

# Park West II

440 Science Drive  
Madison, WI 53711



## Available for Lease

Office Space

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# Property Summary

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Park West II at 440 Science Dr. is conveniently located near the corner of Mineral Point and Whitney Way in the very successful University Research Park. The impressive four-story, 52,000 square foot building features some of Madison's most innovative and flourishing businesses. The lobby and common areas have recently been renovated and the building is constantly undergoing improvements to further improve service, performance and energy efficiency.

The building is an excellent home for your company and employees — located in a park-like setting on 6 acres, Park West II features ample free parking and excellent views. Within walking distance of restaurants and shopping, this convenient location is just 15 minutes from downtown Madison, Greenway Station, Middleton, Verona and Cross Plains.

**Building Description:** 52,000 square foot, four-story professional building. Part of the UW Research Park campus which is comprised of over 37 buildings with almost 2 million square feet of space and over 3,500 employees.

**Space Availability:**

Suite 101	3,307 RSF
Suite 201	1,669 RSF
Suite 300	7,288 RSF

**Lease Rate:** \$14.50 NNN (est. NNN: \$7.49/RSF including Janitorial)

**Occupancy:** Immediate (Suite 101 and 300 – Jan. 2019)

**Improvements:** Negotiable

**Parking:** Four parking stalls per 1,000 SF leased

**Amenities:**

- Professional lobby design, common conference/training center with Wi-Fi
- Easy access to UW, shopping, restaurants and the 12/18 Beltline Hwy
- Document storage rooms onsite
- Secure building with after-hours card access
- Ample on-site parking at no additional charge
- Professionally managed by Compass Properties



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# Property Photographs



Conference/Training Room



Building Lobby



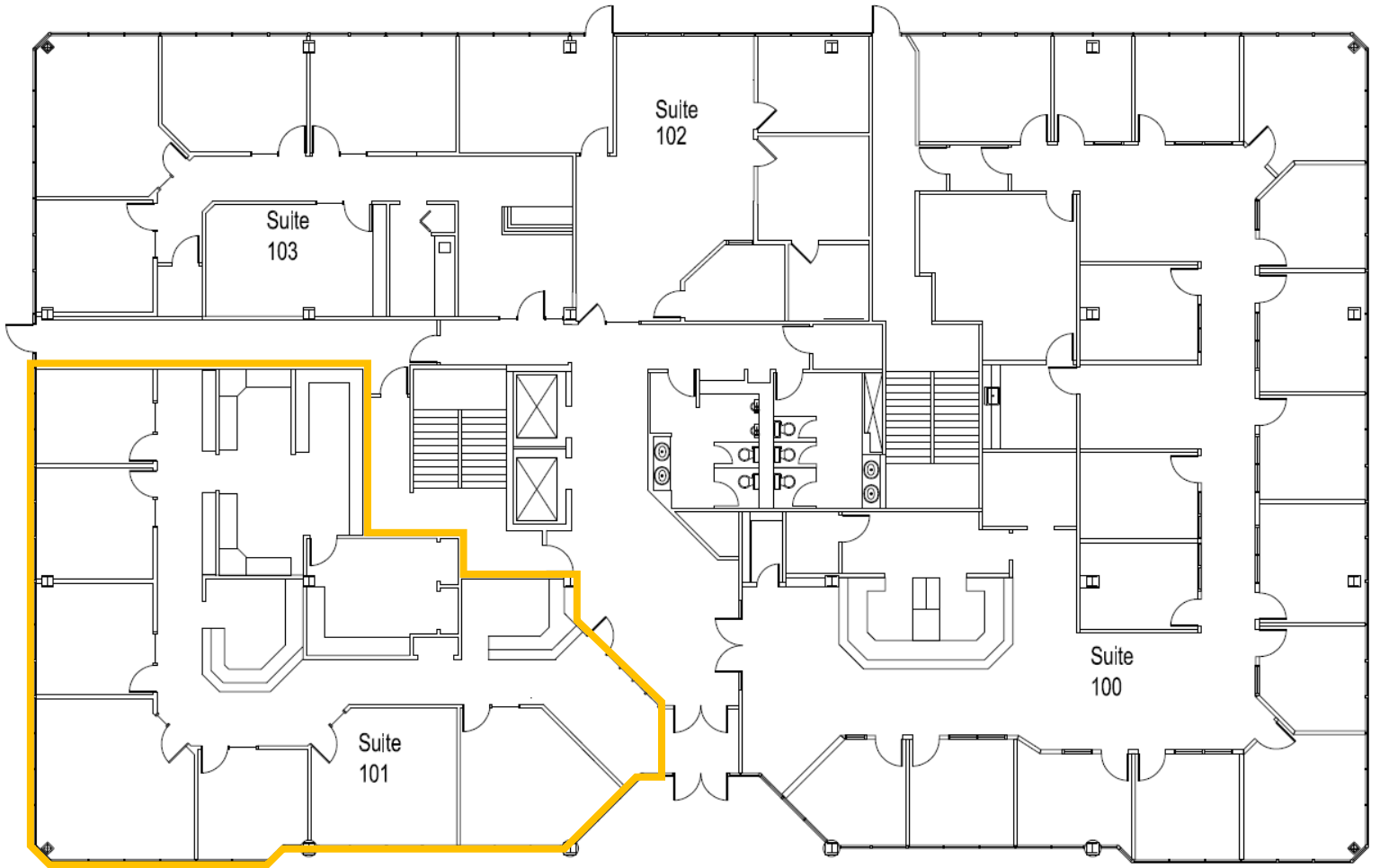
Typical Corner Office View



Typical Office Finish

# First Floor

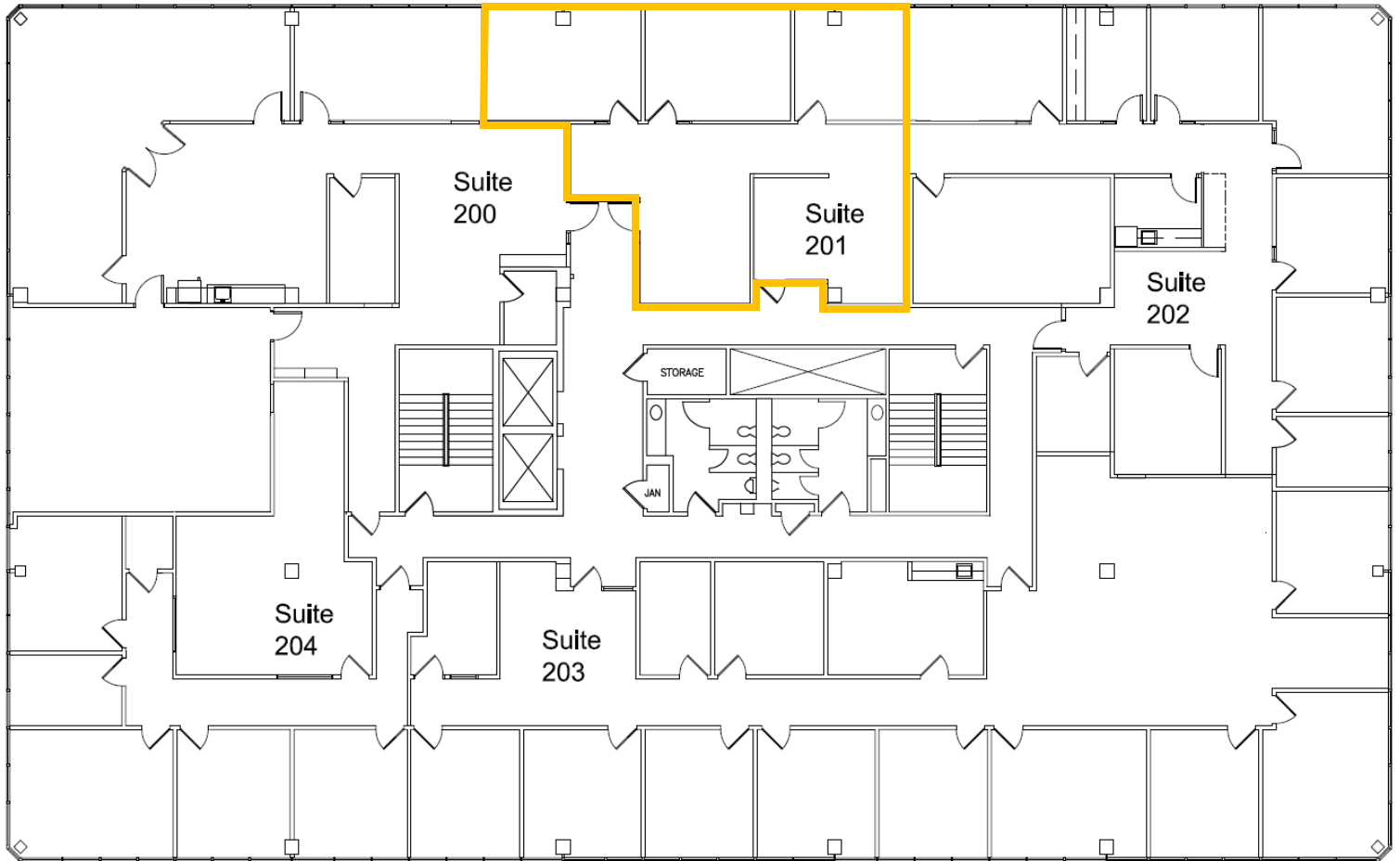
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Suite 101      3,307 RSF

# Second Floor

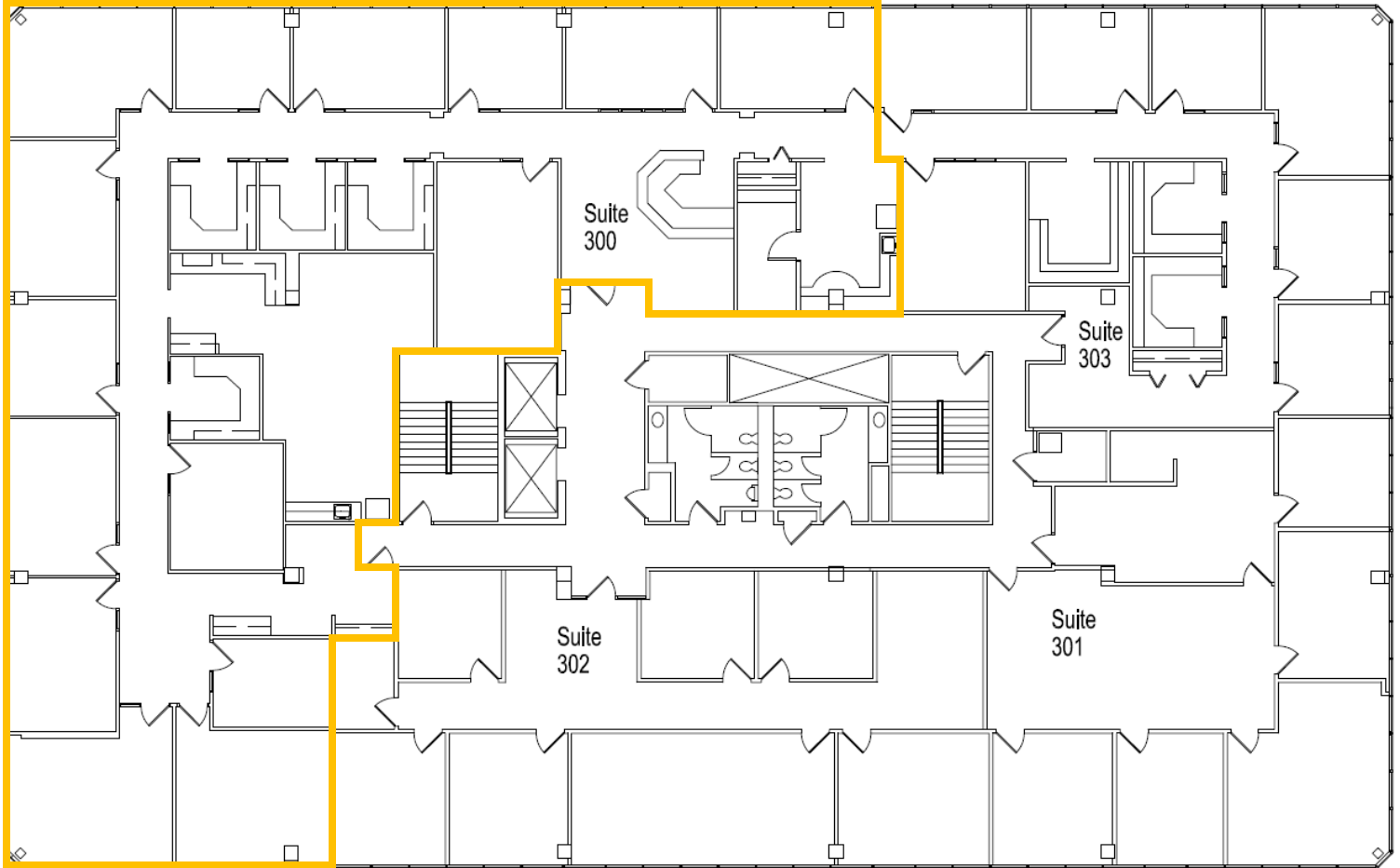
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Suite 201      1,669 RSF

# Third Floor

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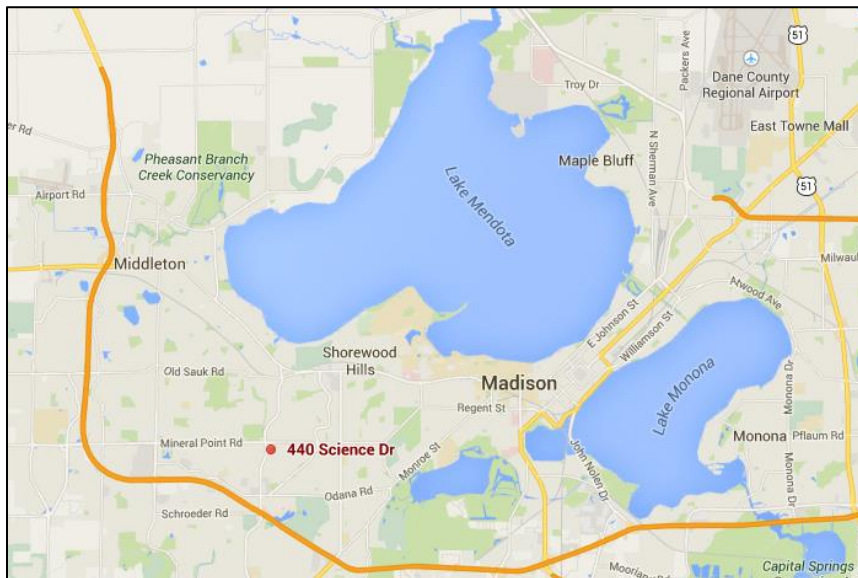
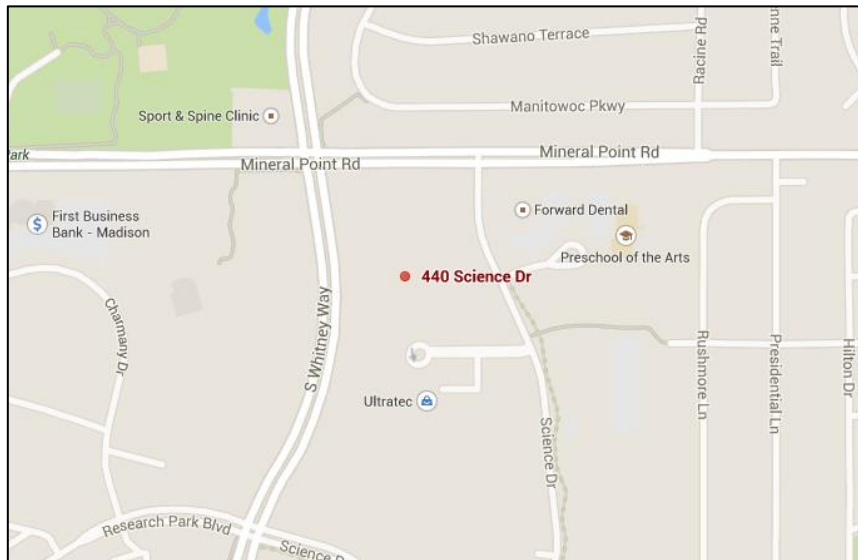
Suite 300      7,288 RSF

# Location

Established in 1984, University Research Park, a University of Wisconsin-Madison affiliate, is an internationally recognized research and technology park that supports early-stage and growth-oriented businesses in a range of sectors including engineering, computational and life sciences.

Park West II is less than 2 miles from West Towne Mall and just a 30-minute drive (10.1 miles) from Dane County Regional Airport. Also, less than 1 mile to the south is a mix of shops and restaurants including Walgreens, Hy-vee, Vintage Brewing Co., and an Applebee's.

Bus service (routes 06 and 11) is available on Science Drive near the entrance of the property.



# Subject Property and Building

