

345 W WASHINGTON

Madison, WI



PROFILE / Overview

Located in the heart of downtown Madison and three blocks from the Capitol Square, 345 W. Washington offers a unique opportunity in the downtown market: Class “A” office space that features competitive lease rates and abundant covered parking in a directly accessible on-site garage. The building has recently undergone significant façade, landscaping and interior renovations, resulting in a more aesthetically pleasing and pedestrian friendly environment. Infrastructure improvements include new elevators and energy efficient HVAC systems.



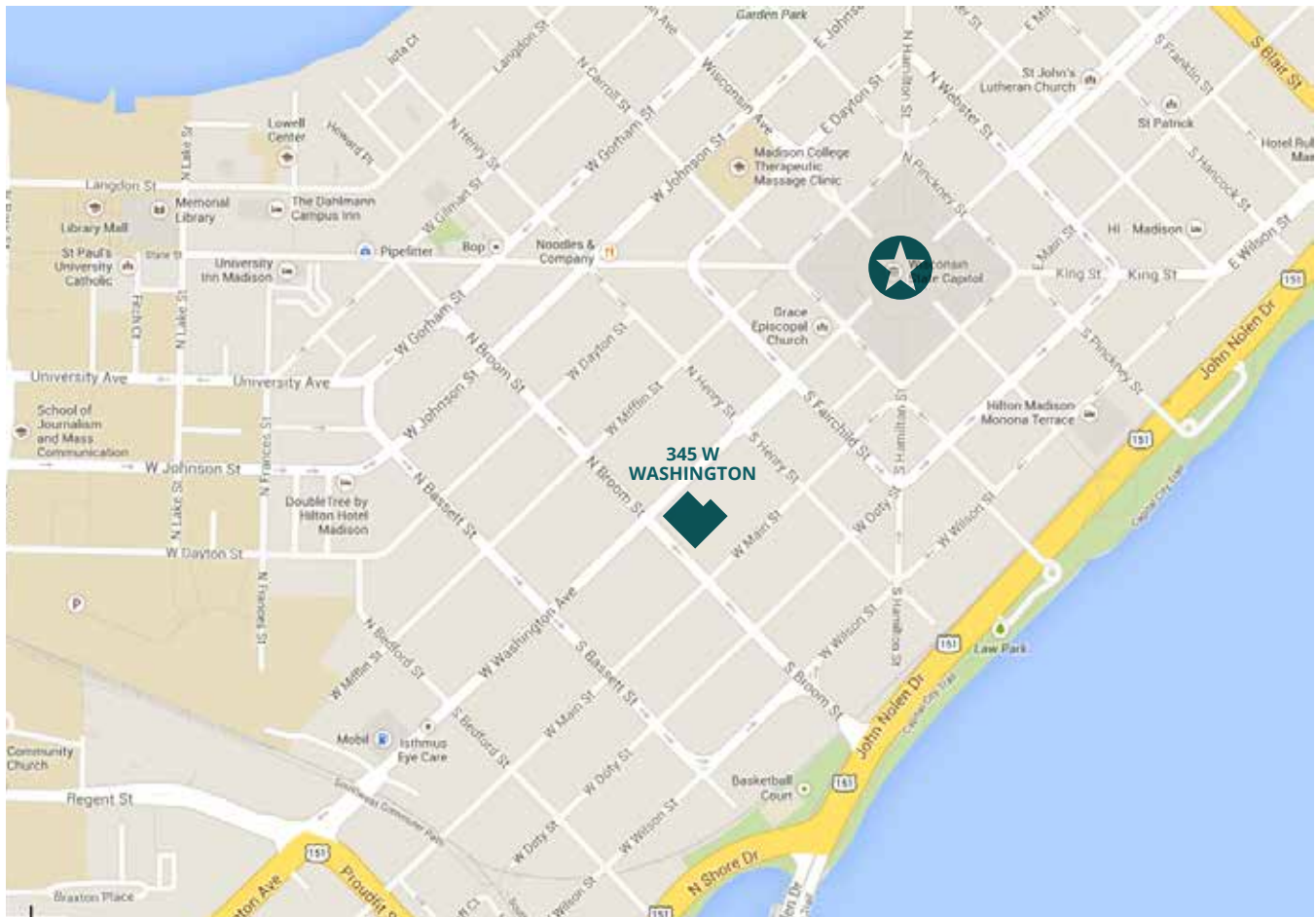
As part of the Capitol West Master Development, 345 W. Washington is immediately adjacent to the newly constructed Hyatt Place Hotel and on the same block as over 170 condominiums and 170 luxury apartments.

Open floor plates with generous Tenant Improvement allowances make 345 W. Washington ideal for users seeking custom space, which can be optimized utilizing AlexanderRE’s in-house architecture and design team.

Sustainability

345 W. Washington’s location in the heart of downtown Madison is inherently sustainable, reducing commute times from both East and West as well as offering all the amenities that a downtown can provide in walking distance (restaurants, coffee shops, etc). The site is located on a Madison Metro Bus line, and new mechanicals in the building have resulted in increased building efficiency.

PROFILE / Location



Location

- *Three blocks from the Capitol Square, within walking distance to University of Wisconsin*
- *Adjacent to Hyatt Place Hotel*
- *Easy access to and from the Beltline via John Nolen Drive*
- *Madison Metro bus stop on-site*

Vitals

- *Direct access to on-site garage parking*
- *Newly remodeled exterior, landscaping and infrastructure*
- *Free guest parking*
- *Generous monument / building signage available*
- *Landscaped courtyard with outdoor seating*

SPACE TYPES / Class "A" Office



With a location within three blocks of the Capitol Square and in walking distance from the University of Wisconsin, 345 W. Washington offers access to all of downtown with competitive lease rates and high parking ratios. Available open floor plates with high ceilings make the building ideal for users seeking customizable space. Existing office furniture, conference rooms with audio/visual capabilities and built-in kitchenettes enable faster move-in times for those who need it. 345 W. Washington can accommodate space for office users seeking 6,000-45,000 square feet.



CONTACT

***Johnson, Block
& Company, Inc.***

Andrew negotiated a very favorable lease... at a very competitive rate. Andrew has continued to work with us after the lease was signed to make sure that the build-out progressed as promised.

- Janice Froelich, CPA



Andrew Schmidt

PRINCIPAL BROKER

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Summit Credit Union

Alexander Real Estate Services has a feel and knowledge of the local real estate market, which makes them an asset to work with.

- Brian Novinska



Gregory Frahm

**BUSINESS DEVELOPMENT
& COMMERCIAL BROKERAGE**

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Great Wolf Resorts

We continue to be satisfied clients.

- Kelly Kittleson, Corporate