

TURN-KEY OFFICE SPACE ON MADISON'S CAPITOL SQUARE

119 W WASHINGTON AVE - MADISON, WI

±2,865 SF AVAILABLE • OFFICE FOR LEASE



FOR LEASE

TERI BELL
Partner
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KOTHE
REAL ESTATE PARTNERS

PROPERTY INFORMATION

ADDRESS	119 W Washington Ave, Madison, WI 53703
AVAILABLE SF	± 2,865 SF
YEAR BUILT	1924
YEAR RENOVATED	2004
ZONING	DC (Downtown Core) + HIS-L Historic Landmark overlay
ASKING RATE	\$25.00 SF Modified Gross. Tenant pays separately metered utilities & in-suite janitorial
PARKING	6 stalls available - Capitol Square South Ramp (113 S Henry St) \$220 / month / stall
BUILD-OUT	(5) private offices, (1) conference, reception/lobby, work room, break room, in-suite single stall bathroom. Fully furnished with: (4) private offices, (5) cubes, reception, (1) 8-person conference room, (5) cubes, lobby seating

\$25.00 / SF

MODIFIED GROSS LEASE RATE

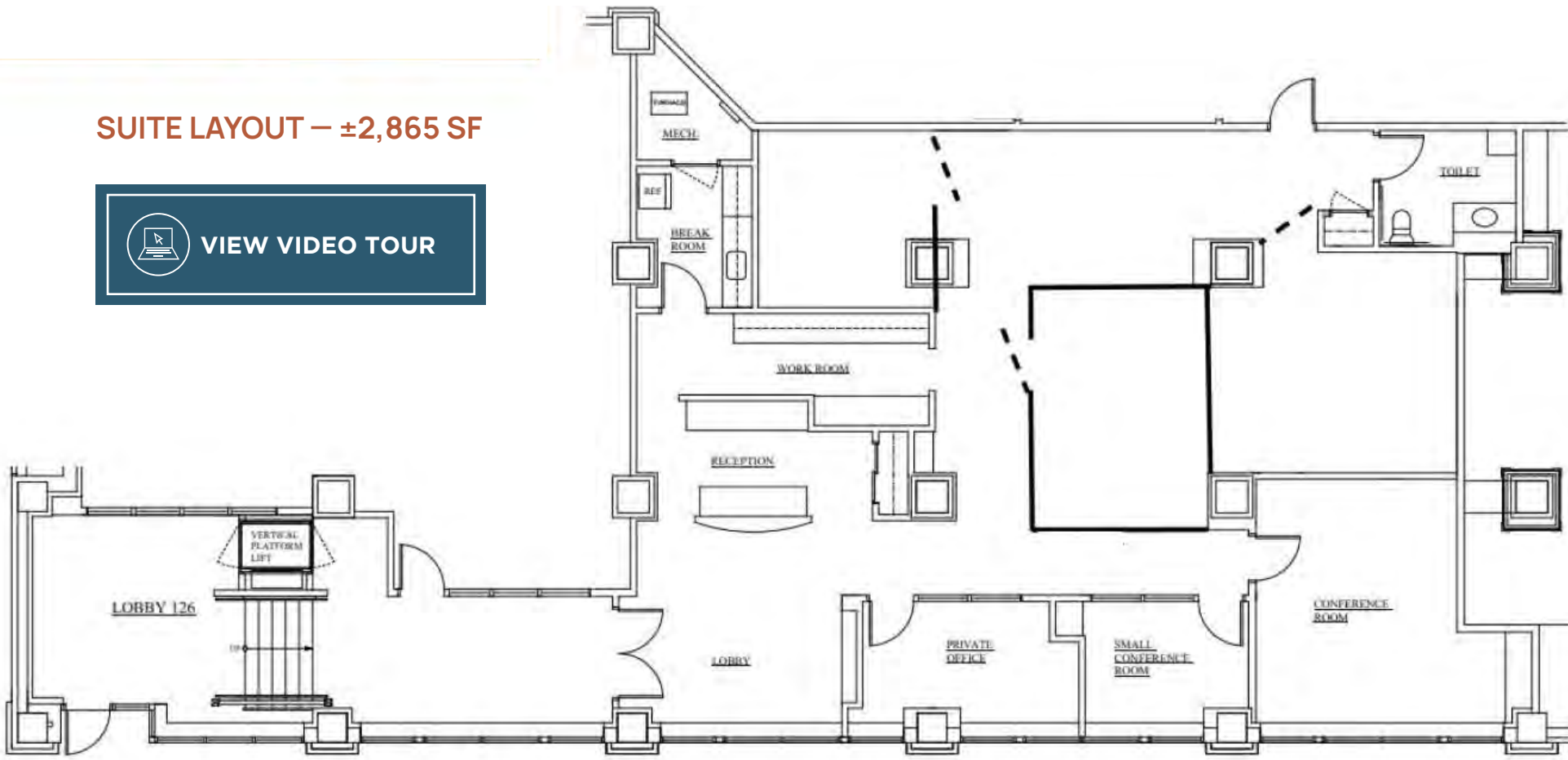
Tenant pays in-suite utilities & janitorial

FEATURES

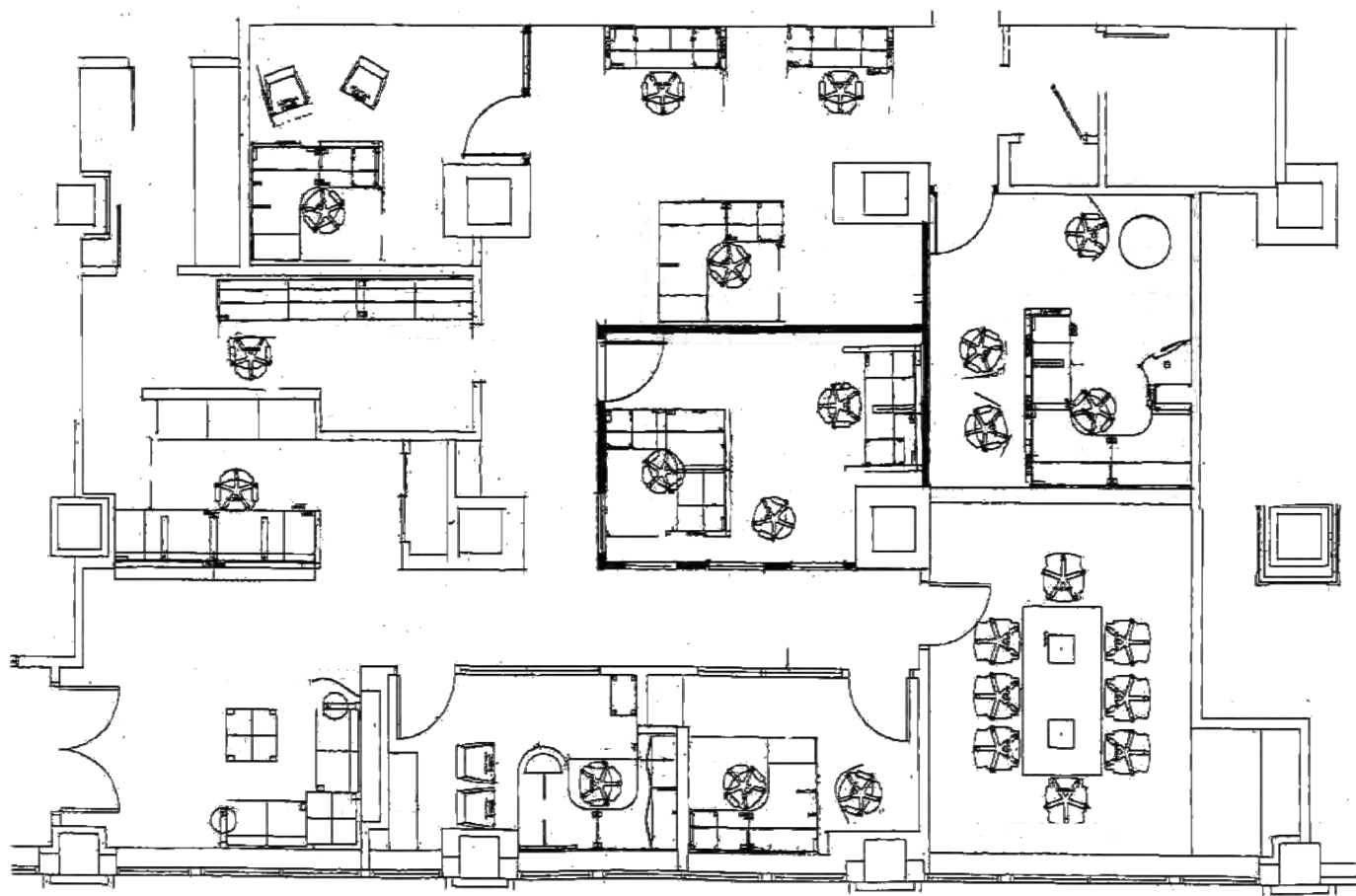
- ▶ Prime Downtown Madison location on the first block of the Capitol Square
- ▶ Up to 6 private offices/conference rooms, break room, work room, reception, restroom
- ▶ Street and ramp parking within one block
- ▶ Fully Furnished
- ▶ May be modified for destination retail location
- ▶ Just steps from the Wisconsin State Capitol
- ▶ ADA Accessible
- ▶ Prestigious Address & Visibility
- ▶ Walkable to dozens of restaurants, coffee shops, hotels and event venues
- ▶ Historic character with modern interior

SUITE LAYOUT – ±2,865 SF

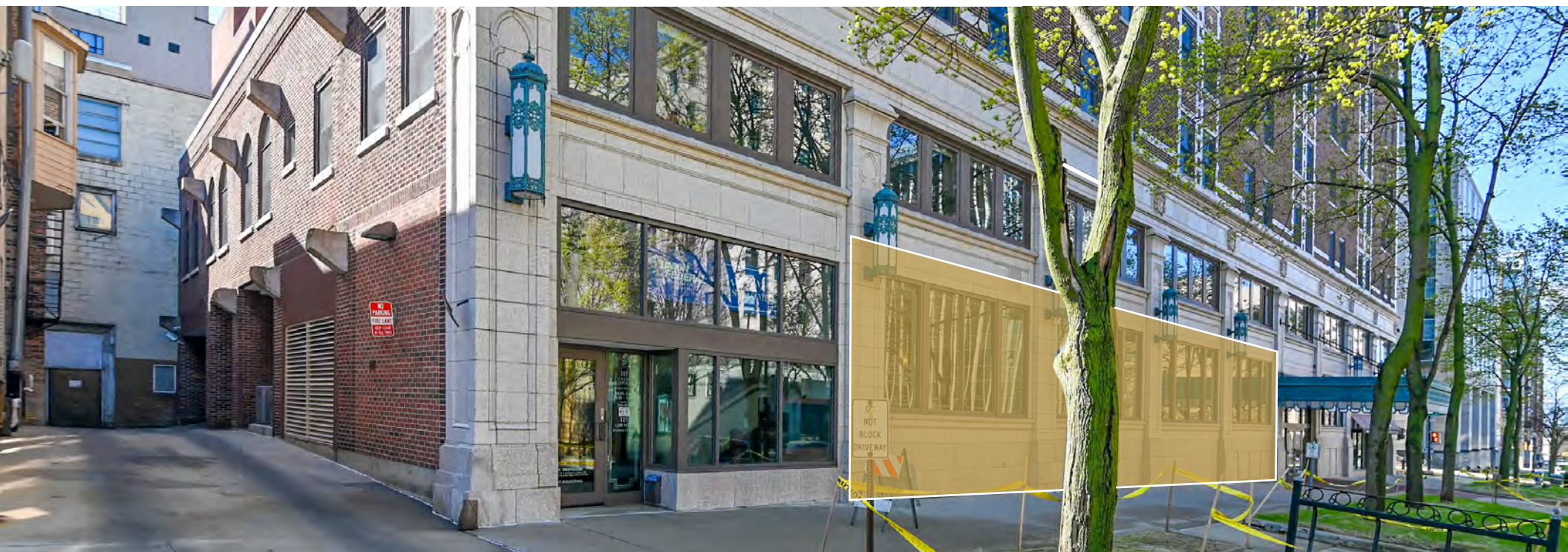
VIEW VIDEO TOUR



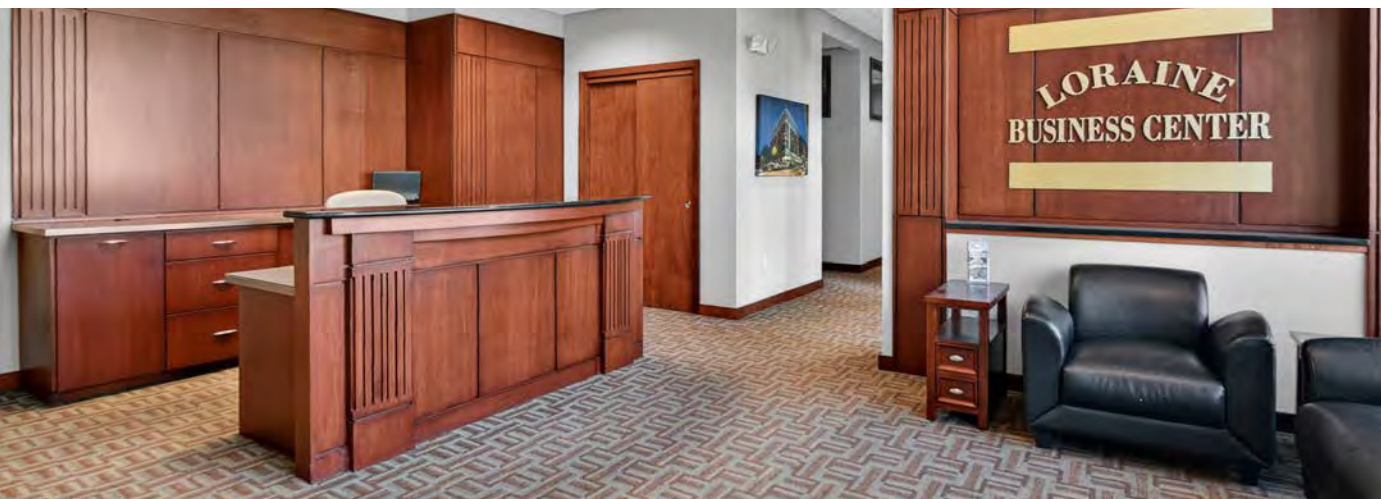
EXISTING FURNITURE LAYOUT



BUILDING PHOTOS



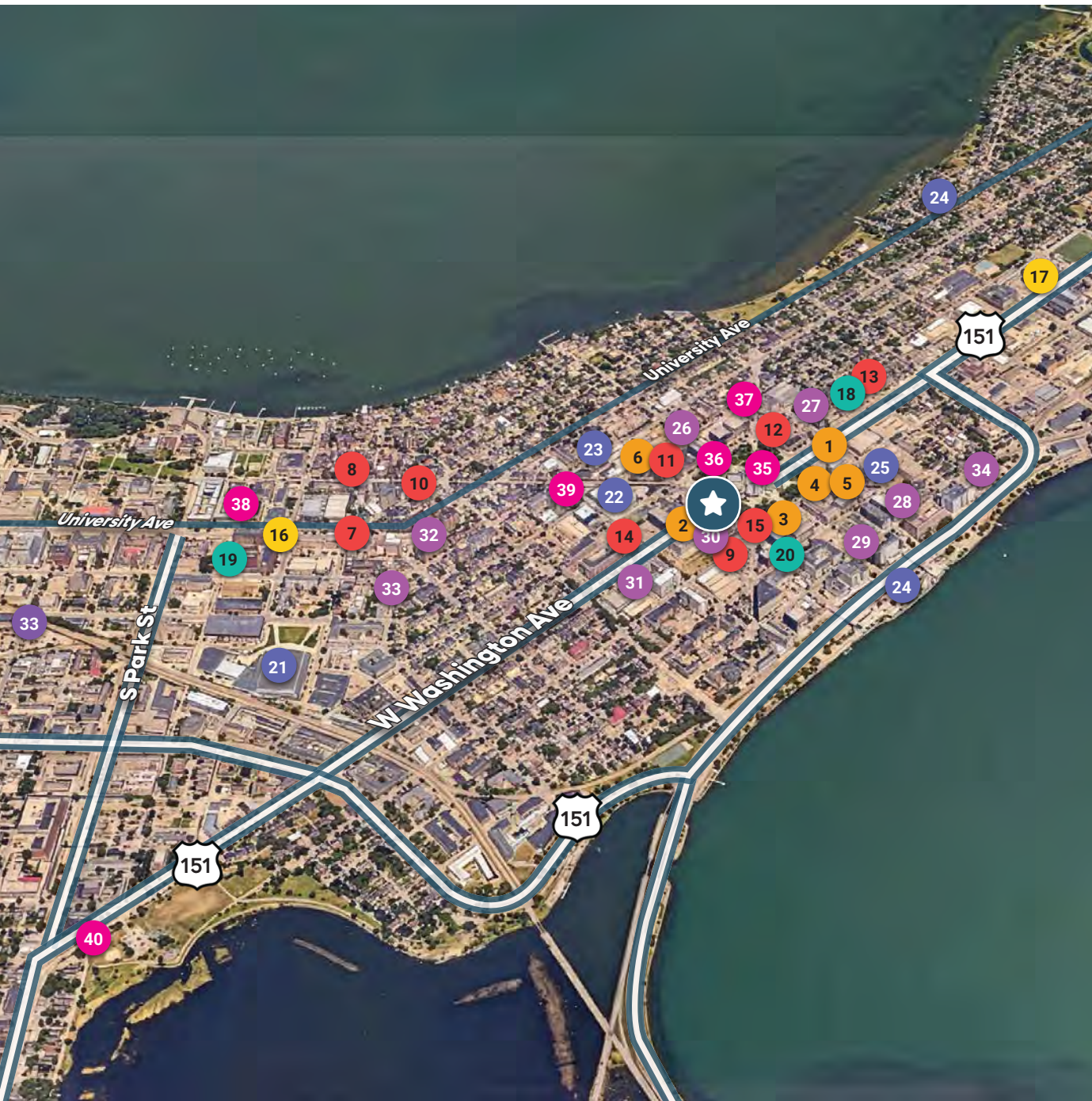
INTERIOR PHOTOS



INTERIOR PHOTOS



AMENITIES MAP



COFFEE / TEA

- 1 Colectivo Coffee On the Square
- 2 Barriques Coffee
- 3 Wonderstate Coffee
- 4 Marigold Kitchen
- 5 Ancora Caf  
- 6 Michelangelo's Coffee House

RESTAURANT

- 7 Dotty Dumpling's Dowry
- 8 State Street Brats
- 9 Tornado Steak House
- 10 Paul's Pel'meni
- 11 Ian's Pizza Madison | State Street
- 12 The Old Fashioned
- 13 Naples 15
- 14 RED Sushi
- 15 The Post

GROCERY

- 16 Fresh Madison Market
- 17 Festival Foods

FITNESS

- 18 Capital Fitness
- 19 Anytime Fitness
- 20 Boulders Climbing Gym Downtown

THEATERS / ENTERTAINMENT

- 21 Kohl Center
- 22 Overture Center for the Arts
- 23 Orpheum Theater
- 24 Monona Terrace
- 25 Majestic Theatre

HOTELS

- 26 The Madison Concourse Hotel
- 27 AC Hotel Madison Downtown
- 28 Embassy Suites by Hilton Madison Downtown
- 29 Hilton Madison Monona Terrace
- 30 Best Western Premier Park Hotel
- 31 Hyatt Place Madison Downtown
- 32 Hampton Inn & Suites Madison Downtown
- 33 DoubleTree by Hilton Madison Downtown
- 34 The Saddlery Madison

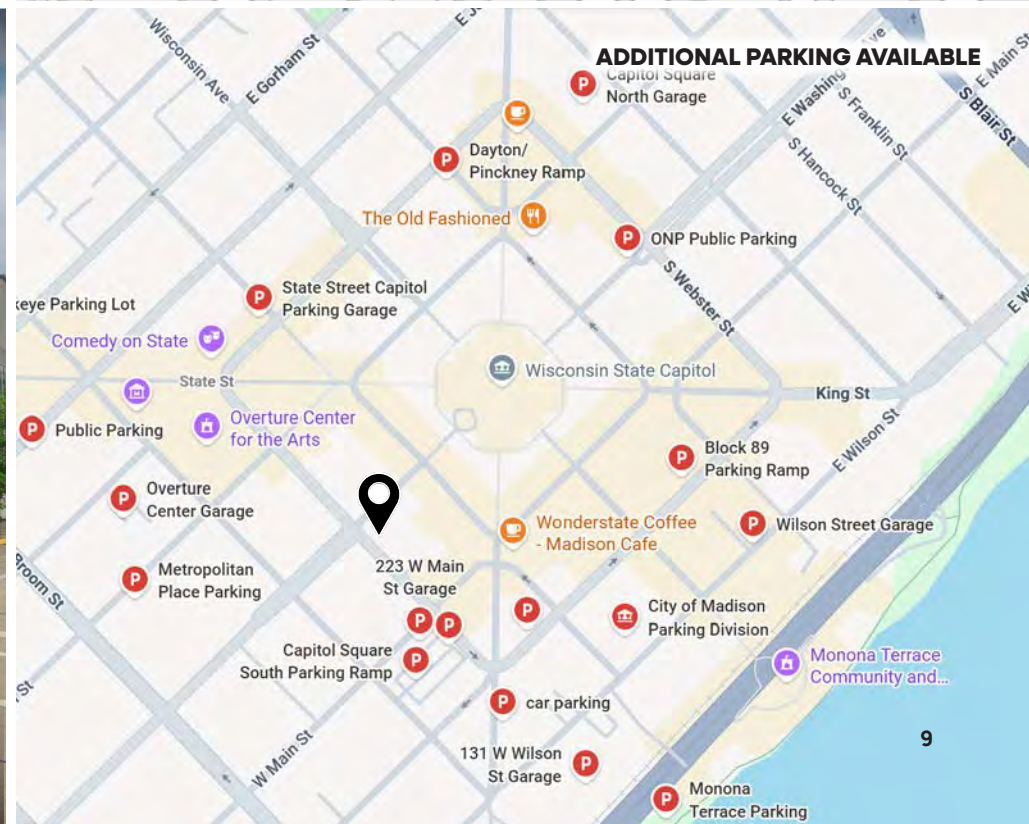
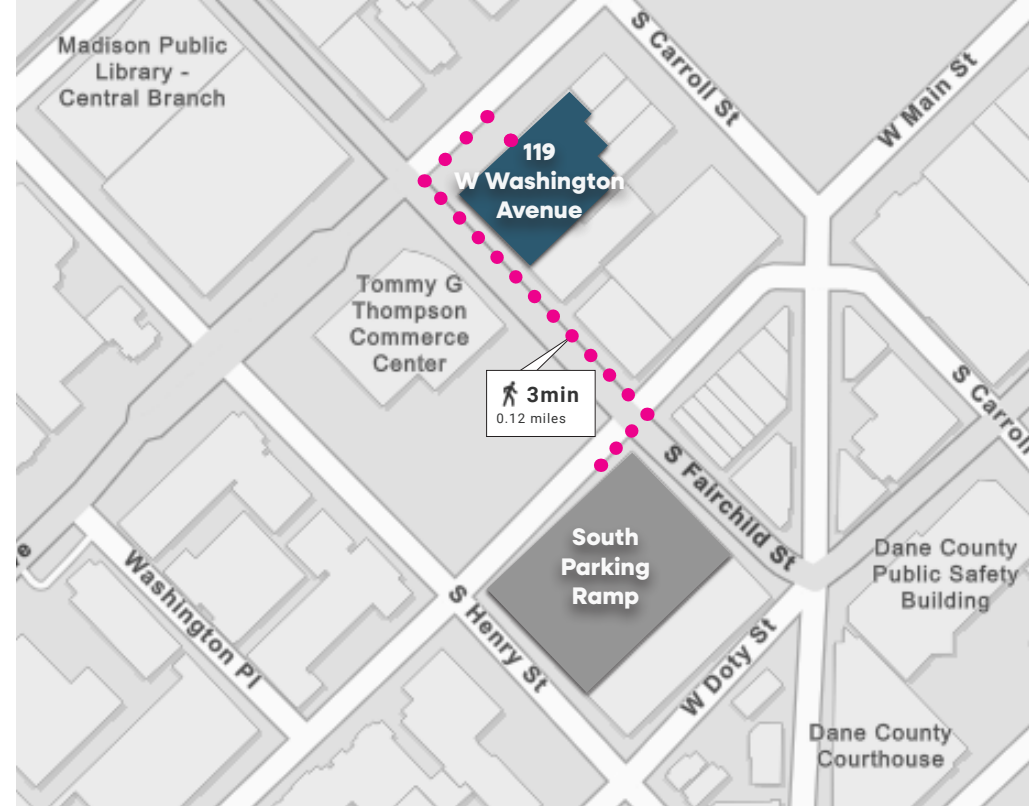
ATTRACTION

- 35 Wisconsin State Capitol
- 36 Capitol Square
- 37 Madison Children's Museum
- 38 Chazen Museum of Art
- 39 Madison Museum of Contemporary Art

PARKING

Up to six (6) dedicated stalls available at the Capitol Square South Parking Ramp – 113 S Henry Street, Madison - \$220/month per stall

- ▶ Covered, municipal ramp directly behind the Capitol Square loop
Approximately one city block from the suite entrance at 119 W Washington Ave
- ▶ Dane County-operated (Capitol Square South Ramp) Additional metered street parking on W Washington Ave and around the Square





MADISON, WI.

-Capitol Square Business Address.

Downtown Madison is Wisconsin's civic and economic center — anchored by the State Capitol and UW–Madison, with a deep base of law, consulting, finance, and professional-services tenants.

THE CAPITOL SQUARE

- Wisconsin's most recognizable business address
- Loop ringed by Class A and Class B office, landmark hotels, and the Overture Center for the Arts
- Saturday farmers' market draws tens of thousands weekly in season
- Ongoing city-led streetscape investment downtown

ACCESS & WALKABILITY

- Nearly every Madison Metro route touches the Square
- State Street connects directly to UW–Madison
- Strong pedestrian and bicycle access
- Walkable amenities — restaurants, coffee, fitness, hospitality

THE OPPORTUNITY

- 2,865 SF turn-key suite on the first block of the Square
- A rare entry point into Wisconsin's most visible office footprint

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm, may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

The duty to provide brokerage services to you fairly and honestly.

The duty to exercise reasonable skill and care in providing brokerage services to you.

The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.

The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).

The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see "Confidentiality Notice To Customers" below).

The duty to safeguard trust funds and other property held by the Firm or its Agents.

The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional property inspection, contact an attorney, tax advisor, or property inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin statutes (see "definition of material adverse facts" below).

Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents is aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents): _____

(INSERT INFORMATION YOU AUTHORIZE TO BE DISCLOSED SUCH AS FINANCIAL QUALIFICATION INFORMATION)

SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov/> or by phone at 608-240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.

Exclusively Listed By

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Partner

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kothe Real Estate Partners and should not be made available to any other person or entity without the prior written consent of Kothe Real Estate Partners.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not intended as a substitute for a complete due diligence investigation. Kothe Real Estate Partners has not conducted any investigation and makes no warranty or representation with respect to the income or expenses of the property, future financial performance, size or square footage, zoning or permitted uses, environmental conditions (including the presence or absence of hazardous substances), compliance with applicable laws and regulations, physical condition of improvements, or the financial condition, business prospects, or intentions of any tenant or occupant.

The information contained in this Offering Memorandum has been obtained from sources believed to be reliable; however, Kothe Real Estate Partners has not verified and will not verify any of the information provided, nor does it make any representations or warranties as to the accuracy or completeness thereof. All prospective purchasers or tenants are advised to conduct their own independent investigation and verification of all information contained herein and shall rely solely on the results of such investigation.

