



Building For Lease

McAllen TEC Center
3591 Anderson St
Suite 100
Madison WI 53704

Size and Financial Information

Available square feet: **200-5,575**
 Max Contiguous square feet: **2,939**
 Rent per square foot (Annual): **\$15.00-\$17.00**
 Status: **Active**

Operating Expenses

Electric: **Not Included**
 Gas: **Not Included**
 Water/Sewer: **Not Included**
 Common Area Maintenance: **Not Included**
 Real Estate Tax: **Not Included**
 Insurance: **Not Included**
 Estimate of Costs: **\$6.70**
 Expense Stop:
 Janitorial: **Not Included**
 Tenant Improvement Allowance:
 Load Factor:



General Information

Date Available:	Now	Outside Parking:	Yes	Municipal Water:	Yes
Term (Years):	2-10	per 1,000 s.f.:	4.00	Municipal Sewer:	Yes
Sublease:	No	Monthly Cost:	\$0	Urban Svc. Area:	Yes
Building Type:	Multi-Tenant	Inside Parking:	No	Docks:	No
Building Status:	Existing	per 1,000 s.f.:		Overhead Doors:	No
Year Built:	2002	Monthly Cost:		Cable:	No
Number of Floors:	2	Ceiling at Eaves:		DSL:	Yes
Zoning:	PUD	Ceiling at Center:		T1:	No
Potential Zoning:		Hwy Exposure:	Yes	Handicap Access:	Yes

Shared Building Amenities

Break Room:	Yes	Conference Room:	Yes	Elevator:	Yes
Cafeteria:	No	Auditorium:	No	Exercise Room:	No
Lounge:	Yes	Other:	Large meeting rooms with A/V available for rent	Shower:	No

Comments

This is the hub of the McAllen TEC Corridor along US HWY 51. Home to several high-tech and bio-tech companies and other successful companies that enjoy the many amenities of the Corridor and area. Features fast access to the Interstate system and minutes from Dane County Regional Airport. Space planning is available. Break room features vending, microwave, fridge & Pizza oven. Call for a tour.



Contact Information

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