



Cornerstone Building

Property Data

Location	6418 Normandy Lane Madison, WI
Building	Three-story Masonry, EFIS and Glass Exterior
Gross Sq. Ft.	24,000
Space Available Sq. Ft.	Suite 10: 846 Suite 20: 846 Suite 100: 4,207 Suite 105: 4,500 Suite 115: 1,085
Amenities	Common Conference Room, Break Room, Showers, Underground Parking



Clean lines, contemporary styling and lots of windows describe this building on Madison's near west side. Easy access from either Mineral Point Road or Odana Road and its location inside the beltline make this a convenient location. Multiple city bus routes are within three blocks, so leave your car at home. Three hotels, multiple restaurants and West Towne Mall are all within 4 blocks of this location. The West Beltline can be accessed by two different ramps within a mile.

Suite 105 has a stunning entry, reception area and conference room.

The building features a common break room and conference room. Underground parking is also available.

Lease rate and terms: Suite 100, 105&115: \$16.50 per square foot gross plus tenant electric and janitorial. ***Suite 105 and 115 can be combined to create a 5,585 SF suite.***

Suite 10 or 20: \$895.00 per month plus tenant electric.

The above lease rates are bases on a minimum three-year lease term. Tenant improvement allowance or other lease terms will be subject to negotiation with the owner. **Short term leases also available.**

E-mail or call for more information or to set up a tour of the building.

Contact: Mike Ring
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This building is being marketed by Park Towne Realty, LLC