

# Esser Place

1800 Deming Way  
Middleton, WI 53562



**Available for Lease**

Office Space



t: 608-294-9400

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# Property Summary

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Prominently located on Madison's far west side, just off the 12/18 Beltline Highway and adjacent to Greenway Station, the recently renovated Esser Place offers Class A image and amenities. Its distinctive design, impressive 800-square-foot lobby, crisp exterior finishes, and available building signage with excellent freeway visibility make it a perfect solution for discriminating value-conscious professionals.

With the nearby bike paths, the walking trails at adjacent Esser Pond, and the numerous shopping and dining accommodations at adjacent Greenway Station, Esser Place provides a professional, welcoming work environment for all. In the heart of the far west side business park, with its distinctive design details, lush landscaping, extensive window areas, and Class A finishes throughout, Esser Place is truly a one of a kind professional office environment.

**Building Description:** Recently renovated 82,000 square foot, four-story professional office Building precisely designed for corporate headquarters and medium to large sized service professional organizations. Adjacent is a 65,000 square foot single story flex-office building.

**Space Availability:** Suite 200      12,749 RSF      Available 1/1/2023

**Lease Rate:** \$17.00 NNN (est. NNN: \$6.00/RSF)

**Improvements:** Negotiable

**Parking:** Four parking stalls per 1,000 SF leased

**Amenities:**

- Freeway visibility with building signage available
- Easy access to Madison, Middleton, downtown, and suburbs
- Conference/training room available at no additional charge
- Secure building with after-hours card access
- Exercise facility, bike storage, and showers on site
- Handsfree restroom features
- Professionally managed by Compass Properties



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# Property Photographs



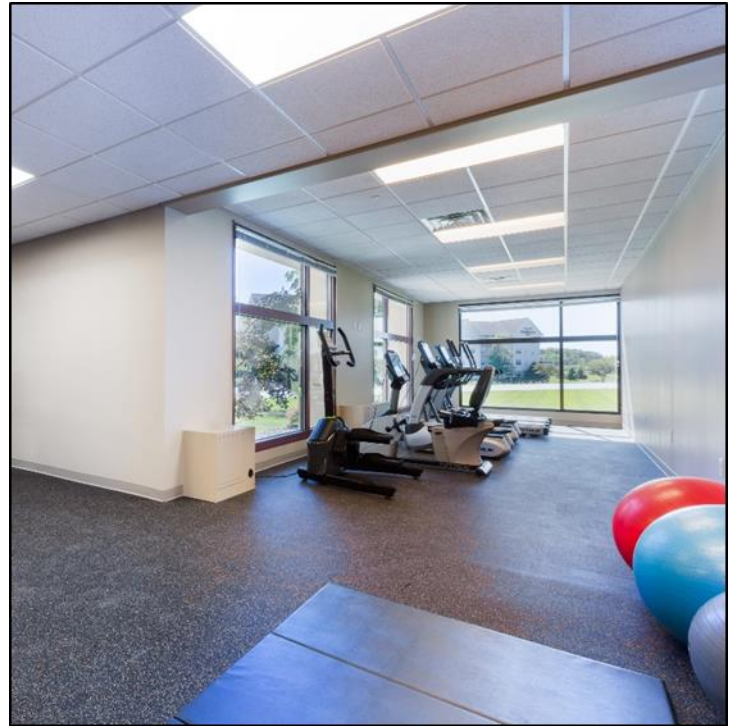
Building Entrance



Building Lobby



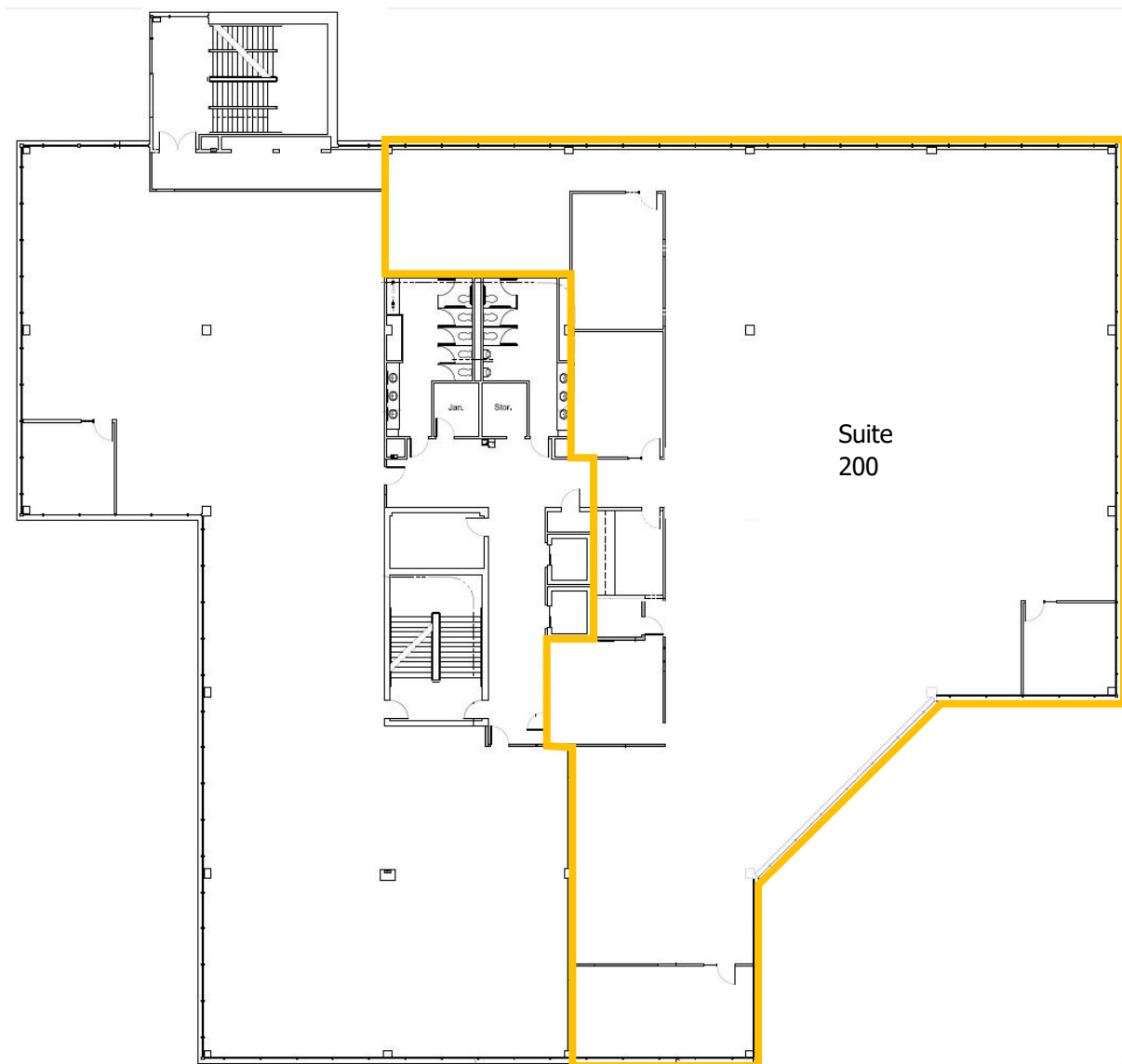
Conference/Training Room



Exercise Room

## Second Floor

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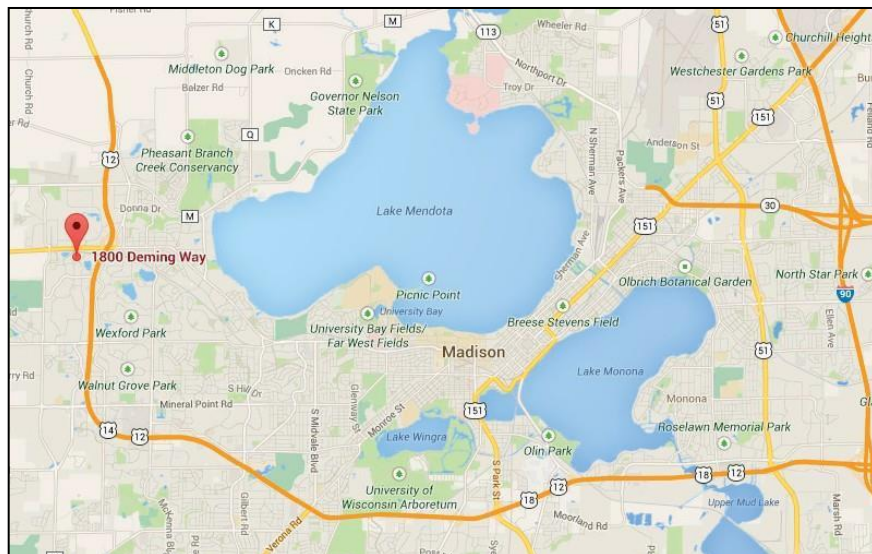
Suite 200      12,749 RSF

# Location

Just north of Greenway Station and the Old Sauk Trails Business Park, Esser Place is an easy to find location surrounded by amenities. Many restaurants, shops, and hotels are within walking distance or a few minutes' drive.

Highly visible from the Beltline and University (Highway 14), Esser Place puts you in the hub of activity. Esser Place is a 14 mile, 30-minute drive to Madison's regional airport and only 7 mile, 15-minute drive to downtown Madison.

A regional bike path fronts Esser Place on Deming Way and connects to the larger trail system. Bus service is available on University Boulevard and Deming Way within a short walking distance of the property.





# Area Overview & Amenities

