



**45 Nob Hill Road
Madison, WI 53713**

**For
Sublease**

Space Profile

Available Space	30,000 - 100,000 SF
Building Size	100,000 SF
Stories	3
Year Built	2006
Parking	Free surface parking over 4.0/1,00 SF
OpEx	\$6.00/SF <i>Tenant to pay utilities & in-suite janitorial</i>
Lease Rate	\$15.00 PSF NNN

Features

- Fitness Center
- Men's and women's locker rooms
- Data/IT room with raised flooring
- Several conference rooms
- Mix of private offices and open areas
- Workstations in place
- Large common break room
- Kitchenette(s) on each floor

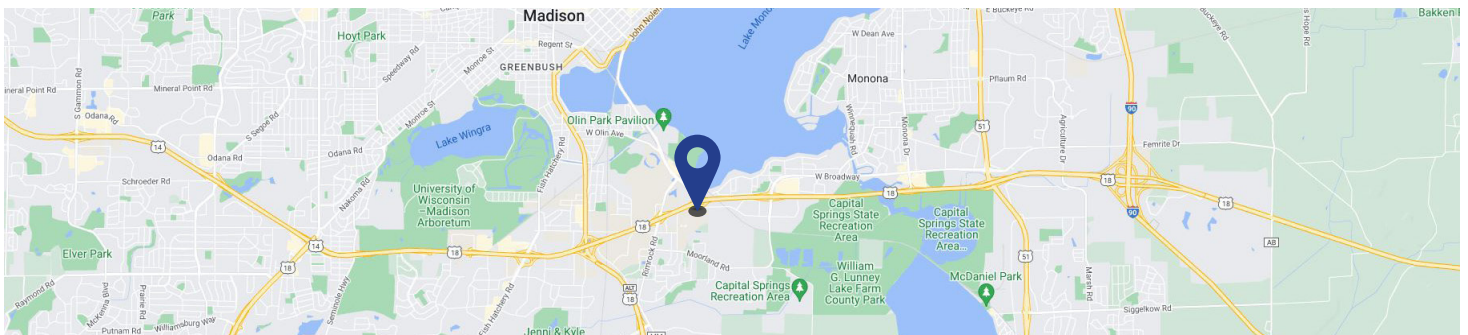
For More Information

Cresa
613 Williamson Street
Suite 210
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Map



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Madison, WI



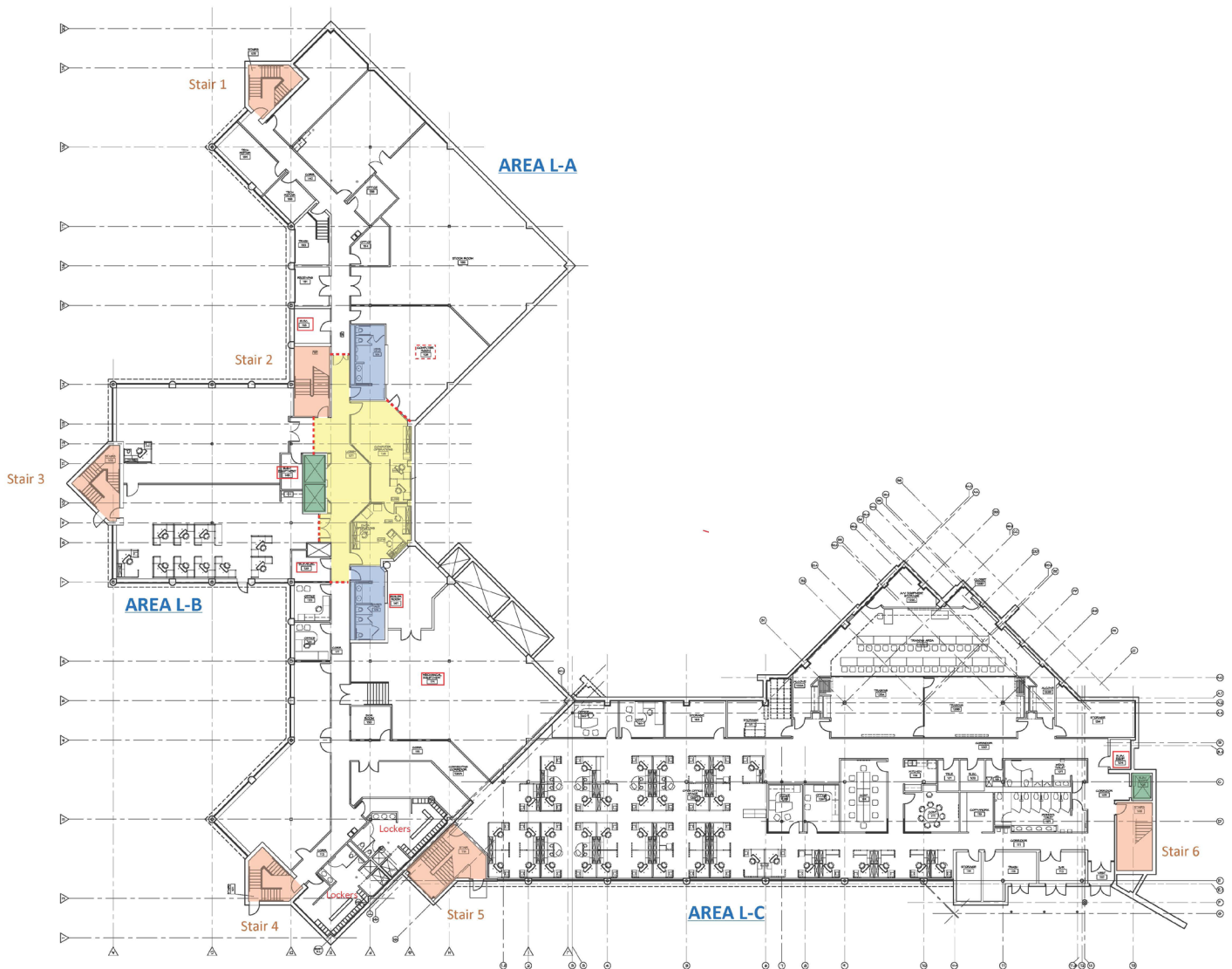
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Lower Level Floor Plan



Lower Level Plan

Scale: 1/16" = 1'-0"



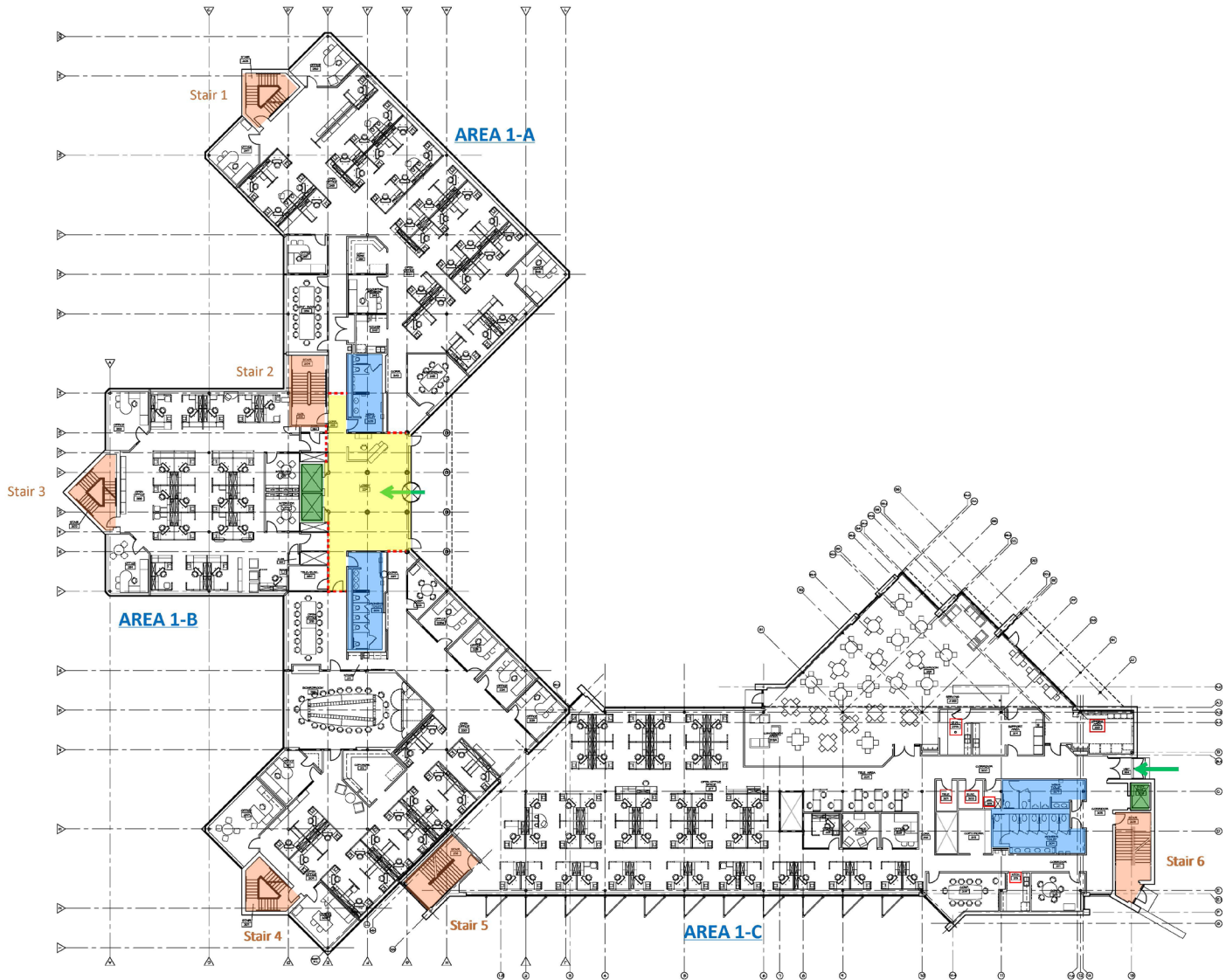
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First Floor Floor Plan



1st Floor Plan

Scale: 1/16" = 1'-0"



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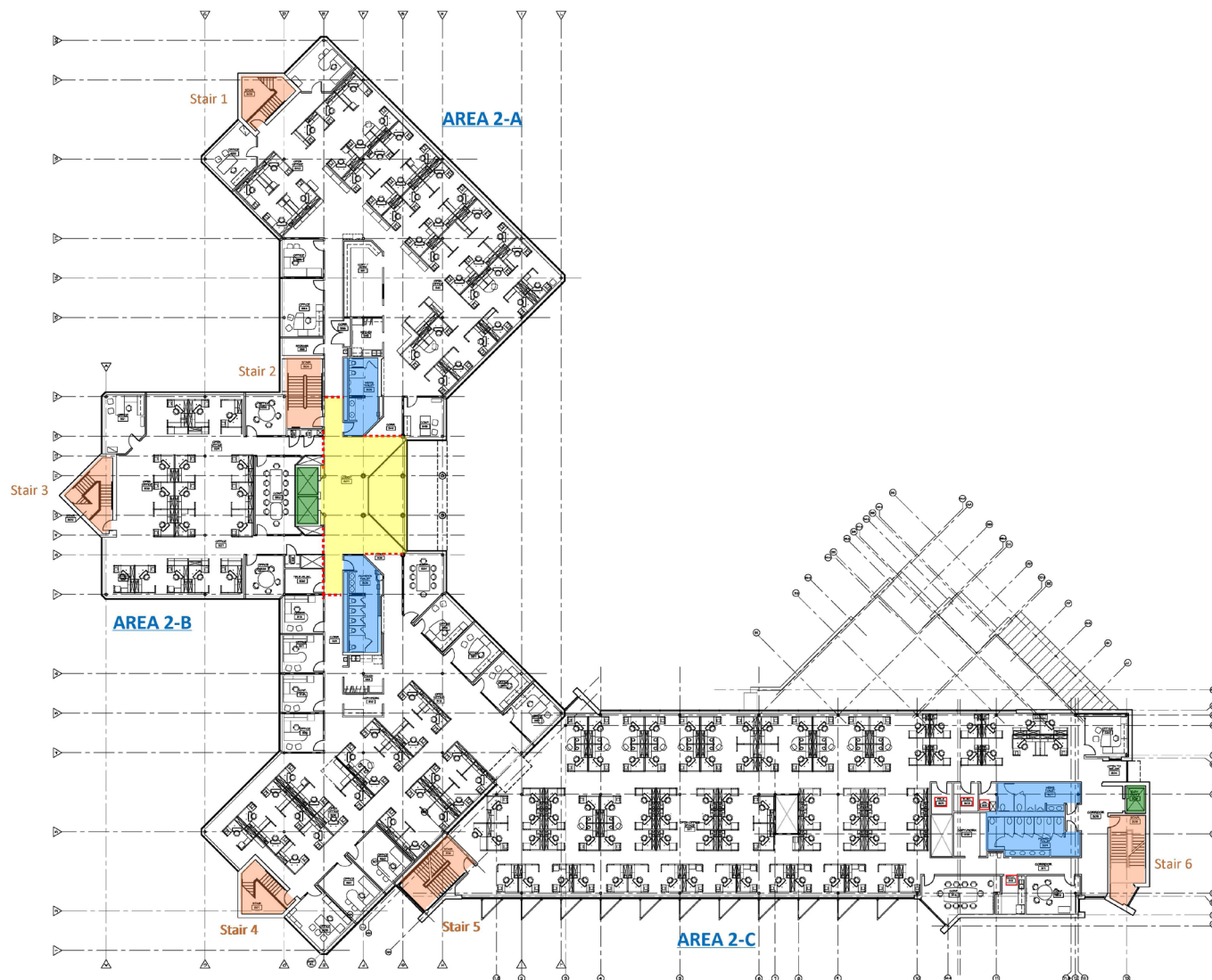


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45 Nob Hill Madison, WI

Second Floor Floor Plan



2nd Floor Plan

Scale: 1/16" = 1'-0"



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