



**McAllen Office Suites II**  
**5128 W Terrace Dr**  
**Madison WI 53714**

**Size and Financial Information**

Available square feet: **3,000-40,000**  
 Max Contiguous square feet: **40,000**  
 Rent per square foot (Annual): **\$12.95**  
 Status: **Active**

**Operating Expenses**

Electric: **Not Included**  
 Gas:  
 Water/Sewer:  
 Common Area Maintenance: **Not Included**  
 Real Estate Tax: **Not Included**  
 Insurance: **Not Included**  
 Estimate of Costs:  
 Expense Stop:  
 Janitorial: **Not Included**  
 Tenant Improvement Allowance:  
 Load Factor:



**General Information**

Date Available:	<b>Now</b>	Outside Parking:	<b>Yes</b>	Municipal Water:	<b>Yes</b>
Term (Years):	<b>3-20</b>	per 1,000 s.f.:	<b>4.00</b>	Municipal Sewer:	<b>Yes</b>
Sublease:		Monthly Cost:		Urban Svc. Area:	
Building Type:	<b>Multi-Tenant</b>	Inside Parking:		Docks:	
Building Status:	<b>Plans Approved</b>	per 1,000 s.f.:		Overhead Doors:	
Year Built:		Monthly Cost:		Cable:	
Number of Floors:	<b>2</b>	Ceiling at Eaves:		DSL:	
Zoning:		Ceiling at Center:		T1:	
Potential Zoning:		Hwy Exposure:		Handicap Access:	<b>Yes</b>

**Shared Building Amenities**

Break Room:		Conference Room:	<b>Yes</b>	Elevator:	<b>Yes</b>
Cafeteria:		Auditorium:		Exercise Room:	
Lounge:		Other:		Shower:	

**Comments**

Looking for anchor tenant. Class-A, 2-story office building with common conference and vending areas. Located in American Center with Interstate and Highway 151 exposure.



**Contact Information**

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