



## American Center Office Park

4901 Eastpark Boulevard

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|-------------|--|
| PROPERTY    | <ul style="list-style-type: none"><li>• Class A office building</li><li>• Large windows</li><li>• 2 story atrium and open lobby</li><li>• Building Signage facing Interstate</li></ul>                           |
| LOCATION    | <ul style="list-style-type: none"><li>• Intersection of Interstate 90/94 and Hwy 151</li><li>• Minutes from 30 Restaurants, hotels, shopping, fitness, hospital</li><li>• Close to Dane County Airport</li></ul> |
| AMENITIES   | <ul style="list-style-type: none"><li>• 6 PARKING STALLS PER 1,000 sq.ft.</li><li>• Excess land for future expansion</li><li>• Additional storage</li><li>• Large patio</li></ul>                                |
| LEASE TERMS | <ul style="list-style-type: none"><li>• 5,000 - 31,460 SF</li><li>• \$14.00 / RSF</li><li>• 5+ year lease term</li><li>• Improvement Allowance is negotiable</li></ul>   |

# BUILDING OVERVIEW

4901 Eastpark, Madison, WI



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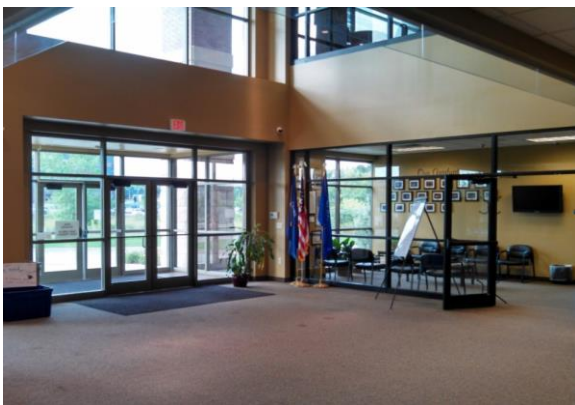
## BUILDING DESCRIPTION

**2-story, 31,460 square foot office building.  
High quality finishes.**

SIGNAGE	Building & monument signage available
STORIES	2
PARKING	Surface
HVAC SYSTEM	Rooftop System with Variable Air Volume
TELEPHONE/CABLE/INTERNET PROVIDERS	Charter Communications
FIBER OPTIC BROADBAND SERVICE	Located at the building
SECURITY FEATURES	Key card entry

# BUILDING AMENITIES

4901 Eastpark, Madison, WI



# AERIAL VIEW

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# AREA AMENITIES

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