



Building for Lease **1525 Williamson Street, Madison WI 53703**

Former location of Hans' Sewing & Vacuum. Centrally located in Madison's historic Third Lake Ridge district, at the gateway to the Williamson Street / Marquette neighborhood, with an average daily traffic count of 24,000 vehicles and less than 20 minutes from anywhere in Madison. This building is ideally suited for retail / office use. For more information or to schedule a showing, email dave@sewvac1.com or call (608) 695-1491.

Available: Approximately October, 2009.

Square footage: 4,050.

Current layout: Approximately 2,325 ft² (front of building) retail and / or office space, approx. 1,725 ft² (rear of building) is warehouse space with substantial built-in shelving. Has (currently non-functional) garage door entrance at rear side of building which would be usable with removal of some of the built-in shelving. Warehouse has approx. additional 400 ft² of second story storage in addition to the 4,050 primary square footage, but is not charged in lease price.

Heating: Hot water / radiators for front part of building. Warehouse area was not utilized as a temperature controlled area, but has gas heater that was used on a very limited basis when needed.

Cooling: Forced-air from two roof-mounted air conditioners for front part of building. Warehouse area was not utilized as a temperature controlled area, and is not currently configured for air conditioning.

Lease rate: \$9 triple net in current building configuration. Lessee pays all utilities (gas & electric averaged \$570 per month, water utility was \$483 during last 12 months of building occupancy), property taxes (\$5,751.45 for 2008), and building maintenance (*other than building structural issues*). *Snow removal is provided by lessor.*

Lease term: Negotiable.

Daily average traffic count: 24,000 vehicles on Williamson Street; over 110,000 vehicles daily measured across isthmus area (Yahara River from Lake Monona to Lake Mendota).

Additional information: Building is located at gateway to the historic Williamson Street / Marquette neighborhood. Located next to the Yahara river. Has 9+ space parking lot designated exclusively for use of buildings at 1525 and 1521 Williamson street. Front half of building has 5500K full-spectrum natural lighting. Large terrace area in front of store ideal for outdoor display of merchandise / wares. Large windows across front of store brings in a lot of outside light and is great for window displays.

Note: If lessee makes renovations to alter usage needs, city government may require a percentage of the renovation budget to be used for handicapped accessibility. Please check with the City of Madison for more details.