Office Space in Madison's Most Dynamic Mixed-Use Destination

Hilldale Office Suites

A Workplace That Helps You Hire and Impress

Oakbrook
Integrated Real Estate Services

PROPERTY SUMMARY

430 N Midvale Blvd., Madison WI

Property Summary

Lease Rate:	Negotiable
Available SF:	Up To 10,550 SF
Improvement Allowance:	Negotiable
Divisible:	Yes
Condition:	Shell
Layout:	Build-to-Suit
Parking:	Free in Ramp
Elevator:	Yes

Property Overview

Position your business where Madison works, meets, shops, and connects. This unique upper-level office opportunity overlooks one of the region's most vibrant mixed-use destinations. The space is offered in shell condition, providing tenants the flexibility to create a customized workplace supported by a generous tenant improvement allowance. With abundant structured parking, elevator access, tons of natural light, and unmatched walkable amenities, officing at Hilldale offers a workplace experience designed to attract talent, impress clients, and elevate your brand.

Location Overview

Hilldale's central Madison location offers unmatched connectivity to downtown, the University of Wisconsin campus, University Research Park, and the city's west-side residential and employment centers, placing businesses at the heart of one of the region's most desirable and accessible locations.

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CHRIS CAULUM, SIOR
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KATIE ARMSTRONG
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PROPERTY PHOTOS

Hilldale Mall Office Suites
430 North Midvale Boulevard | Madison, WI 53705

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PROPERTY PHOTOS

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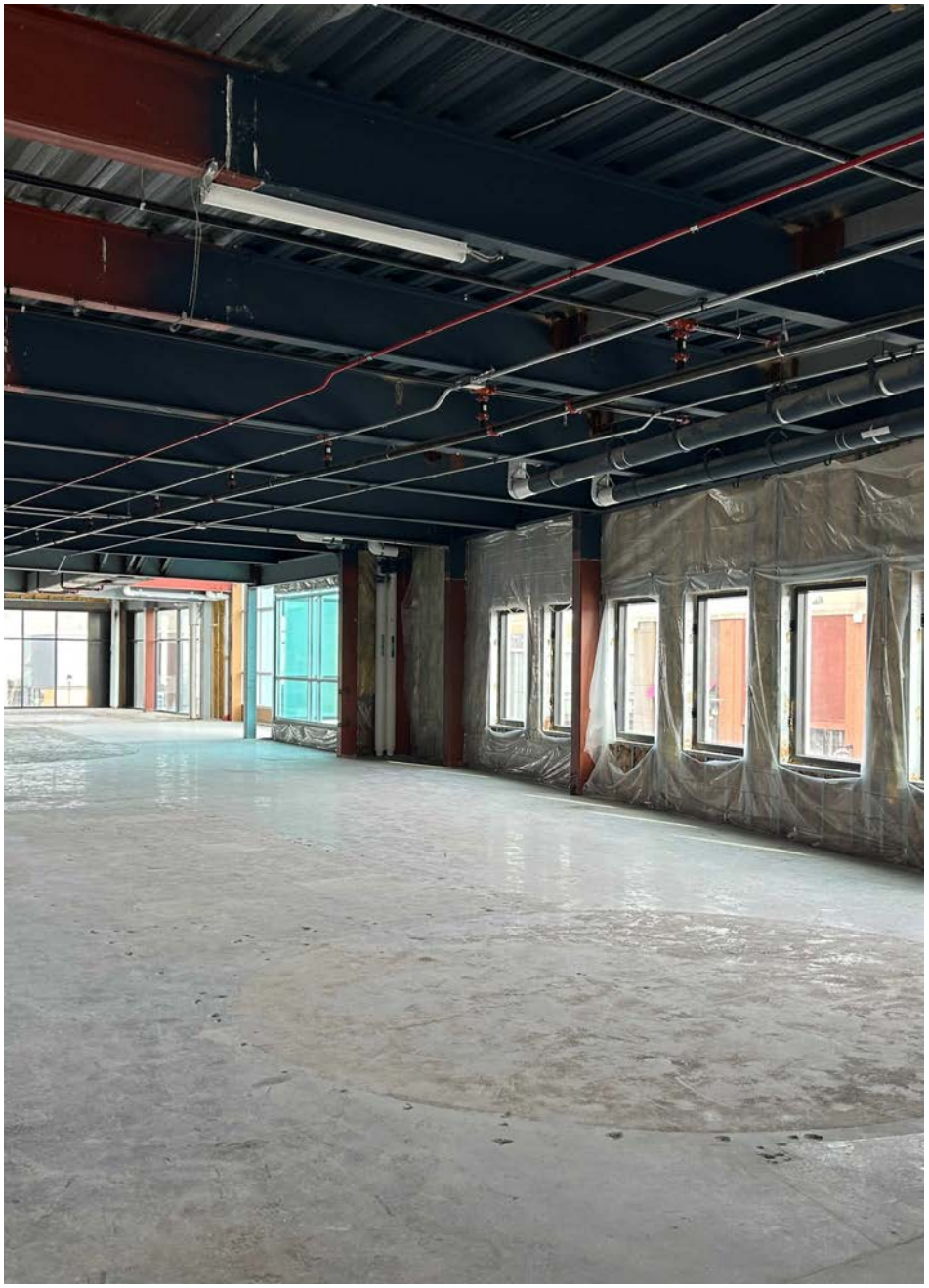

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HILLDALE LAYOUT

Hilldale Mall Office Suites
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LAYOUT

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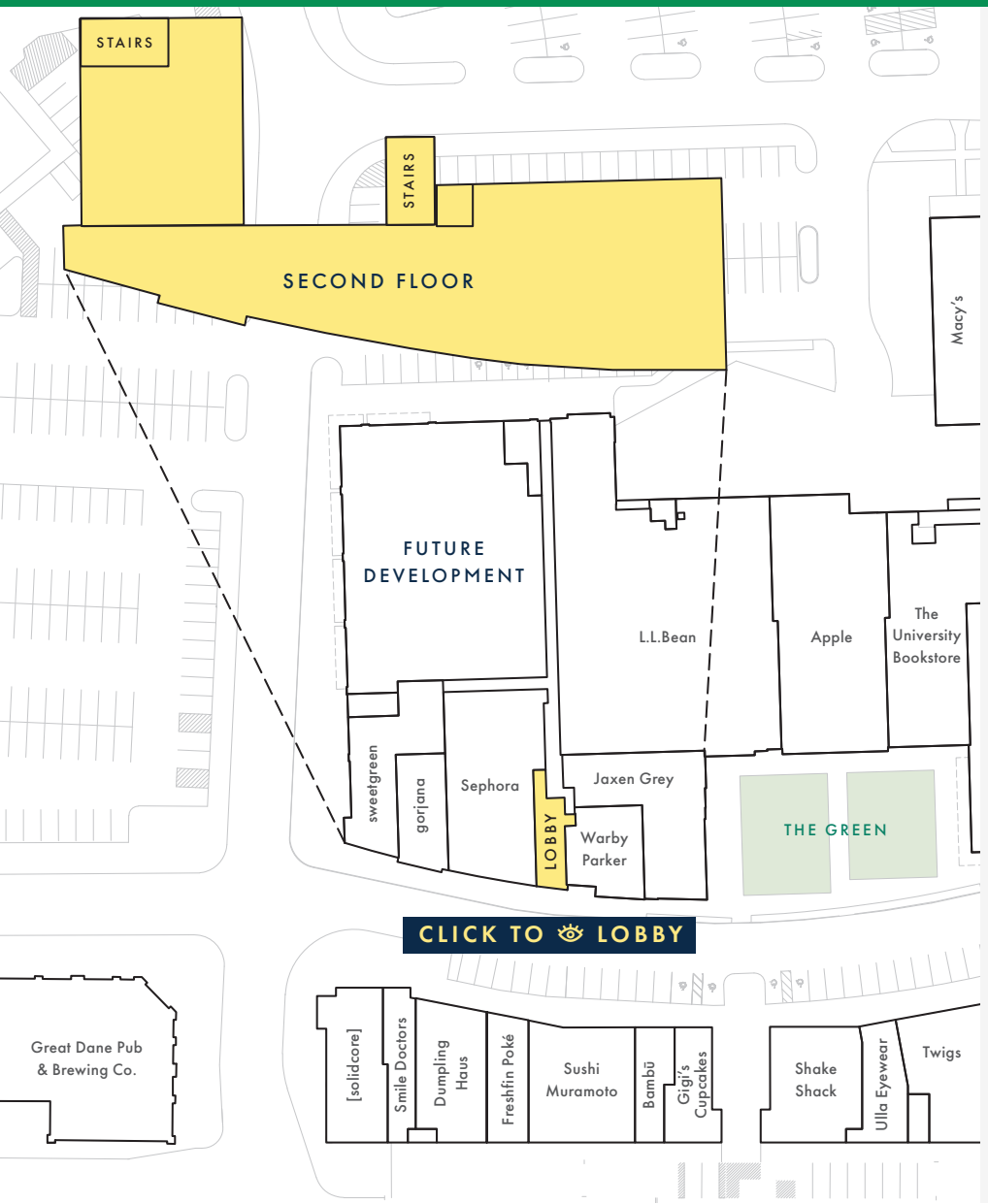
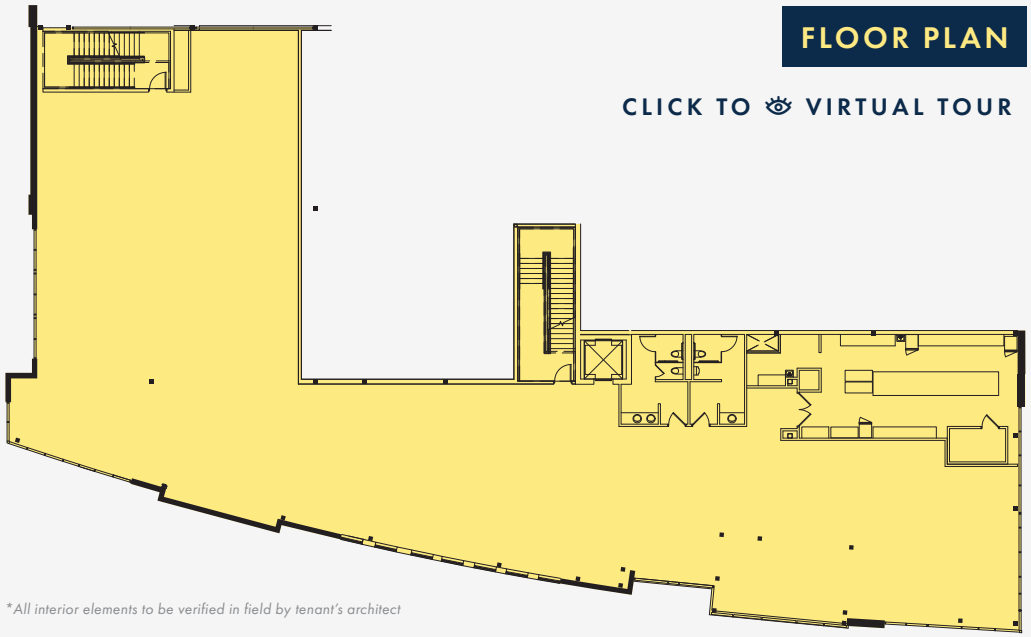


FLOOR PLAN

CLICK TO VIRTUAL TOUR



*All interior elements to be verified in field by tenant's architect

LEASING INQUIRIES: Heather Kovello | 216 978 2979 | Heather.Kovello@wsdevelopment.com

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SPECIFICATIONS

Hilldale Mall Office Suites
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SECOND LEVEL OPPORTUNITY

SPECIFICATIONS

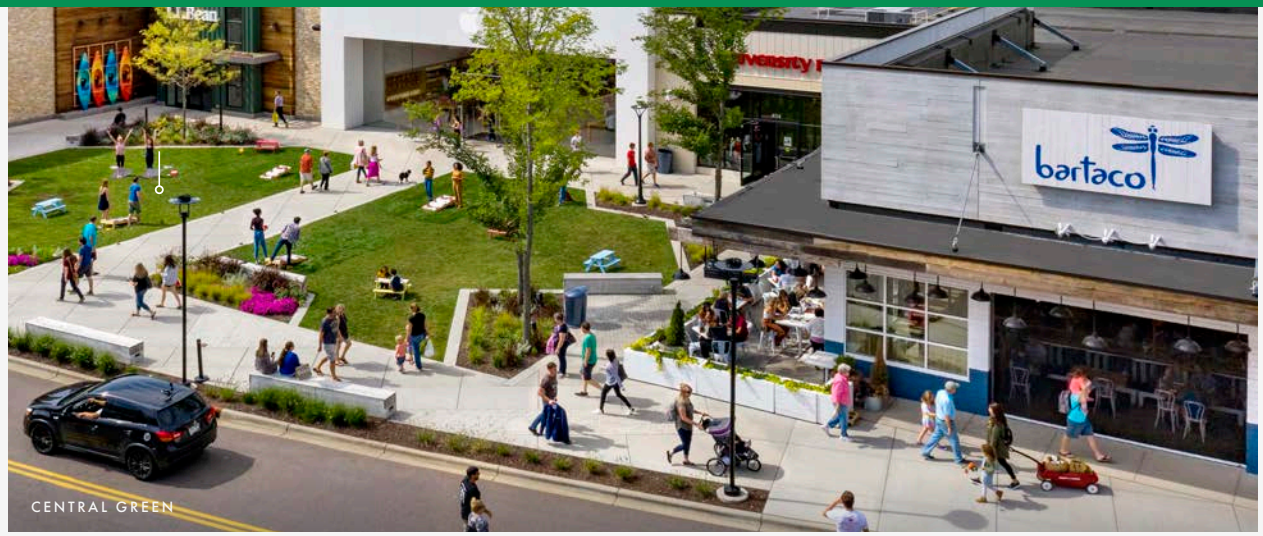
- 10,550 SF divisible, second level space
- Well-suited for a coworking space, medical office or large format retailer
- Dedicated lobby with elevator and staircase
- High visibility signage opportunity

PROPERTY HIGHLIGHTS

- TOTAL GLA: 485,000 SF and 200,000 SF future development
- 50+ best-in-market retailers, services, and restaurants
- Year-round events and programming

FEATURED TENANTS

ANTHROPOLOGIE · FAHERTY · Madewell · gorjana · WARBY PARKER · [solidcore] · sweetgreen · Sur la table · SHAKE SHACK · SEPHORA · bartaco



CENTRAL GREEN

SECOND LEVEL | 10,550 SF OPPORTUNITY

HILLDALE

726 N Midvale Blvd | Madison, WI

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SURROUNDING BUSINESSES

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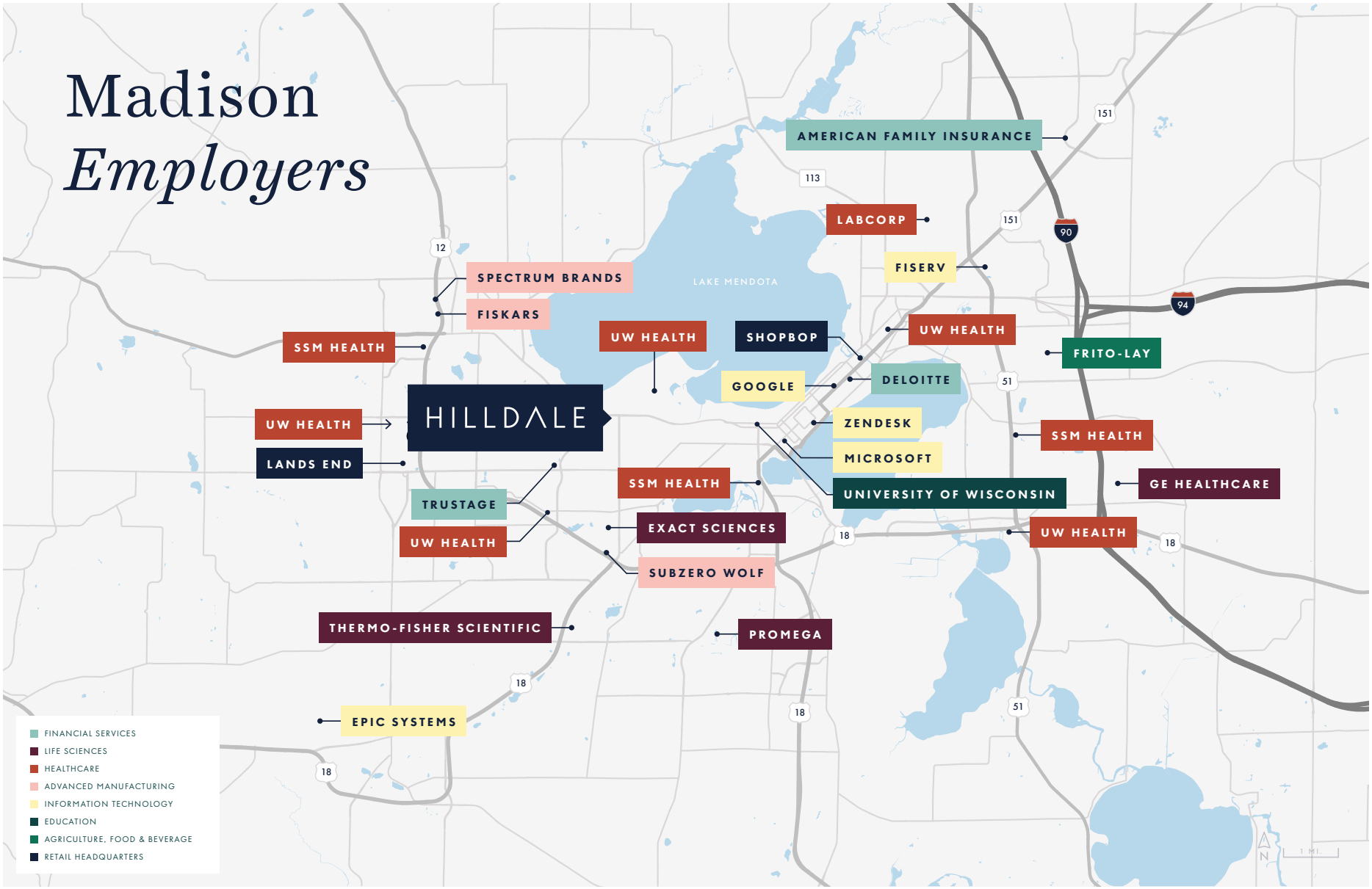

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YOUR BUSINESS NEIGHBORS

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SHOP AT HILLDALE

Hilldale artfully positions **MADISON-OWNED FAVORITES ALONGSIDE BEST-IN CLASS BRANDS** to create a retail experience that feels interesting and unexpected.

HOME TO 7 SHOPS RECOGNIZED AS "BEST OF MADISON"

Madison Magazine

FASHION & STYLE

ALLURE INTIMATE APPAREL • ANTHROPOLOGIE • EVEREVE • FAHERTY
FREE PEOPLE • GORJANA • INDOCHINO • J.MCLAUGHLIN • JAXEN GREY
KENDRA SCOTT • L.L.BEAN • LULULEMON • MADEWELL • MACY'S
MORGAN'S SHOES • REFORMATION • STRIDE RITE • TITLE NINE • TWIGS
WARBY PARKER *and more*

BEAUTY & WELLNESS

BLUEMERCURY • LUSH • SEPHORA • [SOLIDCORE]

SERVICES & SPECIALTIES

APPLE • HILLDALE BARBER • JIM COIN'S AND PRECIOUS METALS • LASERAWAY
MADISON ACADEMY OF MUSIC • PAPER SOURCE • POTTERY BARN • ROWAN
STORYBOOK BALLET • SUR LA TABLE • ULLA EYEWEAR
THE UNIVERSITY BOOK STORE

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Work at Hilldale

Ideal for...

Professional Servies

- Law Firms
- Wealth Management
- Consulting Firms

Innovation & Technology

- Software Companies
- Healthcare Technology
- Corporate Regional Offices

Design & Development

- Architecture
- Engineering
- Commercial Real Estate

Health & Wellness

- Dental & Orthodontics
- Behavioral Helath
- Conceirge Medicine
- Dermatology & Aesthetics
- Women's Health Specialists

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LOCATION MAPS

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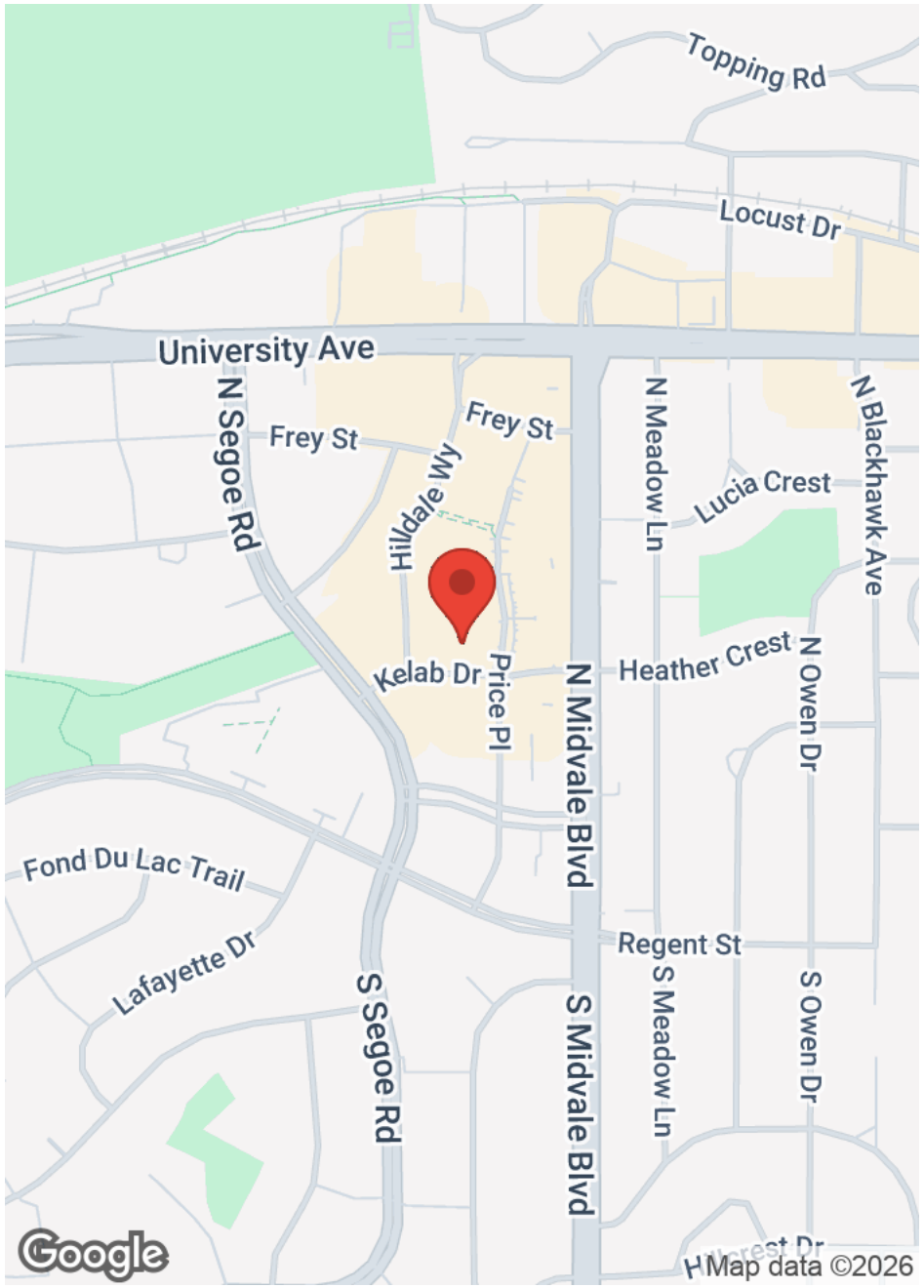

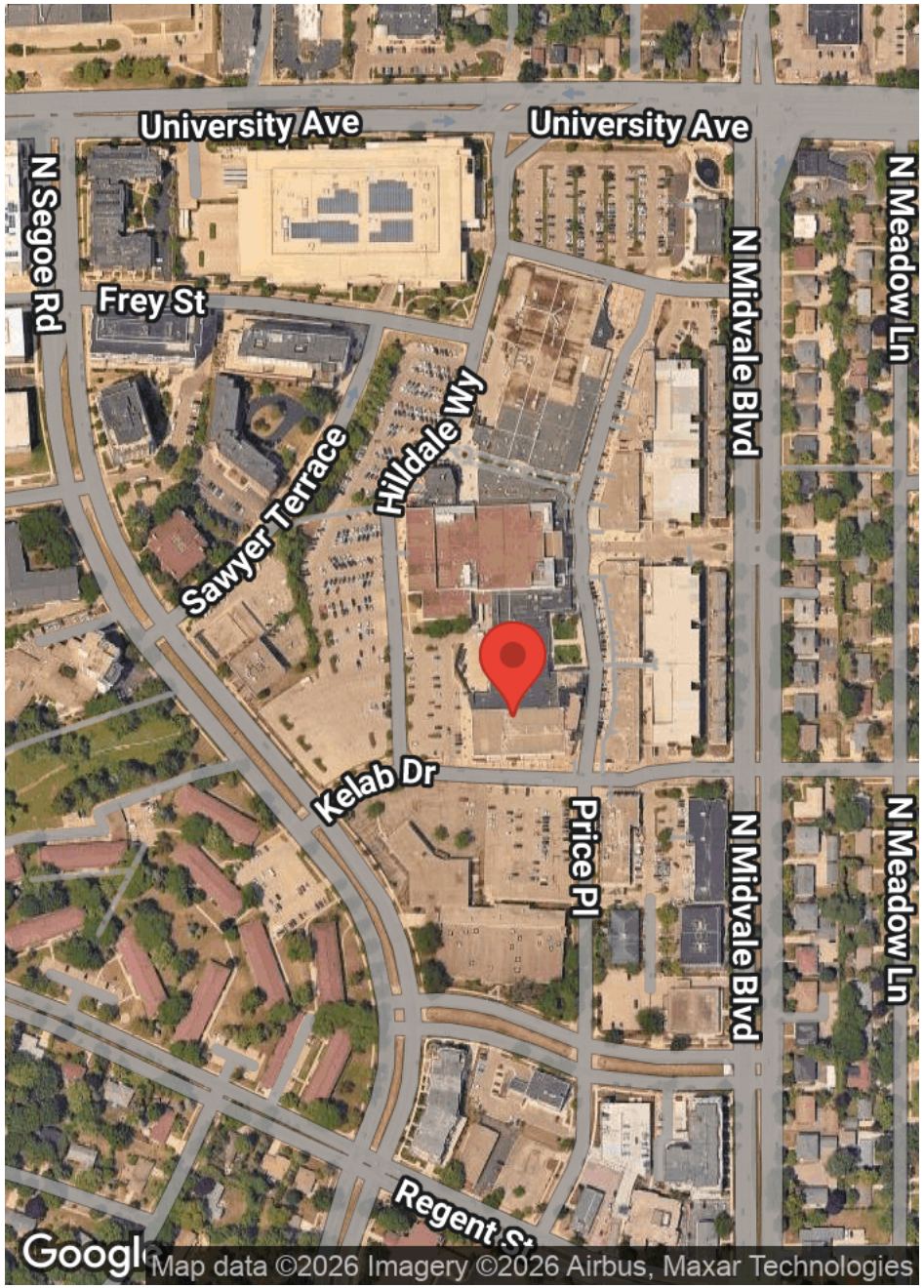

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REGIONAL MAP

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AERIAL MAP

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DISCLOSURE TO CUSTOMERS

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State of Wisconsin - Disclose to Non-Residential Customers

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

DISCLOSURE TO CUSTOMERS

You are a 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:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) 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).
- (e) 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.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) 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 home inspection, contact an attorney, tax advisor, or home 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TOCUSTOMERS

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 and 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: 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see “Definition of Material Adverse Facts” below). 2. 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 are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

_____

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

_____

(Insert information you authorize to be disclosed, such as financial qualification information.)

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.

NOTICE ABOUT SEX OFFENDER REGISTRY 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 telephone at 608-240-5830.

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