University Research Park, a University of Wisconsin-Madison affiliate, is an internationally recognized research and technology park that supports early-stage and growth-oriented businesses in a range of sectors including engineering, computational and life sciences.

Park West II is less than 2 miles from West Towne Mall and just a 30-minute drive (10.1 miles) from Dane County Regional Airport. Also, less than 1 mile to the south is a mix of shops and restaurants including Walgreens, Hy-Vee Market Grille, and Vintage Brewing Co.

Bus service (routes 06 and 11) is available on Science Drive near the entrance of the property.

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Subject Property and Building

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