





● RETAIL FOR LEASE

Main Centre
2024 S Stoughton Rd,
Madison



PRICE: **\$8.00/sf**
SIZE: **5,972 sf**

● RETAIL FOR LEASE

206 Cottage Grove Rd,
Madison



PRICE: **\$18.00/sf**
SIZE: **1,250 - 3,250 sf**

New mixed-use development on Madison's east side. Prime location with glass retail storefront and the ability to subdivide; 3,250 sq. ft. 1st generation space; Dedicated parking; Built-in on-site clientele; Visibility from Monona Dr. and Cottage Grove Rd.; High traffic counts; Lease Rate: \$18.00/Sq. Ft. (NNN); *NNN Estimate: \$4.00/Sq. Ft.

● OFFICE, RETAIL FOR LEASE

2602 Shopko Dr, Madison



PRICE: **\$7.95 - 11.95/sf**
SIZE: **15,000 - 22,000 sf**

Land Parcel: 1.35 Acre Site; Future Retail/Warehouse; Zoned PUD, City of Madison; Municipal Sewer and Water; Electric and Gas Service at Site; Building Features: 15,000 to 22,000 Sq. Ft. + Available; 33 Parking Stalls; Two 12'x14' Overhead Doors; 45' Bay Spacing; 30' Ceilings; Lease Rate: \$7.95 to \$11.95 (NNN); *Fast Turnaround for Proposed Use

● OFFICE, RETAIL FOR LEASE

2160 Atwood Ave,
Madison



PRICE: **\$20.00/sf**
SIZE: **896.00 sf**

The "Cornerstone" is a 4 story mixed-use building on Atwood Avenue that features 32 apartment units and two commercial spaces. Highlights include onsite parking, close proximity to many restaurants and excellent visibility at a controlled intersection. Prime location in a historic Madison neighborhood renowned for its walkability, entertainment and enterprise.

● RETAIL FOR LEASE

4106 Monona Dr, Monona



PRICE: **\$16.00/sf**
SIZE: **1,848 sf**

1,848 sq. ft. retail space available; Located in Lake Edge Shopping Center; Join Lake Edge Seafood Co., Gigi's Playhouse, Burn Boot Camp, Tabby & Jacks, Paik's Martial Arts, Fired Up Pottery & Glass, Muskie Lounge, Manhattan Hair, Giant and Crema Cafe; Ample parking available; Easy access and great visibility; Lease Rate: \$16.00/Sq. Ft. (NNN); *NNN Estimate = \$3.50/Sq. Ft.



● RETAIL FOR LEASE



4915 Commercial Ave,
Madison

PRICE: **\$8.00/sf**

SIZE: **2,504 sf**

Great neighborhood location for professional office or retail for lease. Former coffee shop, easy to turnkey same use. Excellent visibility from Hwy 30 and Commercial Ave. Plenty of parking.

● RETAIL FOR LEASE



Former Restaurant
3579 E Washington Ave,
Madison

PRICE: **\$12.17/sf**

SIZE: **4,900 sf**

Turn-Key Restaurant available including FF&E (black-iron venting, hood, fryers, walk-in cooler and freezer, and more). Over 66,000 VPD with an 8:1 Parking Ratio. HIGHLY visible location and easy to find and park. Has open view kitchen and separate meeting room. Reasonable rent.

● OFFICE, RETAIL FOR LEASE



2000 Atwood Ave,
Madison

PRICE: **\$15.00/sf**

SIZE: **3,500 - 5,500 sf**

Large Corner retail/office space. Loads of glass. Eclectic space in an eclectic neighborhood. High traffic count. Mezzanine, plus finished lower level. 3,500 on main level extra 2,000 lower level. Tenant pays only for main level and pays 25% of cams water/sewer etc.

● OFFICE, RETAIL FOR LEASE



1958 Atwood Ave,
Madison

PRICE: **\$18.00/sf**

SIZE: **1,125 - 2,347 sf**

New construction office or retail space available for lease on Madison's near east side in the popular Schenk-Atwood neighborhood. Ability to design your own space with impressive storefront glass, 13 foot ceiling heights, shared common area restrooms and covered parking. Prime location offers exceptional walkability and wide variety of food and entertainment in close proximity.

● RETAIL FOR LEASE



RESTAURANT FOR LEASE

1738 Fordem Ave,
Madison

PRICE: **\$14.28/sf**

SIZE: **2,690 sf**

Restaurant space for lease located just five minutes from downtown Madison with 101 onsite parking stalls. Included with the lease but owned by the landlord are the two walk-in coolers, 12ft kitchen hood, 3 phase 400 amp services, mop sink, 4 compartment sink, hand wash sink and two restrooms onsite. There is a potential for a drive-thru user but subject to city/landlord approval.



● **RETAIL FOR LEASE**



Madison East Shopping Center
2713 E Washington Ave,
Madison

PRICE: **\$11.00 - 18.00/sf**

SIZE: **1,939 - 18,000 sf**

Three units for lease: 1,939 rentable sq. ft. of retail (\$18 per sq. ft.); up to 4,528 rentable sq. ft. of 2nd floor office space (\$12 per sq. ft.); & up to 18,000 sq. ft. retail along E. Washington Ave! Great signage possibilities along one of the busiest street in town! Retail section currently is built out with a few offices (some with plumbing). 2nd floor offices is accessible via stairs.

● **OFFICE, RETAIL FOR LEASE**



924 Williamson St,
Madison

PRICE: **\$18.00/sf**

SIZE: **6,362 - 7,892 sf**

Heart of Willy Street, this 7,900 sq. ft. building has an attached parking lot of thirty stalls. Former Plan B dance club features high ceilings, a commercial kitchen w/ no hood, and a bar. The main level has over 6,300 sq. ft. and 1530 sq. ft. on the top level. Potential for walk out rooftop patio. Lease available for the floors together or separate. Upper level \$10/sf. Ground Level \$18/sf.

● **RETAIL FOR LEASE**



McKenzie Place
2221 Sherman Ave,
Madison

PRICE: **\$15.00 - 16.00/sf**

SIZE: **516 - 6,702 sf**

First generation space available for lease: 516 and 3060 sq. ft. inline units and 3126 sq. ft. triangular corner endcap. Offering \$40 TI Allowance. Small space would make a great option for a service office, and a fitness operator may be a nice fit for one of the bigger units. Yoga or a pilates studio would be awesome for the triangular endcap unit. NNNs estimated at \$6.00 per sq. ft.

● **RETAIL FOR LEASE**



Garver Point
171 S Fair Oaks Ave,
Madison

PRICE: **\$20.00/sf**

SIZE: **1,000 - 3,000 sf**

New at grade retail/office on Fair Oaks Ave. Up to 3,000 sf contiguous. Great visibility and adjacent to new Garver Feed Mill and Olbrich Park. On-site guest parking available and covered parking options possible for office type users.

● **RETAIL FOR LEASE**



Monona Center
112 Owen Rd, Monona

PRICE: **\$9.00/sf**

SIZE: **1,066 - 1,650 sf**

Two suites remain.



● OFFICE, RETAIL FOR LEASE

2017 Winnebago St,
Madison

PRICE: **\$21.00 - 22.00/sf**

SIZE: **1,680 sf**

Eclectic Schenks Corners. A bit of old and new mixed in the build out. Only 1 bay remains of 1,680 sf. Perfect for a coffee shop with old brick & beams exposed. Tenant pays utilities. Exposed brick, hardwood floors, skylights and more. Has basement for use.



● RETAIL FOR LEASE

3365 E Washington Ave,
Madison

PRICE: **\$8.00/sf**

SIZE: **4,600 sf**

Affordable retail near the corner of E. Washington and N. Fair Oaks Ave. Gross lease plus utilities. No charge for basement space. Drive in overhead door in back.



● OFFICE, RETAIL FOR LEASE

Royster Corners
551 Pinney St, Madison

PRICE: **\$23.00 - 27.00/sf**

SIZE: **5,100 sf**

Proposed 5,100 Square Feet single-tenant building for lease at Royster Corners on the east side of Madison, Wisconsin. Office, Medical, Tech, or Retail businesses. Corner of Pinney St and Dempsey Rd. Occupancy available 9 months after lease execution. Close proximity to Pinney Library (300,000+ visits per year), Capital City Bike Trail, Stoughton Road (Hwy 51), Lake Monona, and Olbrich Gardens.



● OFFICE, RETAIL FOR LEASE

Royster Corners
527 Grand Oak Trl,
Madison

PRICE: **N/A**

SIZE: **1,800 - 16,380 sf**

1,800-16,380 Square Feet first floor office, retail, restaurant space for lease at Royster Corners east side of Madison. Cottage Grove Rd and Dempsey Rd frontage. Next to Pinney Library more than 300,000 visits per year. Tenant space build-outs may begin immediately with occupancy upon completion. Apartments above. Perfect for office, retail, or restaurants. Restaurant exhaust ductwork in place.



● RETAIL FOR LEASE

209 Cottage Grove Rd,
Madison

PRICE: **\$12.50/sf**

SIZE: **2,000 - 5,254 sf**

Prime retail near corner of Cottage Grove Rd & Monona Dr. 2,000-5,254 SF on main floor w/large front windows and open retail floor. Lighted building signage available on Cottage Grove Rd with great traffic counts, easy access of Hwy 151. Can be divided. Tenant improvements negotiable.



● RETAIL FOR LEASE

255 N Sherman Ave,
Madison

PRICE: **\$16.00 - 25.00/sf**

SIZE: **1,200 sf**

Mid Century Modern office building being renovated for mixed use on the very near north side. Currently looking for a cafe/coffee/lounge tenant for 1200 sq ft with possible outdoor seating of 780 sq ft. Possible commercial kitchen smaller 600 sq ft space. Real Estate/Lending brokerage and a Salon taking the other two spaces. Please contact for renderings, Nov Occupancy



● OFFICE, RETAIL FOR LEASE



Carbon @ Union Corners
2418 Winnebago St,
Madison

PRICE: **\$14.95/sf**
SIZE: **1,500 - 5,000 sf**

Available now! Join Carbon at Union Corners, a mixed-use community offering a live, work, play experience. Anchored by the new UW Health Clinic, upon completion the site will feature over 250 apartments and nearly 30,000 sf commercial space. Available spaces range from 1,500 sf - 5,000 sf and feature floor to ceiling windows, outdoor signage, and ample parking and more

● OFFICE, RETAIL FOR LEASE



Nexus @ Union Corners
2501 E Washington Ave,
Madison

PRICE: **\$19.00/sf**
SIZE: **1,500 - 13,676 sf**

Join Nexus at Union Corners, a mixed-use community offering a live, work, play experience. Anchored by new UW Health Clinic, the site will feature over 250 apartments and nearly 30,000 sf of commercial space. Nexus will have 13,676 sf of office/retail available with prominent E. Wash signage at high traffic intersection and ample surface parking. Ideal for restaurant or brewery

● OFFICE, RETAIL FOR LEASE



258 Corporate Dr,
Madison

PRICE: **\$14.50/sf**
SIZE: **1,290 sf**

High-quality office/retail building located just off of Hwy 51 and Hwy 30. Nice finishes, tons of natural light, plenty of parking and phenomenal accessibility. Minutes from Downtown and East Towne Mall. Lease rate includes expenses except in-suite janitorial, electric, gas, phone and data. Well managed property!

● RETAIL FOR LEASE



Grandview Commons
Town Center
Cottage Grove Rd,
Madison

PRICE: **\$23.00 - 27.00/sf**
SIZE: **1,332 - 5,957 sf**

Exciting new retail center anchored by the Great Dane Pub & Metro Market grocery store! Retail sites in the far east corridor are extremely limited, giving Grandview Commons Town Center a near exclusive location for the entire far east side! Located on Cottage Grove Road, just east of the interstate, in the Grandview Commons subdivision! Available Now!

● RETAIL FOR LEASE



4522 Monona Dr, Madison

PRICE: **\$9.95/sf**
SIZE: **2,266 sf**

2,266 Sq. Ft. Available; Large Loading Area (10'x10' Drive-in Door); Monona Drive Visibility; Pylon Signage Available; Great Tenant Mix Which Includes: Klink Cleaners, SuperCuts, Harmony Vet Clinic and Rocky Rococo Pizza; Lease Rate: \$9.95/Sq. Ft. (NNN); *NNN Estimate: \$3.00/Sq. Ft.



● **RETAIL FOR LEASE**



Rolling Meadows Shopping Center
4620 Cottage Grove Rd,
Madison

PRICE: **\$8.50 - 11.00/sf**

SIZE: **1,046 - 3,946 sf**

Rolling Meadows Shopping Ctr is a well maintained 58,200 SF strip center w 20,000 Daily Car Count. Building & monument signage avail. 1,046-3,496 SF of retail bays, including a 1,500 SF w partial kitchen (takeout pizza). Spaces can be combined to create large suite. Only \$8.50-11.00 PSF/NNN plus CAM & Tax of \$3.61 PSF.

● **RETAIL FOR LEASE**



Northgate Shopping Center
1172 N Sherman Ave,
Madison

PRICE: **\$8.00 - 10.00/sf**

SIZE: **5,000 - 10,386 sf**

Former daycare space available. Northgate Shopping Center is located on North Sherman Avenue and Aberg Avenue (25,000+ vpd). Great accessibility to a large area via U.S. Highway 30 and Sherman Avenue. Great for retail, coffee, sandwich shop or modern office space. High traffic counts and foot traffic make this an ideal location. Low CAM/Taxes expenses.