



THE PARK AT HIGH CROSSING

5325 Wall Street, Madison, WI

- PROPERTY** 5325 Wall Street is a two-story, 36,962 square foot Class-B office building built in 1998. Visitors are welcomed into the building by a two-story atrium lobby. This property is an affordable choice that offers quality finishes and window exposure.
- LOCATION** Located near East Towne Mall, along the I-90/94/39 interstate. Vibrant retail area with restaurants and hotel accommodations located nearby.
- AMENITIES** Building has a board room, outdoor patio and break room with vending machines. Tenants have access to all fitness facilities, conference centers and board rooms throughout the IA Management LLC portfolio. Card access creates a safe and secure environment. We also offer a In-house team of first class property managers and on-site maintenance staff.



BUILDING OVERVIEW

5325 Wall Street, Madison, WI

BUILDING DESCRIPTION

5325 Wall Street is a two-story, 36,962 square foot Class-B office building built in 1998. Designed to satisfy all of your business needs, this affordable choice offers high quality finishes, substantial window exposure and a highly efficient design where your business will always have room to grow.

BUILDING HOURS

7:00 a.m. - 6:00 p.m. M-F
8:00 a.m. - 3:00 p.m. Sat.

SIGNAGE

Building & monument signage available

STORIES

2

PARKING

3.52/1000
130 Stalls

HVAC SYSTEM

Rooftop cool/heat

SECURITY FEATURES

Key card access

TELEPHONE/CABLE/INTERNET PROVIDERS/FIBER

TDS Metrocom/ATT

FIBER OPTIC BROADBAND SERVICE

T1/60-100 MB Broadband

BUILDING AMENITIES

5325 Wall Street, Madison, WI



Monument Signage Availability



Building Entrance



On-Site Conference Room



Outdoor Patio Seating



On-Site Break Room with Vending



Pub at 2310 Crossroads



AERIAL VIEW

5325 Wall Street, Madison, WI

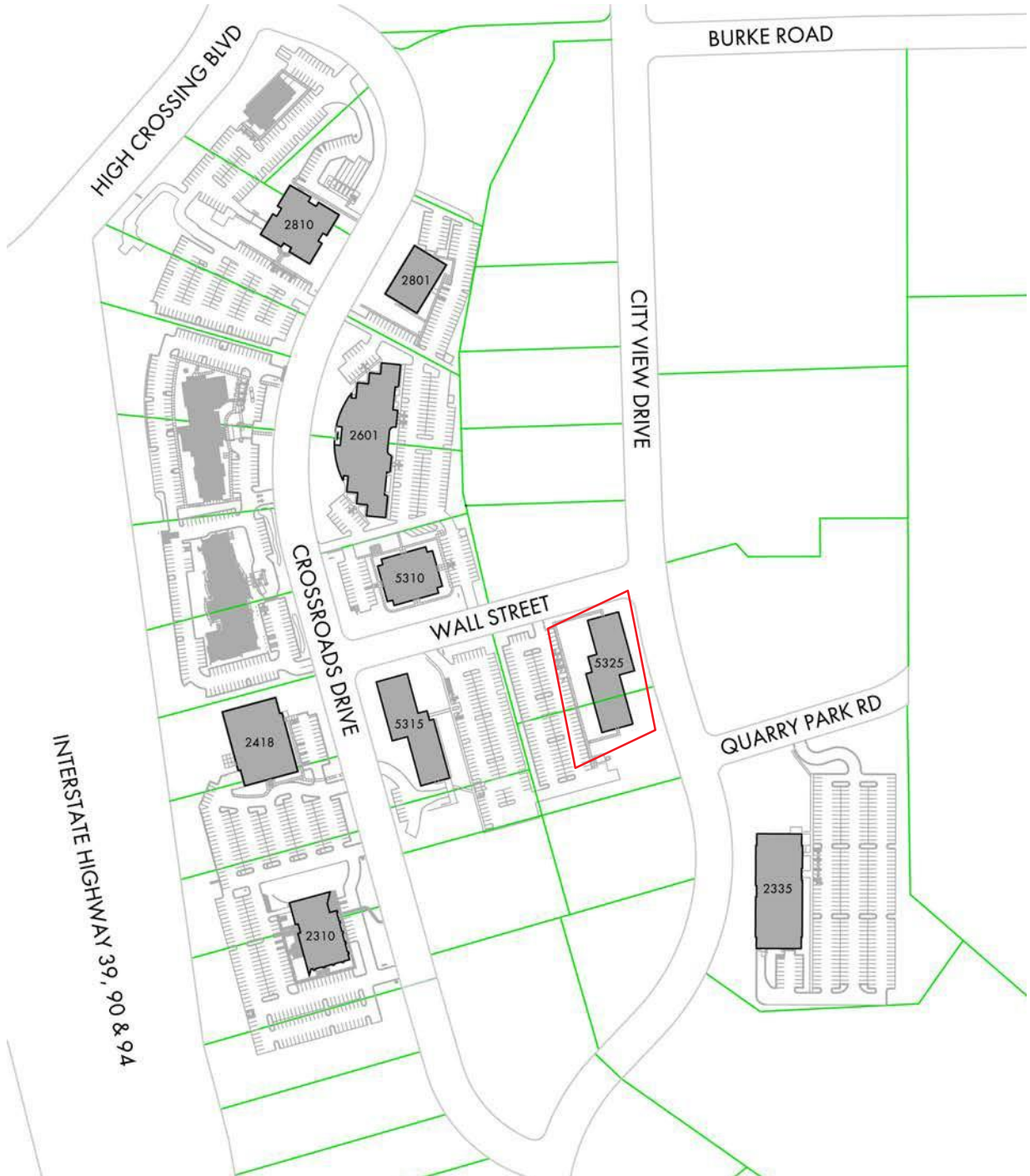


IA Management LLC
2810 Crossroads Dr. Suite 1700
Madison, WI 53718
iamgtllc.com

BEN HURD
608.422.5665
608.213.3106
bhurd@iamgtllc.com

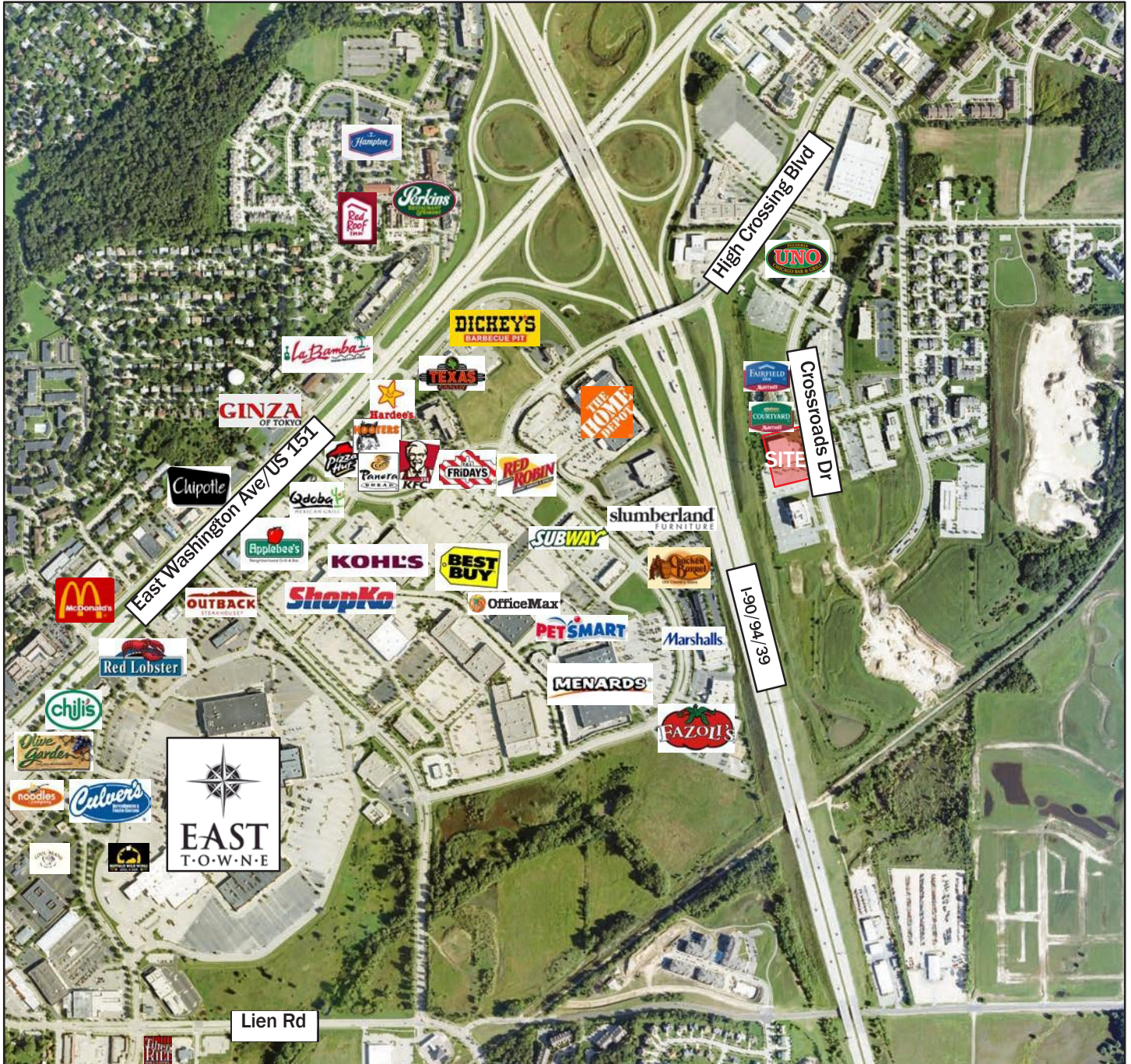
SITE PLAN

5325 Wall Street, Madison, WI



AREA AMENITIES

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DEMOGRAPHICS

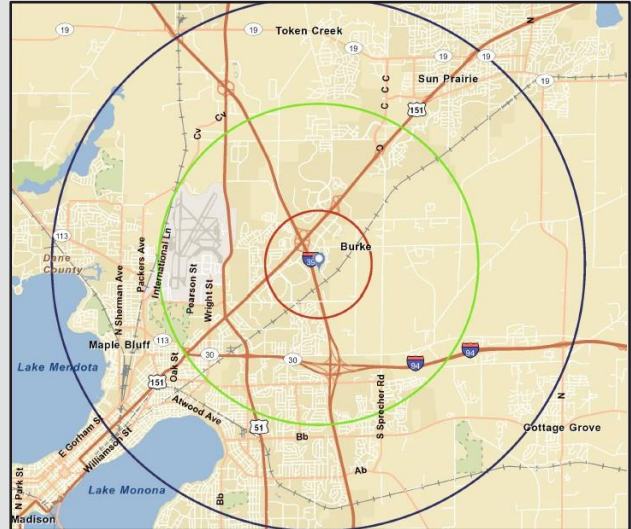
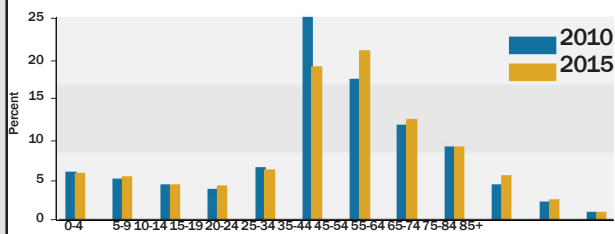
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Population Profile:

	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

Population by Age within 5 Mile Radius



Source: 2010 Esri

Drive Times:

