



## Town Center Square

### Property Data

<b>Location</b>	6808 Odana Rd Madison, WI
<b>Building</b>	Two-Story Stucco, Glass and Masonry Exterior
<b>Gross Sq. Ft.</b>	23,000
<b>Available Space Sq. Ft.</b>	Suite 100: 1,099 Suite 203: 1,880
<b>Amenities</b>	Ample Surface Parking, Lower Level Storage, Exterior Signage Available



If you are looking for notoriety and visibility, this is the location for you. This is the newest building on Odana Road. Located only ½ block from the entrance to West Towne Mall, over 22,000 cars per day go past this building.

An expansive two-story entry and lobby welcome tenants and employees. An elevator or open stairway provides access to the second floor. The building features an exterior sign box for all tenants. Extra sign locations available at an additional charge. Ample surface parking to allow your customers close parking. Storage is available in a lower level that is accessible by elevator.

**Lease rate and terms:** **Suite 100:** \$13.95 per square foot NNN  
**Suite 203:** \$13.95 per square foot NNN

Lease rate based on a lease term of 5 years.

Tenant improvement allowance of \$25.00 per square foot.

**Expenses:** \$2.37 per square foot, Real Estate Taxes  
\$3.00 CAM

Tenants also contribute to an HVAC reserve fund.

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This property is being marketed by Park Towne Realty, LLC.