

536 University Ave Commercial Space

Amazing UW-Madison Campus Location

Across the street from the Fluno Center,
1 block to State St and 1 block to the Kohl Center

Front Lot

Walk up window

2 or 3 Parking spots in front of building

Base rent is \$2600 a month.

It is a triple net lease- tenant responsible for all utilities and City of Madison Property taxes, BID, and Mall Maintenance and any build out.

Property Dimensions

Main Floor 34 x 12.5

Bathroom with sink and toilet

Second Floor 31.5 x 12.5

Furnace 2022

