

OFFICE OR RETAIL SPACE FOR LEASE

2036 Tennyson Ln
Madison, WI

Key Commercial Real Estate LLC

608-729-1800 | www.keycomre.com

Table of Contents

Property Details.....	Pg. 2
Site Plan ..	Pg. 3
Suite 111 — Floor Plan	Pg. 4
Aerial	Pg. 5
Location & Demographics.....	Pg. 7
Broker Disclosure	Pg. 8

FOR DETAILED INFORMATION CONTACT:

Jenny Lisak, CCIM

O: 608.729.1808

C: 608.513.5447

jlisak@keycomre.com

Beth Iyer

O: 608.729.1810

C: 608.332.7152

biyer@keycomre.com

Aimee Bauman, CCIM

O: 608.729.1801

C: 608.698.0105

abauman@keycomre.com





Property Details

OVERVIEW

New construction office or retail space available for lease on Madison's northeast side on the first floor of the PACKTENN apartment building. The complex houses 67 residential units above and 62 more in the adjacent building providing opportunity for customer convenience. New construction provides you with the ability to design your own space with storefront glass and drive thru make this space highly desirable.

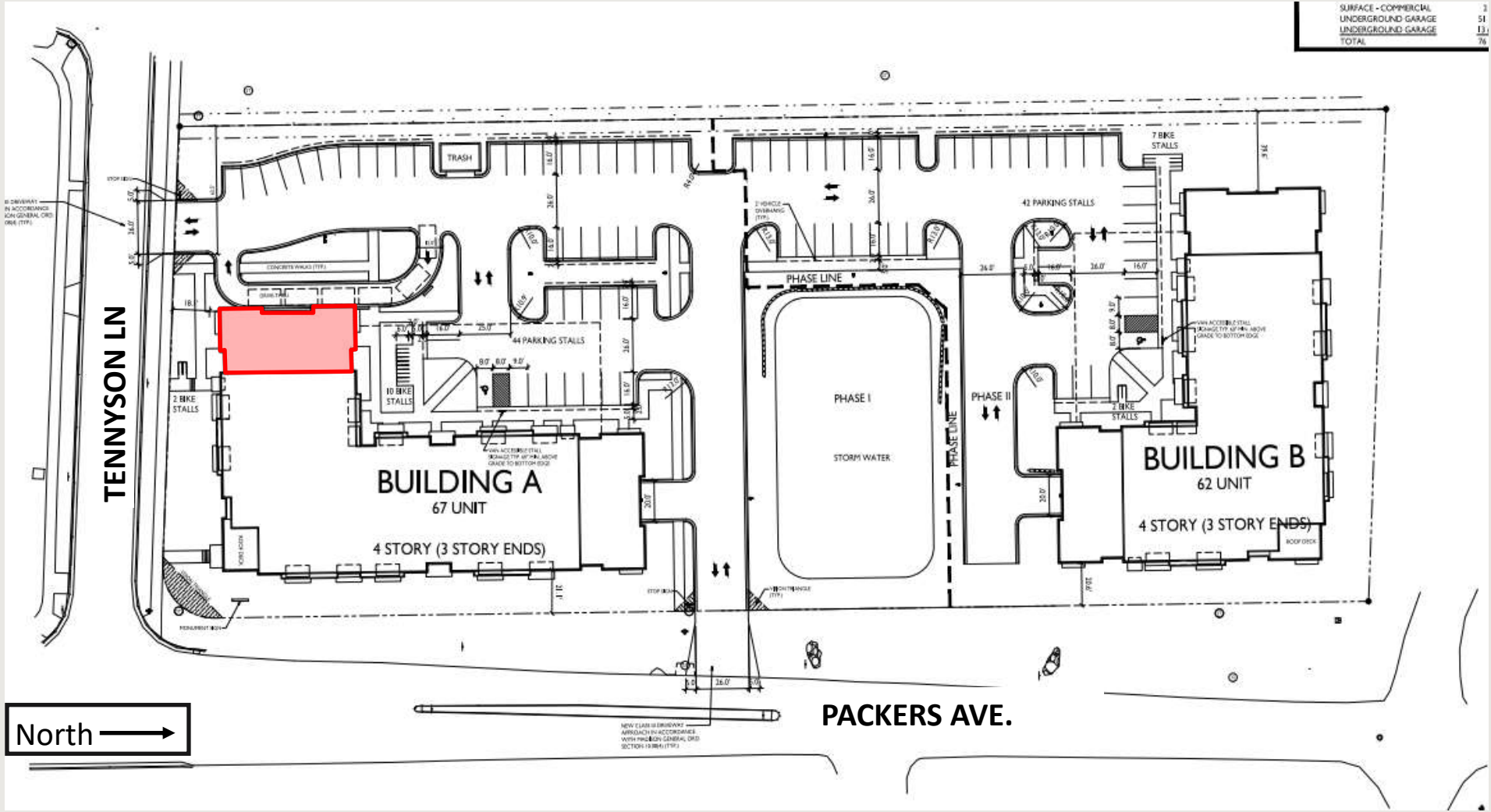
Ideal for office space users desiring easy access and visibility to customers. Ideal for neighborhood café, coffee shop, sub, and other destination retailers.

HIGHLIGHTS

- 1926 square feet
- Annual Lease Rate: \$21.00 psf includes RE taxes and building insurance
- CAM NNN Estimates: \$2.50 psf
- Tenant pays utilities
- Minimum Term 5 years
- Available summer 2020
- Drive through



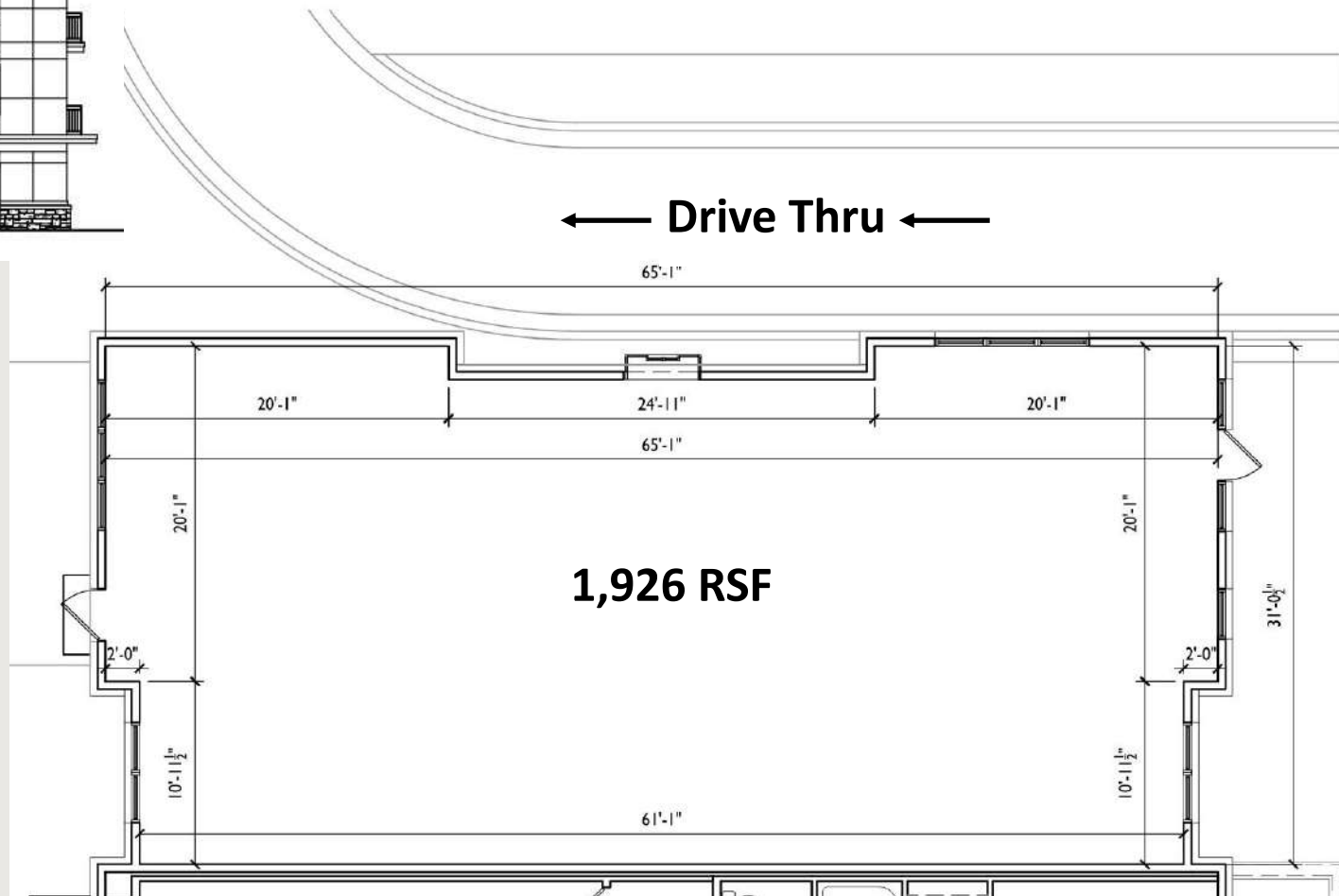
Site Plan



* Common area restrooms to be shared by commercial tenants and included in load factor



Floor Plan



* Common area restrooms to be shared by commercial tenants and included in load factor

Aerial



Location & Demographics

