



THE PARK AT HIGH CROSSING

2601 Crossroads Drive, Madison, WI

PROPERTY	Located at 2601 Crossroads Drive, provides a dynamic setting for any business. Private suite entrances and building mounted signage opportunities will let your customers know exactly where you are. Quality without the high price tag, substantial window exposure, and attractive landscaping make High Crossing Office Center a smart affordable choice.
LOCATION	Located near East Towne Mall, along the I-90/94/39 interstate. Vibrant retail area with restaurants and hotels located nearby.
AMENITIES	Board room, breakroom with vending machines and a shower. Access to all fitness facilities, conference centers and board rooms throughout the IA Management LLC portfolio. Security cameras and card access create a safe environment. We also offer an in-house team of first class property managers and on-site maintenance staff.

BUILDING OVERVIEW

2601 Crossroads Drive, Madison, WI



BUILDING DESCRIPTION

30,006 square feet of Class-B office space built in 1993. This property features private suite entrances and building mounted signage opportunities letting your customers know exactly where you are. Quality without the high price tag, substantial window exposure, and attractive landscaping make The Park at High Crossa smart affordable choice.

BUILDING HOURS

7:00 a.m. - 7:30 p.m. M - F

SIGNAGE

Building & monument signage available

STORIES

1

PARKING

4.8/1000
144 Stalls

HVAC SYSTEM

Rooftop cool/heat

TELEPHONE/CABLE/INTERNET PROVIDERS/FIBER

TDS Metrocom/Charter Communciations/ATT

FIBER OPTIC BROADBAND SERVICE

T1/60-100 MB Broadband

BUILDING AMENITIES

2601 Crossroads Drive, Madison, WI



On-Site Board Room



Monument Signage Available



Access to Fitness Centers in Portfolio



Numerous Restaurants and Retail Nearby



Access to Conference Centers in Portfolio



Easily Accessible US Hwy 151 & I-90/94/39



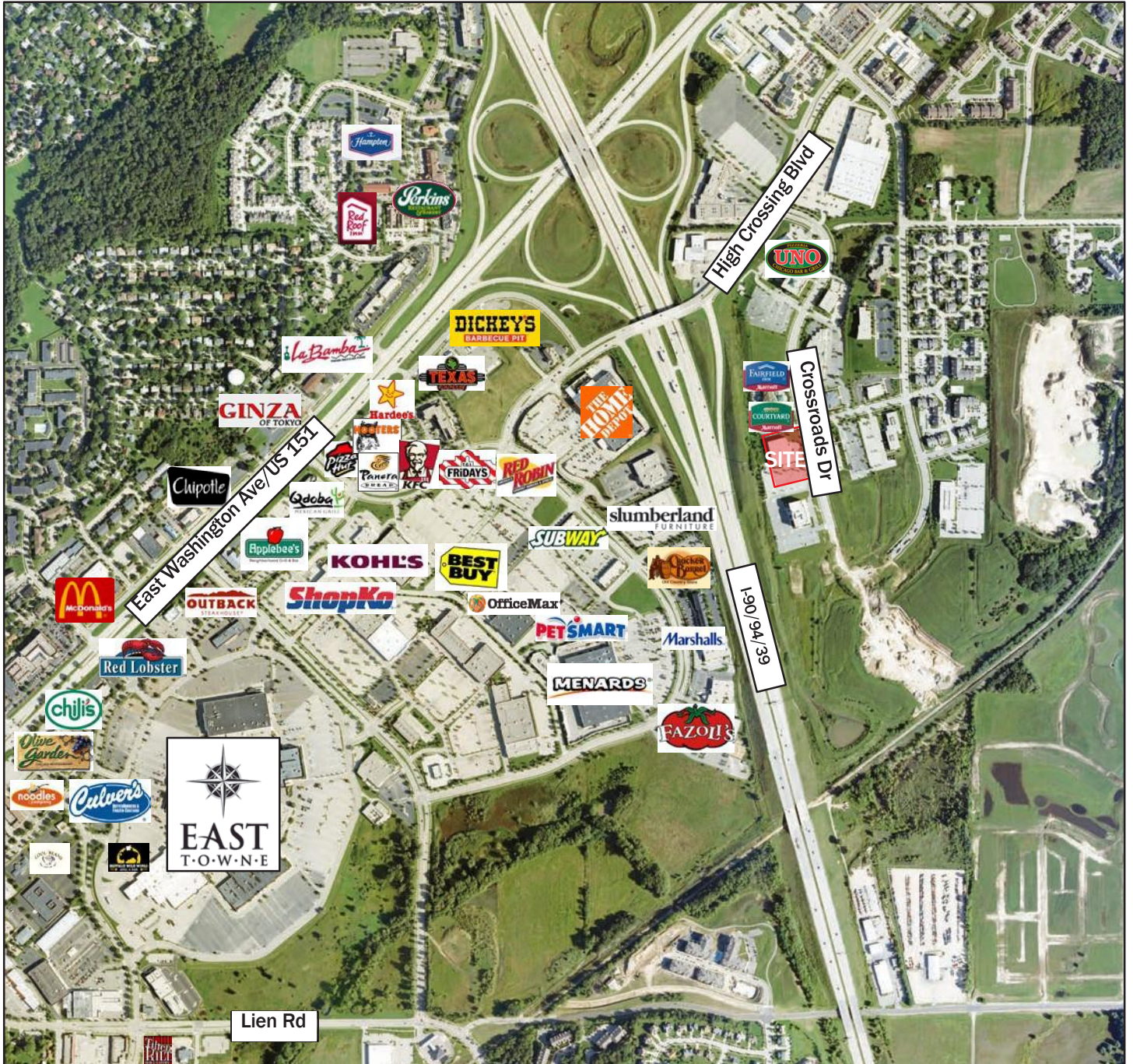
SITE PLAN

2601 Crossroads Drive, Madison, WI



AREA AMENITIES

2601 Crossroads Drive, Madison, WI



IA Management LLC
2810 Crossroads Dr. Suite 1700
Madison, WI 53718
iamgtllc.com

BEN HURD
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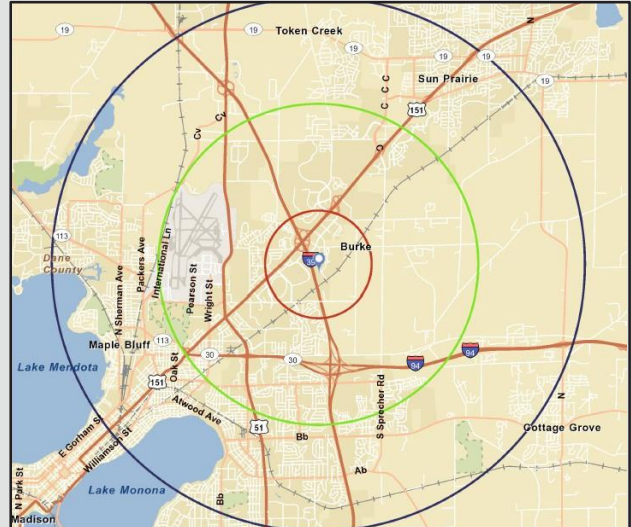
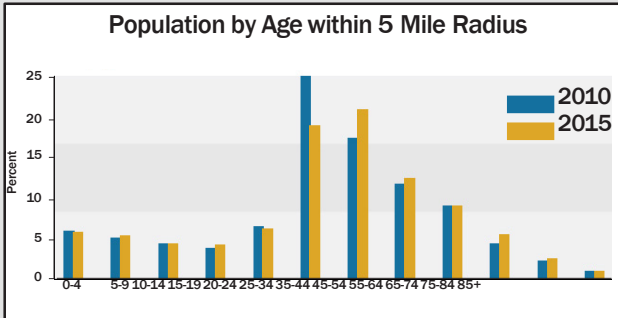
DEMOGRAPHICS

2601 Crossroads Drive, Madison, WI



Population Profile:

	1 Mile	3 Mile	5 Mile
2010 Population	4,774	29,353	104,266
Est. 2015 Population	5,172	32,133	111,725
2010 Avg. HH Income	\$70,208	\$72,491	\$72,137



Drive Times:

