



## THE PARK AT HIGH CROSSING

2801 Crossroads Drive, Madison, WI

PROPERTY	Locate your business at 2801 Crossroads Drive. This affordable office building is perfect for companies who plan to expand. Ideal for medium to whole-floor users, this building's highly efficient design ensures that you don't pay for more space than you use. And by locating in High Crossing Environ you can be sure your business will always have room to grow.
LOCATION	Located near East Towne Mall, along the I-90/94/39 interstate. Vibrant retail area with restaurants and hotel accommodations located nearby.
AMENITIES	Access to all fitness facilities, conference centers and board rooms throughout the IA Management portfolio. Security cameras and card access create a safe environment. We also offer a in-house team of first class property managers and on-site maintenance staff.

## BUILDING OVERVIEW

2801 Crossroads Drive, Madison, WI

### BUILDING DESCRIPTION

2801 Crossroads Drive is perfect for companies who plan to expand. Built in 1999, this 21,590 square foot, two-story Class-B office building is ideal for medium to whole-floor users.

### BUILDING HOURS

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

### SIGNAGE

Building & monument signage available

### STORIES

2

### PARKING

2.8/1000  
82 Stalls

### HVAC SYSTEM

Furnance heat/cool cool

### SECURITY FEATURES

Key card access and cameras

### TELEPHONE/CABLE/INTERNET PROVIDERS/FIBER

TDS Metrocom/TDS Telecom/ATT

### FIBER OPTIC BROADBAND SERVICE

T1/High Speed Internet

# BUILDING AMENITIES

2801 Crossroads Drive, Madison, WI



Access to Board Rooms throughout Portfolio



Monument Signage



Access to No-Fee Fitness Centers in Portfolio



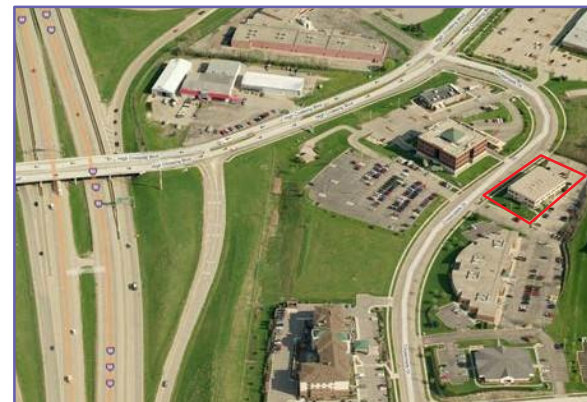
Naming Rights/Building-Mounted Signage



Numerous Restaurants and Retail Shops Nearby



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





# AERIAL VIEW

2801 Crossroads Drive, Madison, WI



# SITE PLAN

2801 Crossroads Drive, Madison, WI





# AREA AMENITIES

2801 Crossroads Drive, Madison, WI



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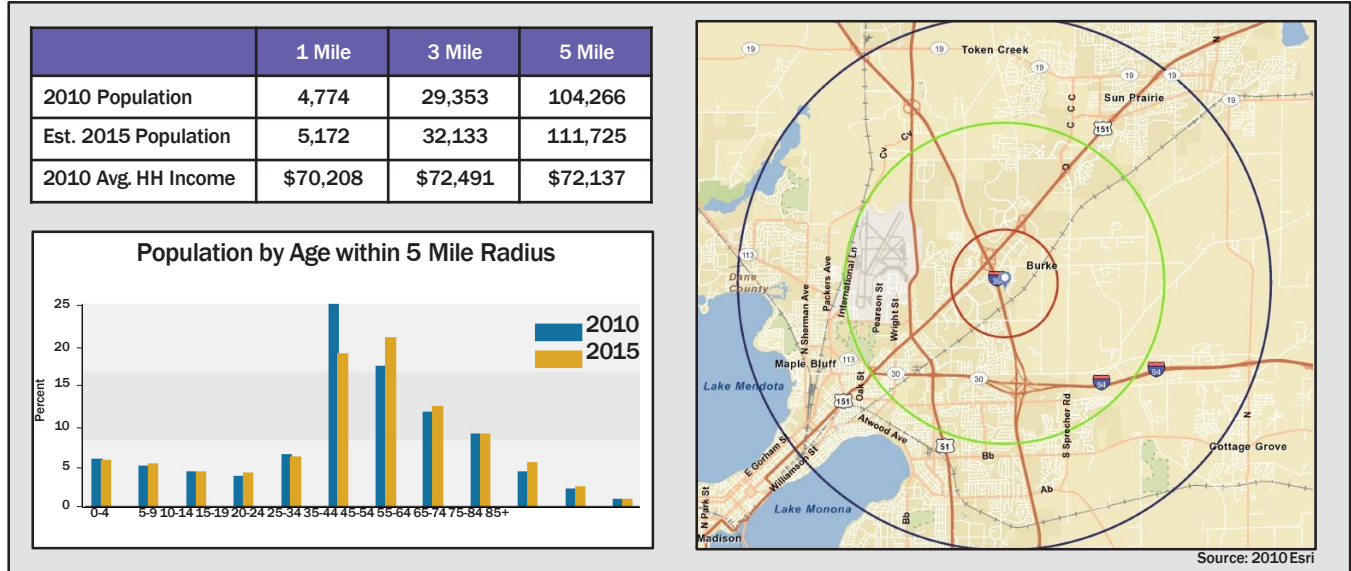


# DEMOGRAPHICS

2801 Crossroads Drive, Madison, WI



## Population Profile:



## Drive Times:

