

FOR LEASE

Rail CORRIDOR

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Rail CORRIDOR

Regent St. x W. Washington Ave.
Madison, WI 53703

Space Types retail, office, restaurant

Parking all structures at the campus
provide underground, surface, or at-
the-door parking

Located at the corner of Regent
Street and West Washington Avenue,
the Rail Corridor campus offers a
unique opportunity for downtown
office and retail space: abundant
parking, competitive lease rates, high
visibility, easy access, and a location
within walking distance of the
University of Wisconsin and Capitol.

Rail CORRIDOR

vitals

- Unparalleled parking ratios in the downtown market
- High profile existing tenant roster: Panera Bread, Summit Credit Union, FedEx Office, Hausman Group, University of Wisconsin System
- Traffic counts of 40,000+ vehicles per day
- Within walking distance of UW-Madison, State Capitol, and State Street
- Located along commuter routes
- Access to Madison Metro routes
- On Southwest Commuter Bike Path
- Adjacent to the Kohl Center and University of Wisconsin Campus

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Rail CORRIDOR

sustainability

The Rail Corridor is a model for sustainability. A former scrapyard, the Rail Corridor was once a blight on the face of downtown Madison. Constructed on an underutilized site within blocks of the State Capitol, the development is an example of urban infill in its purest form. By building on an existing site with infrastructure already in place, the Rail Corridor preserved farmland and greenspace that would otherwise be destroyed by the development of urban sprawl office parks.

In addition, the Rail Corridor's central location reduces commute times and therefore decreases fossil fuel usage, and its location along Madison's central bike path and Madison Metro transit routes promotes alternative means of transportation.



OFFICE



Rail CORRIDOR

The Rail Corridor's office opportunities feature underground parking and offer unprecedented surface parking ratios in the downtown office market.

Spread across four different structures, the Rail Corridor can provide space for office users seeking 1,900 to 25,000 sq. ft. suites.



RETAIL / RESTAURANT

Rail CORRIDOR

With access from both W. Washington Avenue and Regent Street, and ample “at-the-door” parking, the Rail Corridor is an ideal retail location. Prominent existing tenants such as Summit Credit Union, Panera Bread, and FedEx Office already serve to make the building an established

retail destination for the surrounding neighborhoods and downtown office market. Approximately 1,200 employees on-site make for an existing captive audience, and the building’s proximity to the Kohl Center leads to increased visibility throughout the year.

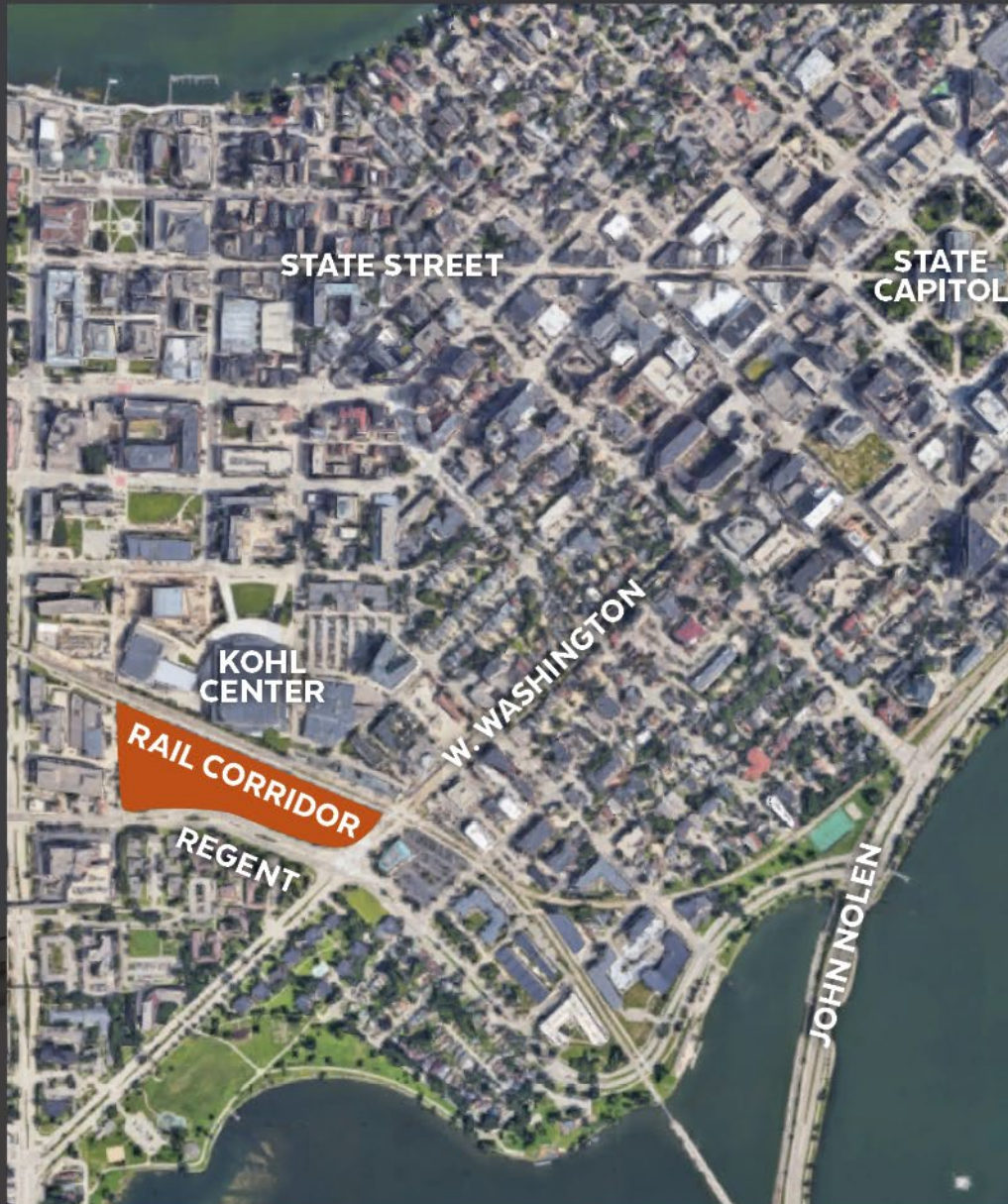


 Hilton Garden Inn

HOSPITALITY

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Rail CORRIDOR

An established downtown office and retail destination, the Rail Corridor features high profile tenants such as Panera Bread, FedEx Office, Hausmann Group, and the University of Wisconsin System. All buildings at the Rail Corridor feature underground parking and unrivaled surface parking ratios in the downtown market.

Approximately 1,200 employees on site make for an existing captive audience, and the building's proximity to the Kohl Center and bike path lead to increased visibility throughout the year.

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SITE PLAN





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FLOOR PLAN

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ANDREW SCHMIDT Principal Broker

608.268.8116 | ans@alexandercompany.com