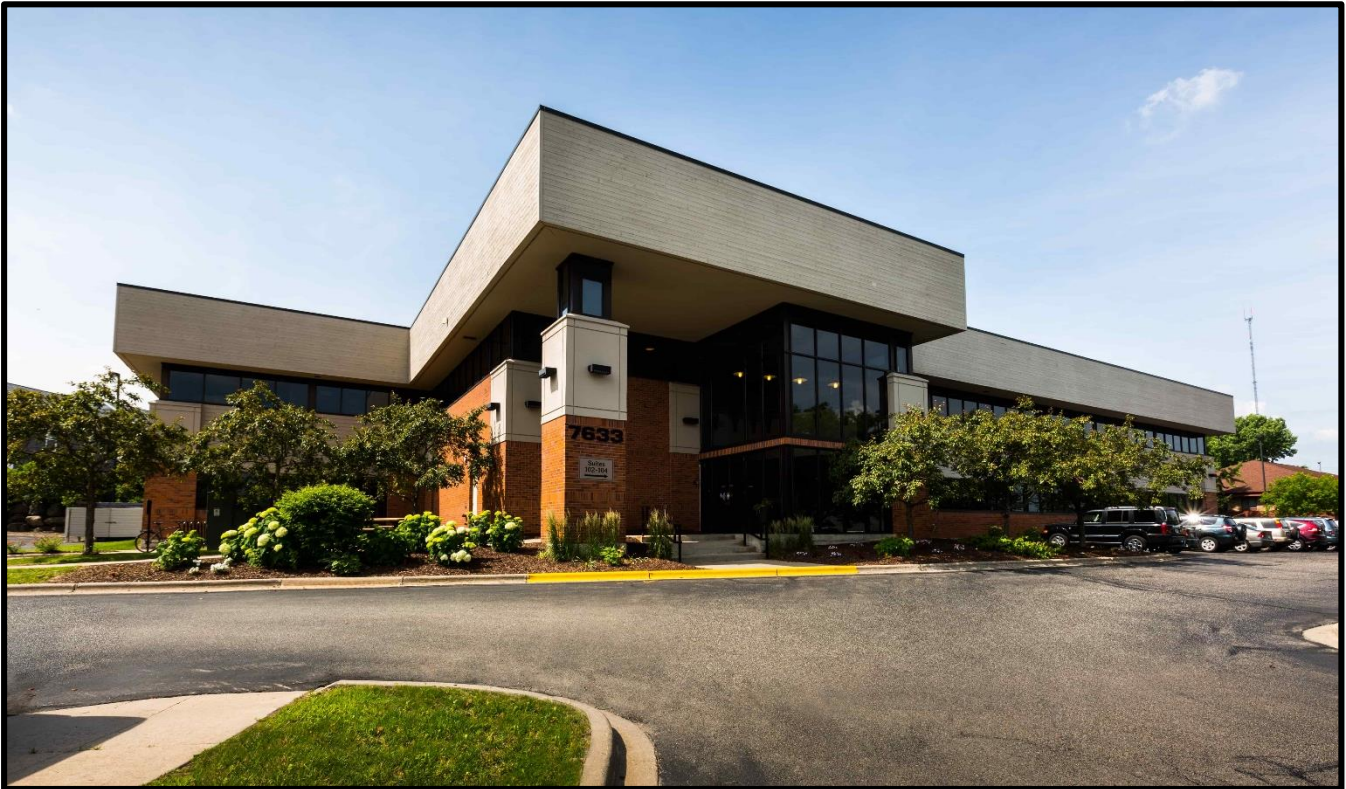


HIGH POINT OFFICE CENTER

7633 Ganser Way

Madison, WI 53719



Available for Lease

Office Space

Inside:

- Property Summary
- Unit Floor Plans
- Location Maps
- Aerial Photograph

Property Summary

Located on Madison's near west side, just off the 12/18 Beltline Highway and three blocks west of West Towne Mall, High Point Office offers premier, centrally located commercial space. The building is within walking distance of several dining and shopping destinations.

Building Description: Two-story multi-tenant office building. Each unit has a private entrance with eight foot doors that access common hallways to elevators, stairs, and restrooms. Impressive atrium located at the front entrance provides bright natural lighting and decorated space.

Space Availability: 1st Floor Available – 673 square feet

Lease Rate: \$19/SF/YR Full Service Gross

Occupancy: Immediate

Improvements: Negotiable

Parking: 100 surface stall lots, overflow parking available across the street at sister property High Point Plaza

Amenities:

- Easy access to downtown Madison, Middleton, and surrounding suburbs
- Private entrance to each office with 8-foot doors
- Tenant signage with lighting on Ganser Way
- Prairie-style architecture with beautifully landscaped grounds
- Mix of financial, legal, medical, and software firms
- Professionally managed by Compass Properties

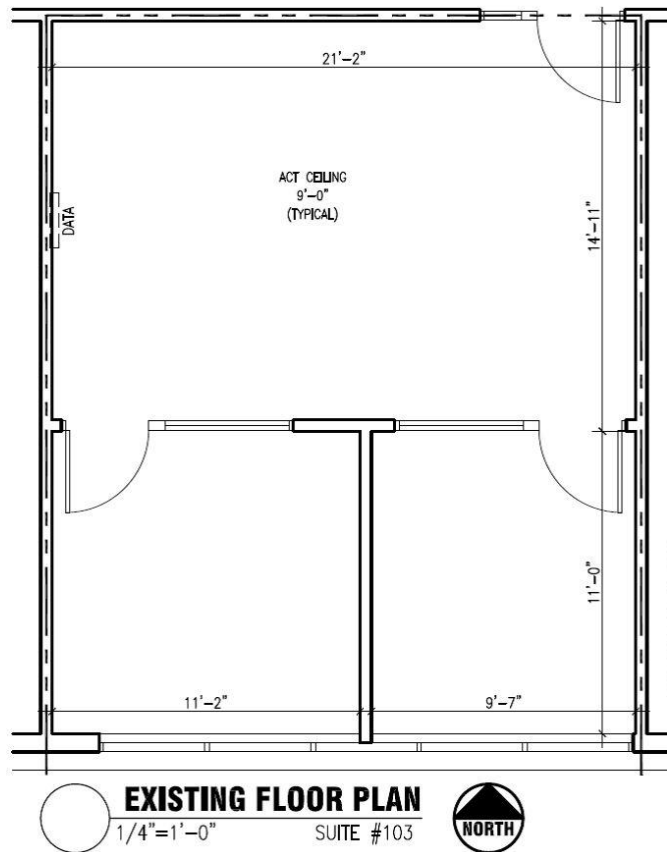
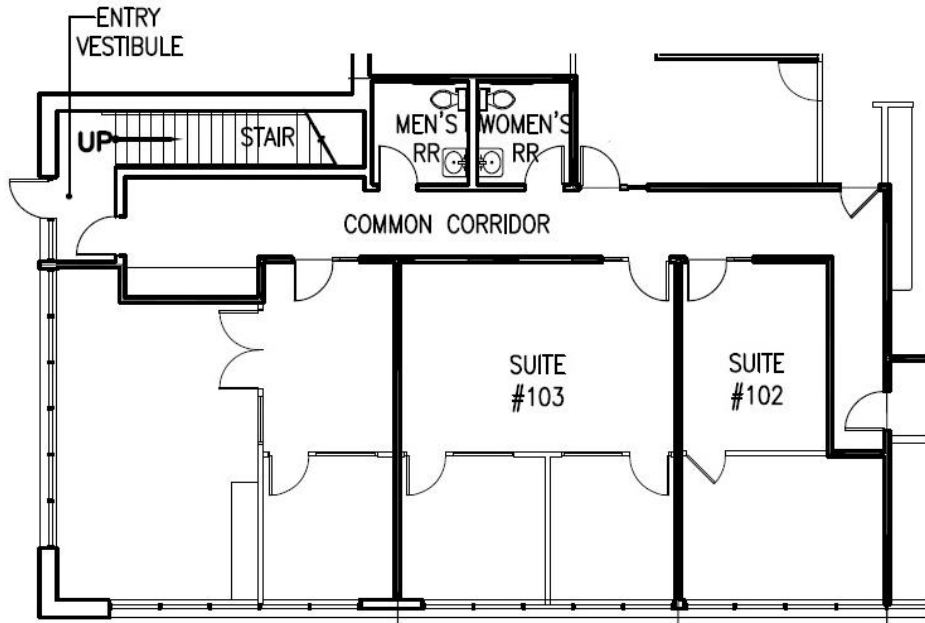


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Floor Plans

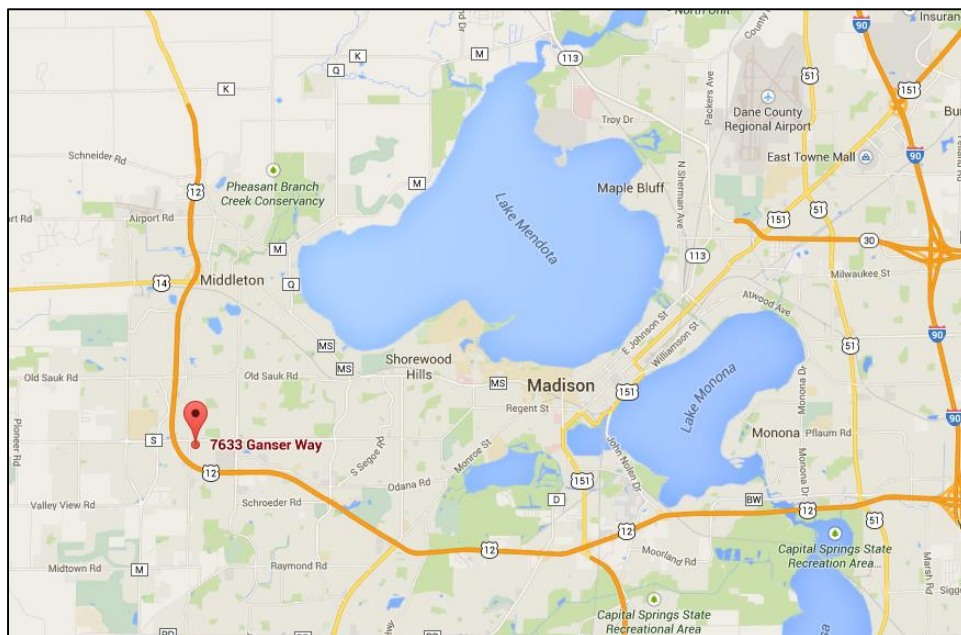
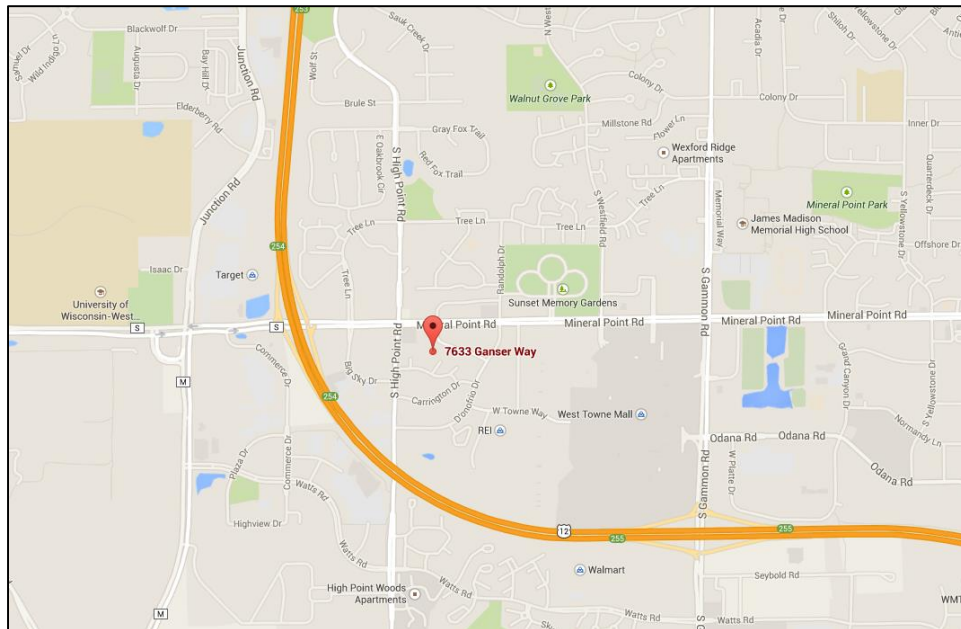


NOTE: EXISTING WINDOW MULLION LAYOUT SHOWN IS ONLY AN APPROXIMATION. FIELD VERIFY AS-BUILT CONDITIONS OF WINDOW MULLIONS PRIOR TO PLANNING AND CONSTRUCTION OF NEW PARTITION WALLS ABUTTING EXTERIOR WALL.

Location

High Point Office Center is located three blocks west of West Towne Mall, just off Mineral Point Road (26,600 CPD) on Ganser Way. Easy access to and from the 12/18 Beltline Highway. There are several restaurants and stores within walking distance of the building.

Less than 30 minute drive (17 miles) to the Dane County Regional Airport and 20 minutes (8 miles) to downtown Madison.



Subject Property & Building

