



1402 Pankratz #103

1402 Pankratz #103, Madison, WI 53704

**United
Country[®]**
**Badgerland
Auction & Realty**



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1402 Pankratz #103

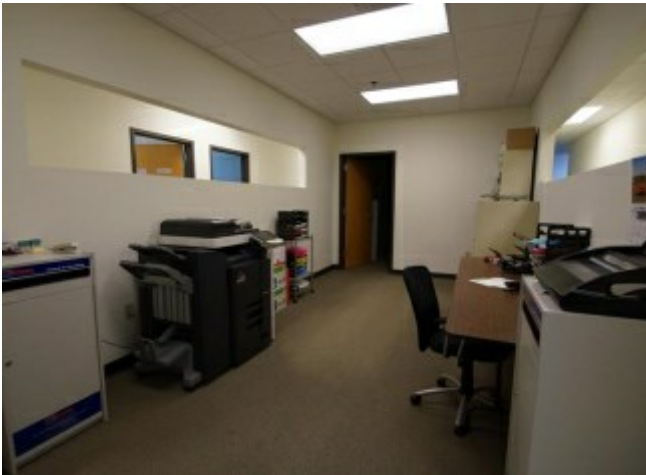
\$10 /SF/Year

Sublease 150 -3000 SF of beautiful office space conveniently located just minutes from Dane County Regional Airport, Madison College and the interstate and less than 10 minutes from downtown. This attractive space features huge windows, large private offices that can be rented with or without executive furnishings, shared copier and breakroom and shared conference rooms. Rates include all utilities, internet access and taxes. Tenant pays only for phone.



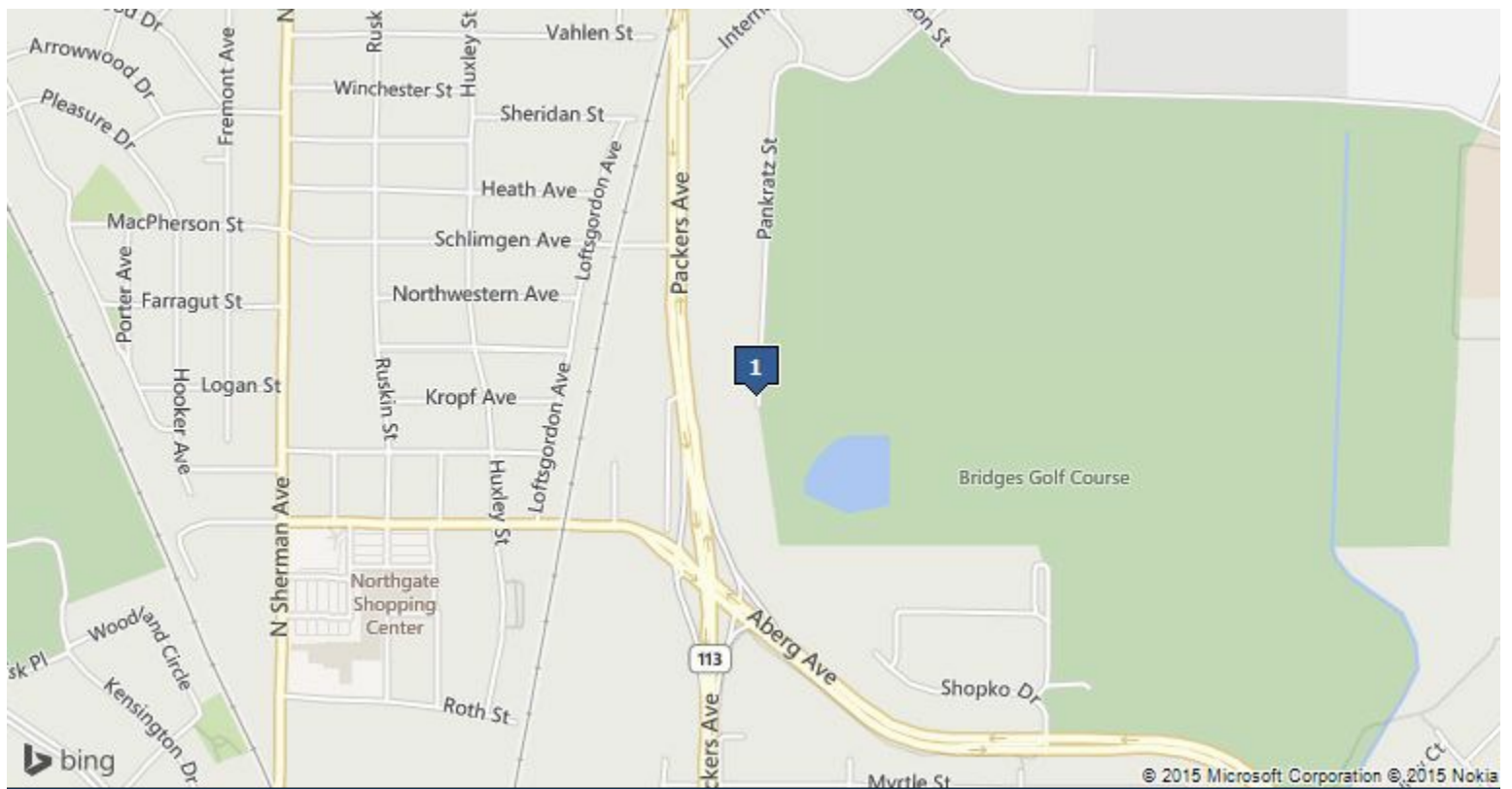
Sublease 150-5300 SF

Total Space Available:	3,000 SF
Rental Rate:	\$10 /SF/Year
Min. Divisible:	150 SF
Property Type:	Office
Property Sub-type:	Office Building
Building Size:	12,000 SF
Building Class:	B



Space 1

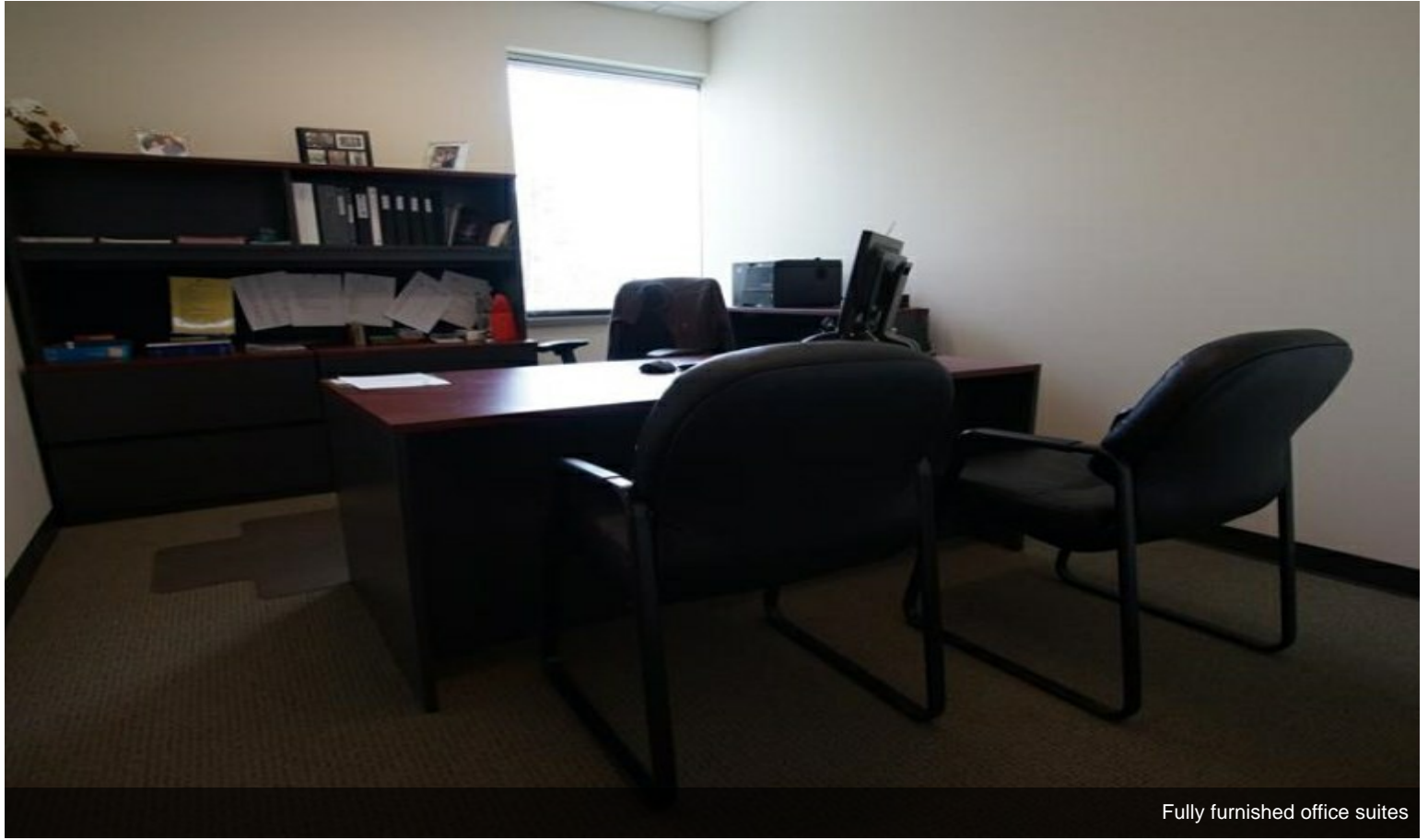
Space Available	3,000 SF
Rental Rate	\$10 /SF/Year
Space / Lot Type	Office Building
Min. Divisible	150 SF
Lease Type	Modified Gross
Sublease	Yes
Date Available	Oct 2014



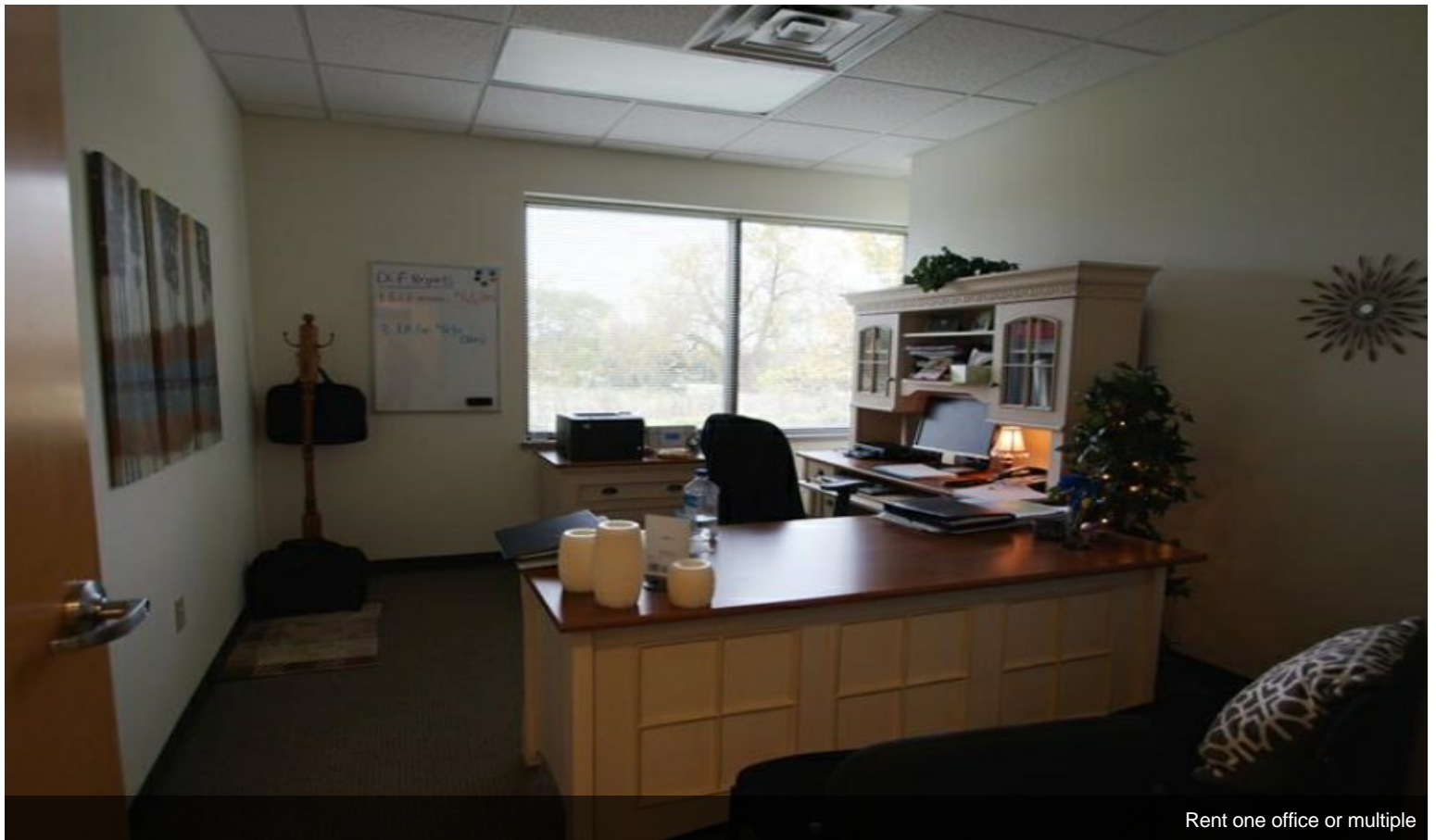
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located 2 minutes from Dane County Regional Airport

Property Photos

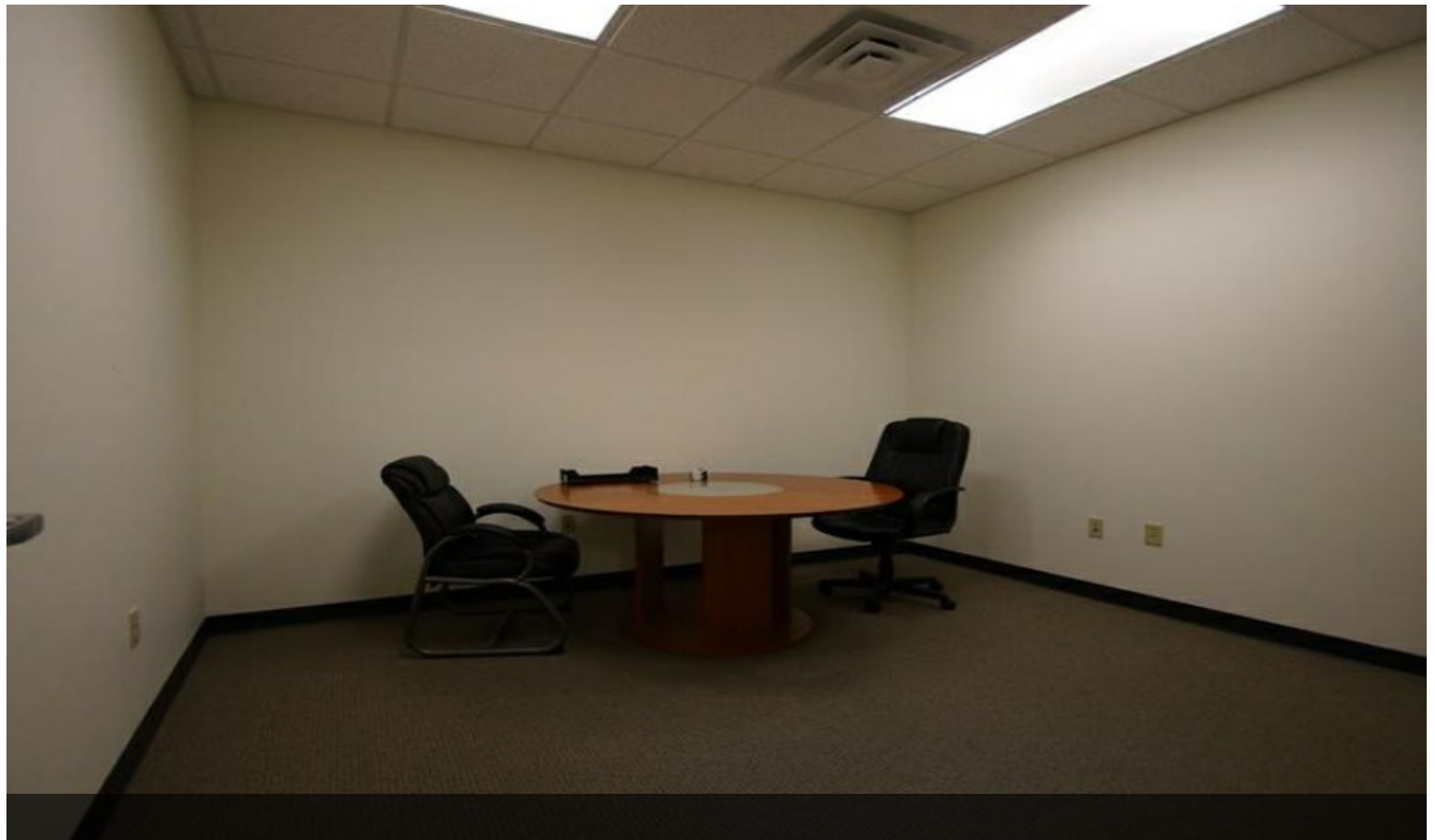
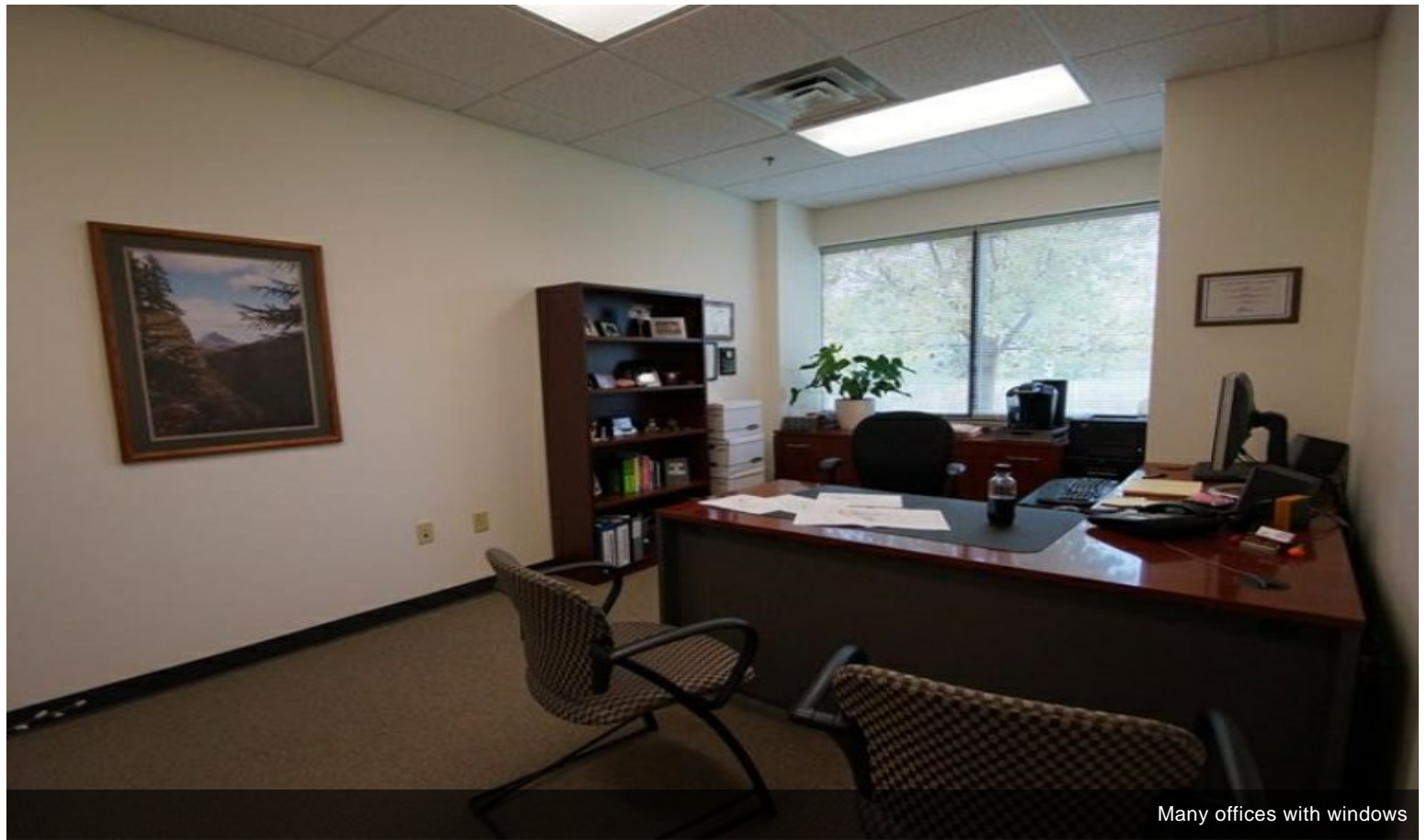


Fully furnished office suites



Rent one office or multiple

Property Photos



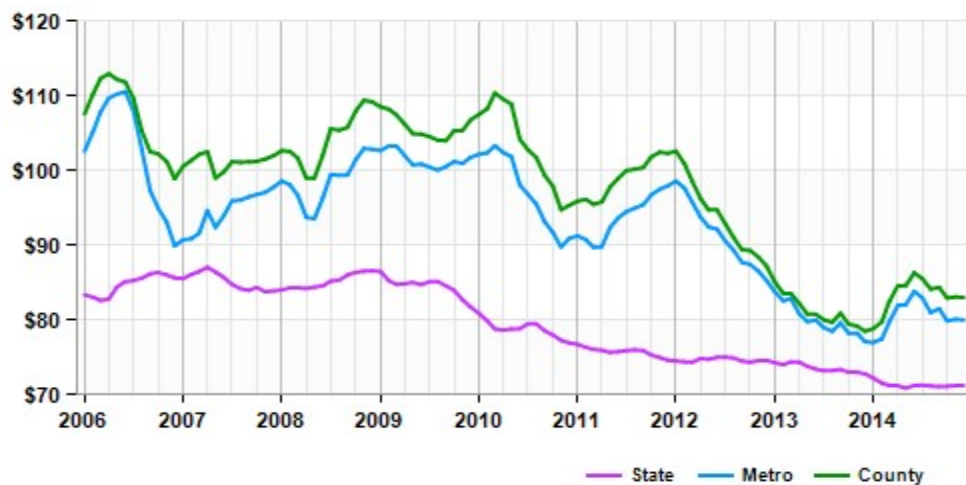
Property Photos



Shared building conference room

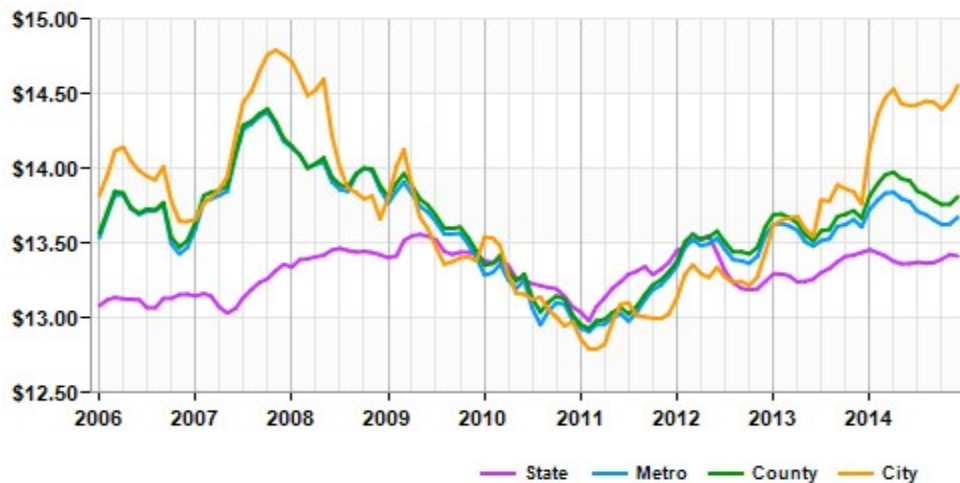
Market Trends

Asking Prices Office for Sale Madison, WI (\$/SF)



	Dec 14	vs. 3 mo. prior	Y-O-Y
State	\$71	+0.2%	-2.1%
Metro	\$80	-1.9%	+3.8%
County	\$83	-1.6%	+5.7%

Asking Rent Office for Lease Madison, WI (\$/SF/Year)



	Dec 14	vs. 3 mo. prior	Y-O-Y
State	\$13.42	+0.3%	-0.2%
Metro	\$13.68	+0.1%	+0.5%
County	\$13.81	+0.2%	+1.0%
City	\$14.56	+0.8%	+5.8%