



# ARBOR GATE

2501/2601 WEST BELTLINE HIGHWAY – MADISON, WI

## BUILDING

This Class A Mixed Use Development consisting of two six-story office and retail towers joined by glass skywalks features magnificent upper-floor views of the University of Wisconsin - Madison Arboretum and the State Capitol in downtown Madison.

## LOCATION

Central location with prime accessibility to the Beltline Highway via Todd Drive ramp, between Verona and Fish Hatchery exits, minutes to anywhere in the City and surrounding suburbs. Conveniently on the Madison Metro Bus Route and adjacent to the Capitol City Bike Path. Exposure to 150,000+ cars per day and close proximity to restaurants, fitness studio, and more.

## AMENITIES

Free parking on site in the attached multi-story ramp that protects you and your car from the elements. Restaurants on site accessible by interior hallway so you don't have to go outside, large lobby for impromptu meetings, common area showers.

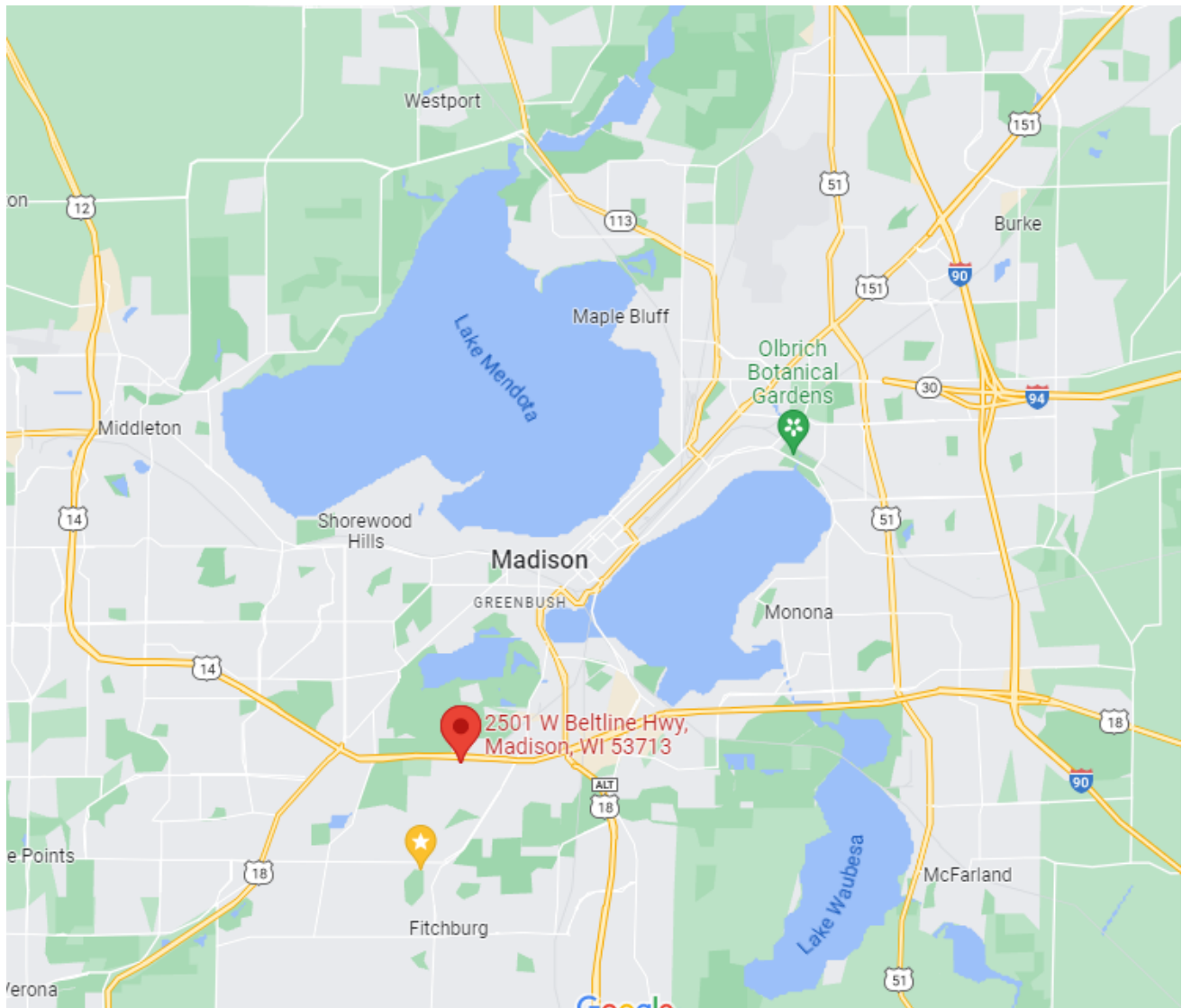
Brandi Zander  
VP of Brokerage &  
Development 608-509-1002  
bzander@migllc.biz

MIG Commercial Real Estate  
3001 West Beltline Hwy, #202  
Madison, WI 53713  
www.migllc.biz



# MAP VIEW

2501/2601 WEST BELTLINE HIGHWAY – MADISON, WI



Brandi Zander  
VP of Brokerage &  
Development 608-509-1002  
bzander@migllc.biz

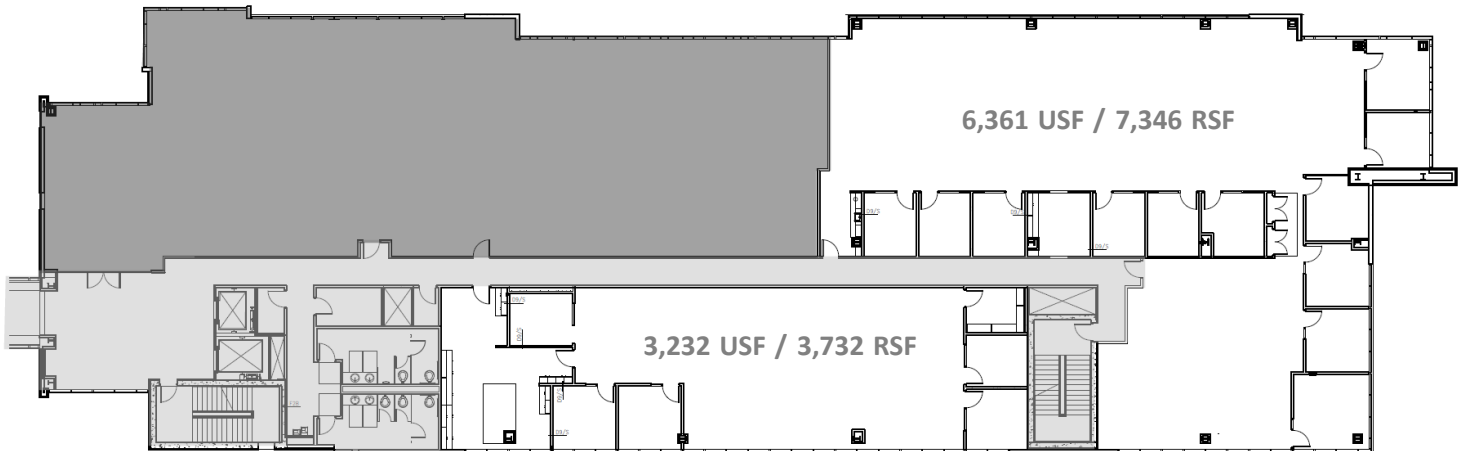
MIG Commercial Real Estate  
3001 West Beltline Hwy, #202  
Madison, WI 53713  
www.migllc.biz



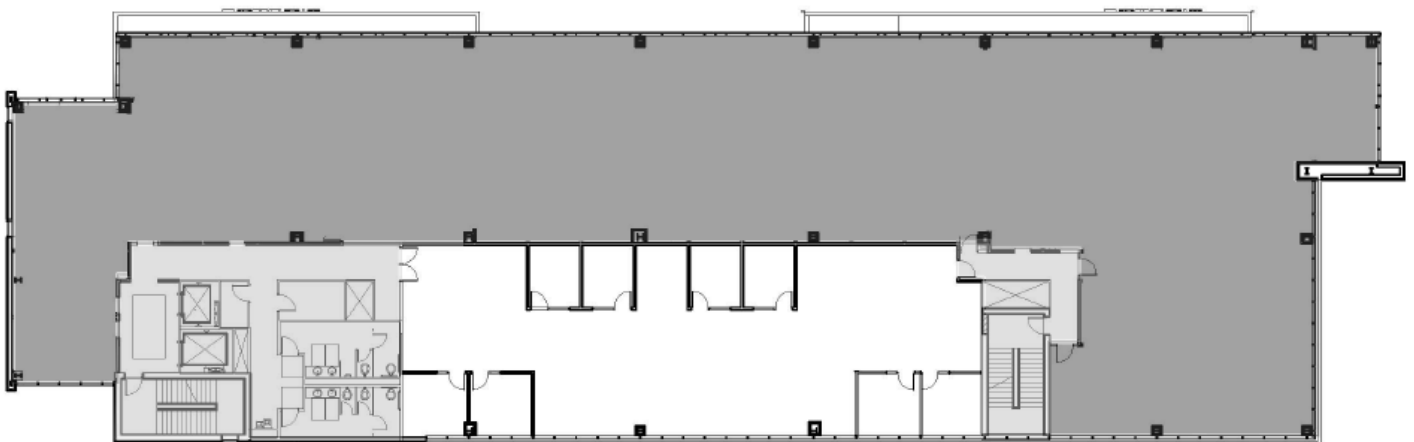
# SPACE FOR LEASE

2501 WEST BELTLINE HIGHWAY – MADISON, WI

## FLOOR 4



## FLOOR 5 3,790 USF / 4,377 RSF



Brandi Zander  
VP of Brokerage &  
Development 608-509-1002  
bzander@migllc.biz

MIG Commercial Real Estate  
3001 West Beltline Hwy, #202  
Madison, WI 53713  
www.migllc.biz

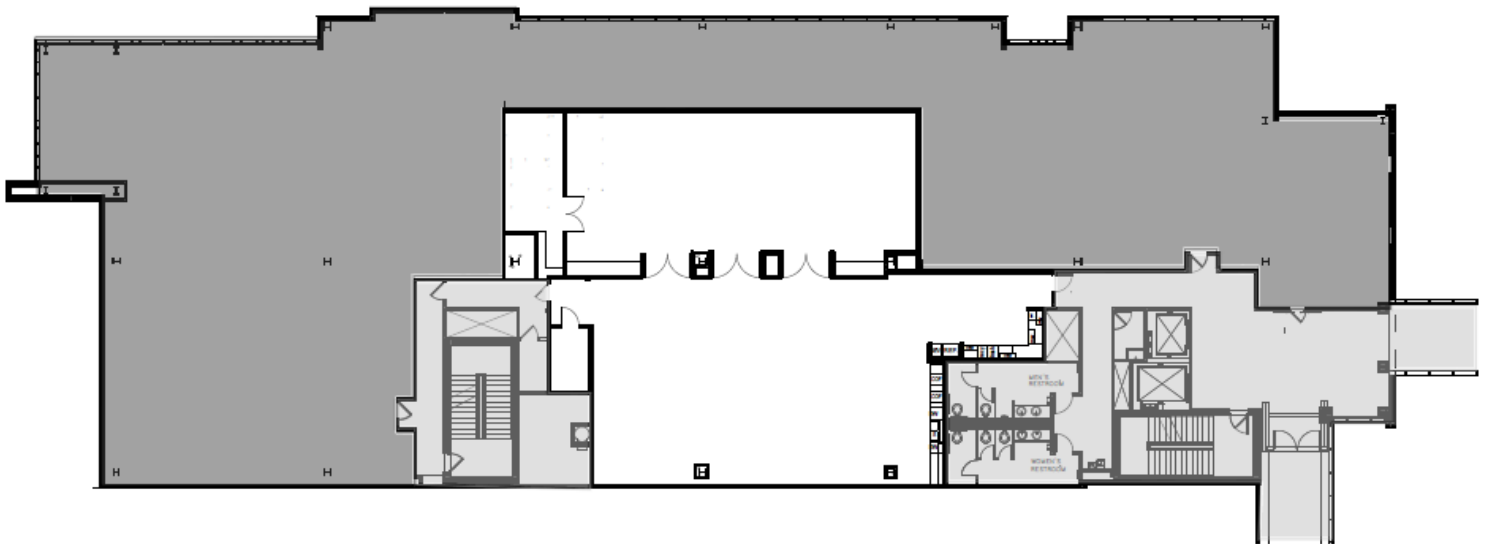


# SPACE FOR LEASE

2601 WEST BELTLINE HIGHWAY – MADISON, WI

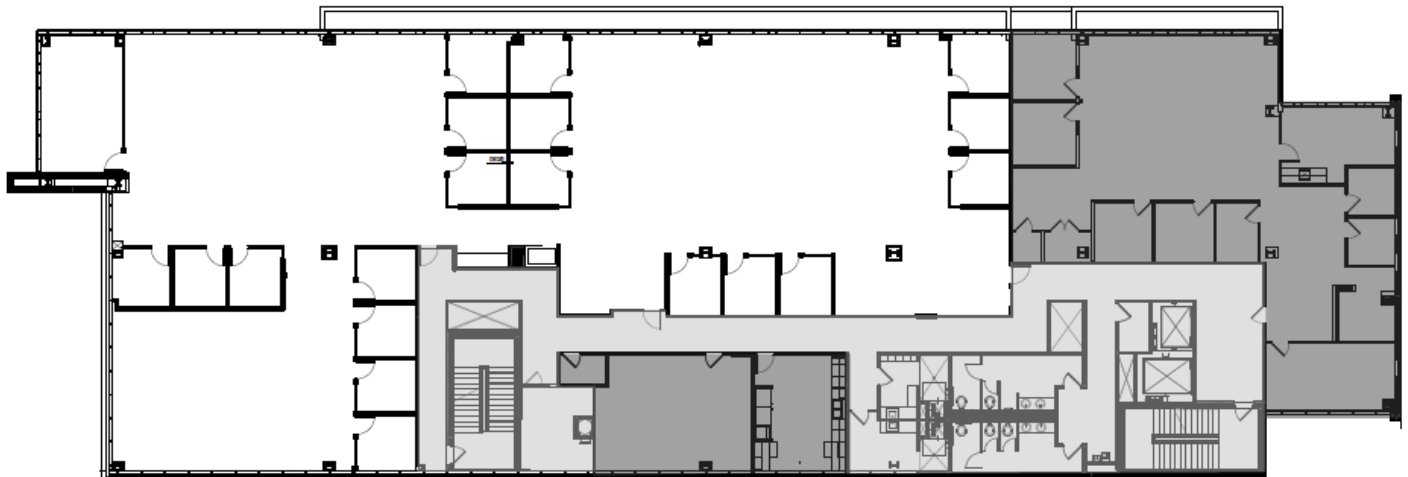
## FLOOR 3

4,595 USF / 5,306 RSF



## FLOOR 5

8,860 USF / 10,232 RSF



Brandi Zander  
VP of Brokerage &  
Development 608-509-1002  
bzander@migllc.biz

MIG Commercial Real Estate  
3001 West Beltline Hwy, #202  
Madison, WI 53713  
www.migllc.biz