

## **411 BUILDING — 411 W Main, Madison WI 53703**

Building Owner: JD McCormick Co

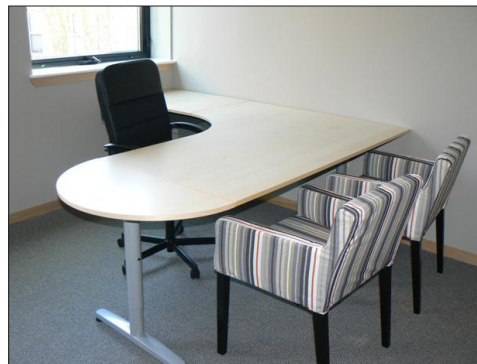
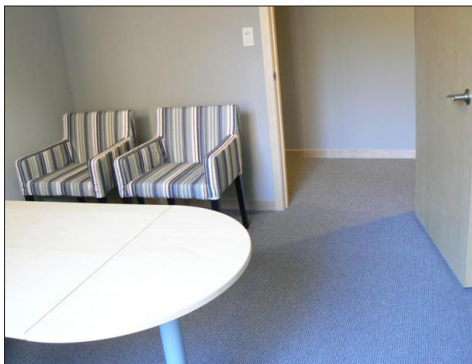
Building Representative/Contact: Joe McCormick, 608-575-7551

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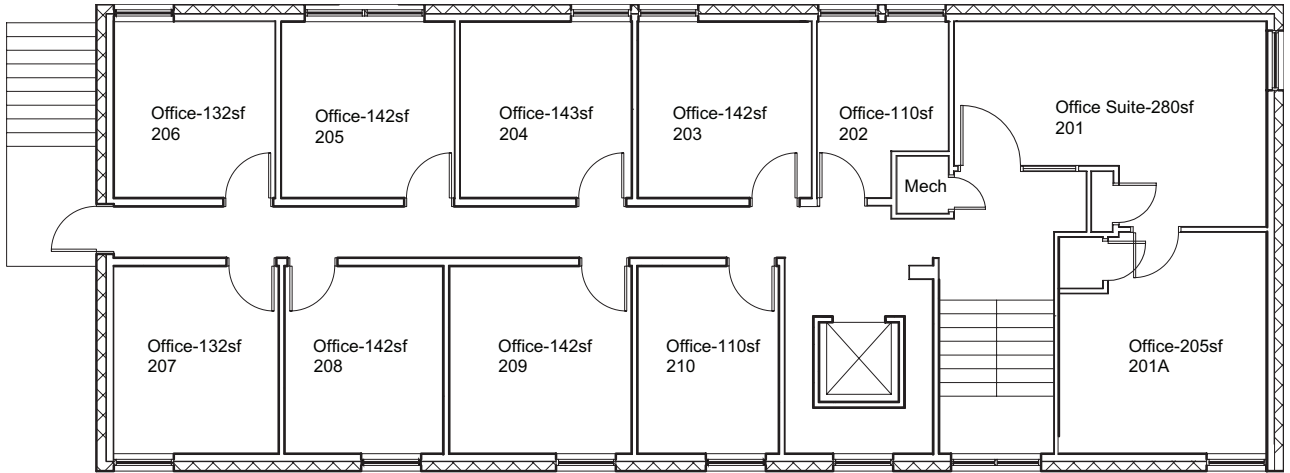
Total Building:	4800 SF
Number of Offices:	17 offices of varying size (80-280sf) 7 offices on 1st floor, 10 offices on 2nd floor
Parking:	14 shared off-street surface stalls included at no additional charge for building occupants
Availability:	Lease 1 or more offices, total building, or single user per floor
Occupancy:	Immediate
Term:	30 days (individual offices) 3 year minimum for all and/or half building
Lease rates include:	Utilities, Wi-Fi, CAM, insurance, real estate taxes, janitorial-common areas, and office furniture (desk, return, desk chair, 1-rolling pedestal file cabinet, 1-2 side/guest chairs)
Telephone/data:	By tenant; building is cable ready
Tenant Improvements:	By tenant or amortized (negotiated) over lease term
Amenities:	Shared furnished conference room (260sf) with flat screen TV mounted on end wall, display trays on 2 long /opposite walls. Conference Room seats 6-8.  Full Kitchen (adjacent to Conference Room) – complete with sink, garbage disposal, dishwasher, stove/oven and 2-full counters with upper and lower cabinets (black finish/oak wood). Countertops are white solid surface.  Work Room  Mailboxes  Handicapped/ramped entry at back of building; Elevator lift for access to 2nd floor  Bathrooms (2) located on first level
Interiors:	All newly renovated building with new studs, drywall, paint, drywall ceiling with recessed lighting (common areas) and modern ceiling-mount fluorescent lighting in offices  Enclosed Vestibule enters into open stairway flanked with new modern black railing capped in clear finish maple; modern decorative pendant light hangs over slate tiled Foyer/Stairwell area  All in-office lighting on movement sensors  New zoned HVAC throughout building  All doors and trim solid clear finish maple; brushed nickel door hardware; gray/taupe painted walls and ceiling, charcoal slate tile (20”) throughout entry, kitchen and bathrooms; modern gray toned carpet throughout the balance of the building.

Lease rates per office:

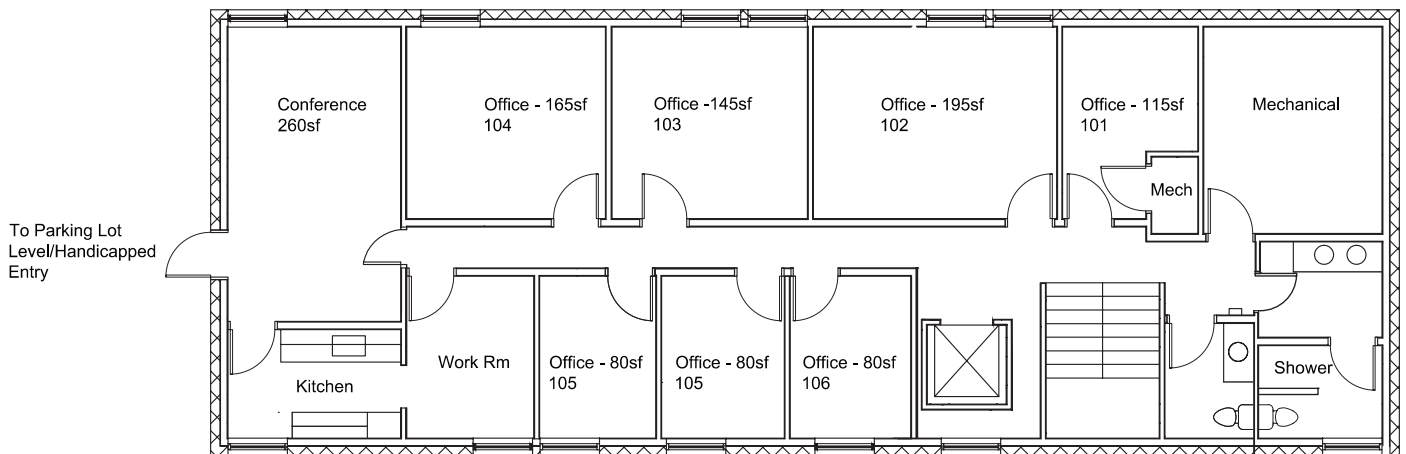
Office Number	Square Feet/Dimensions	Lease Rate per Month
101 (F)	115sf, 9'5" x 12'10"	\$480.00
102 (B)	195sf, 16' x 12'10"	\$670.00
103 (D)	145sf, 12' x 12'10"	\$550.00
104 (C)	165sf, 13'5" x 12'10"	\$600.00
105 (G)	80sf, 7'8" x 10'10"	\$400.00
106 (G)	80sf, 7'8" x 10'10"	\$400.00
107 (G)	80sf, 7'8" x 10'10"	\$400.00
201 (A)	280sf, 20'10" x 13'9"	\$1,475.00
201 (A)	205sf, 14' x 14'5"	Included in price above-2 room suite
202 (F)	110sf, 9" x 12'10"	\$480.00
203 (D)	142sf, 11'7" x 12'10"	\$550.00
204 (D)	143sf, 11'8" x 12'10"	\$550.00
205 (D)	142sf, 11'7" x 12'10"	\$550.00
206 (E)	132sf, 10'9" x 12'10"	\$525.00
207 (E)	132sf, 10'9" x 12'10"	\$525.00
208 (D)	142sf, 11'7" x 12'10"	\$550.00
209 (D)	150sf, 12'1" x 12'10"	\$550.00
210 (F)	110sf, 9' x 12'10"	\$480.00



## Floorplans



2nd Floor Plan  
411 W. Main



First Floor Plan  
411 W. Main