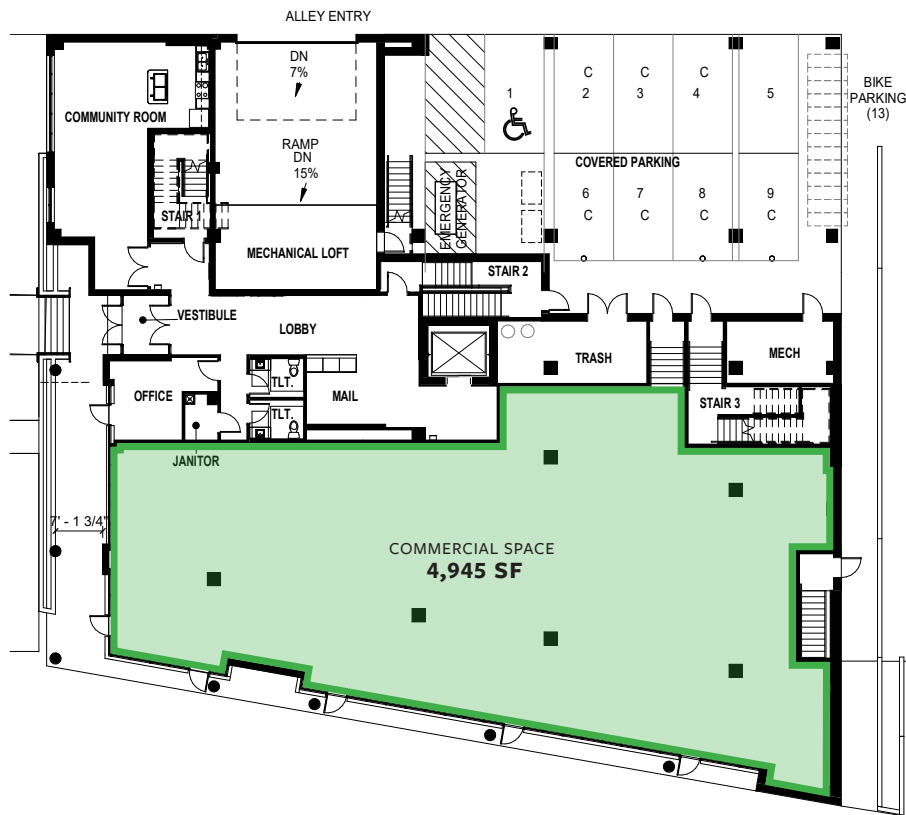


# COMMERCIAL SPACE AVAILABLE

## FIRST FLOOR PLAN



### DETAILS

**Available Space:** 4,945 SF  
**Date Available:** Now  
**Term (Years):** 5-10  
**Signage:** Building  
**Rent:** \$22-\$24/sq ft  
**Lease Type:** NNN  
**TI Allowance:** Negotiable

### HIGHLIGHTS

- Street level
- 115 feet of glass frontage on Williamson Street
- 30 feet of glass frontage on South Blount Street
- Located in Madison's hottest district: restaurant row, bike paths, lakefront parks, dining, high traffic and visibility
- Up to 8 covered & 10 surface parking stalls

THE EDGE