

**OFFICE SPACE
FOR LEASE**

East Park One

4600 American Pkwy
MADISON, WI 53718

**1,067 - 9,315 RSF
Suites Available**



KATIE ARMSTRONG
Commercial Real Estate Broker
(608) 443-1023
karmstrong@oakbrookcorp.com

SEAN RUHLY
Commercial Real Estate Associate
(608) 838-3100
sruhly@oakbrookcorp.com

PROPERTY SUMMARY

4600 AMERICAN PKWY | MADISON, WI 53718



Property Summary

Lease Rate:	\$12.50-14.00
Lease Term:	3+ Years
Suite 200:	9,315 RSF
Suite 202:	6,214 RSF
Suite 204:	3,227 RSF
Suite 206:	1,067 RSF
Suite 302:	8,472 RSF
Building SF:	76,891
Signage:	Monument
Year Built:	1995
Building Class:	A
Floors:	3
Parking:	362
Parking Ratio:	4.71

Property Overview

East Park One has five available suites — four on the second floor, ranging from a 1,067 RSF office suited to a small firm up to a 9,315 RSF block for a larger operation, plus a furnished 8,472 RSF suite on the third floor. Suites 200, 202, and 206 are available immediately; Suites 204 and 302 are available January 2027. All offer negotiable improvement packages. What sets the building apart is how much its common areas do for tenants of any size: a training room that seats 50 with full AV, recently renovated lobby, a break area with vending where teams can step away from their desks, and storage space downstairs for files and equipment. Everyday details are covered too with card-key entry after hours, restrooms with a shower, an air purification system running throughout the building, and parking that's free, plentiful, and steps from the door.

Location Overview

The address puts tenants inside one of the Madison area's largest and most established employment centers, alongside major insurance, energy, and healthcare employers. Recruiting is easier here: the interchange of I-90 /94/39 and Hwy 151 sits at the edge of the park, drawing commuters from Sun Prairie, the east side, and communities up and down the interstate. The city bus stops near the property entrance for staff who ride. Off the clock, the East Towne retail corridor is a few minutes down the road for lunch spots, errands, and after-work stops, and the airport is close enough to make morning flights painless.

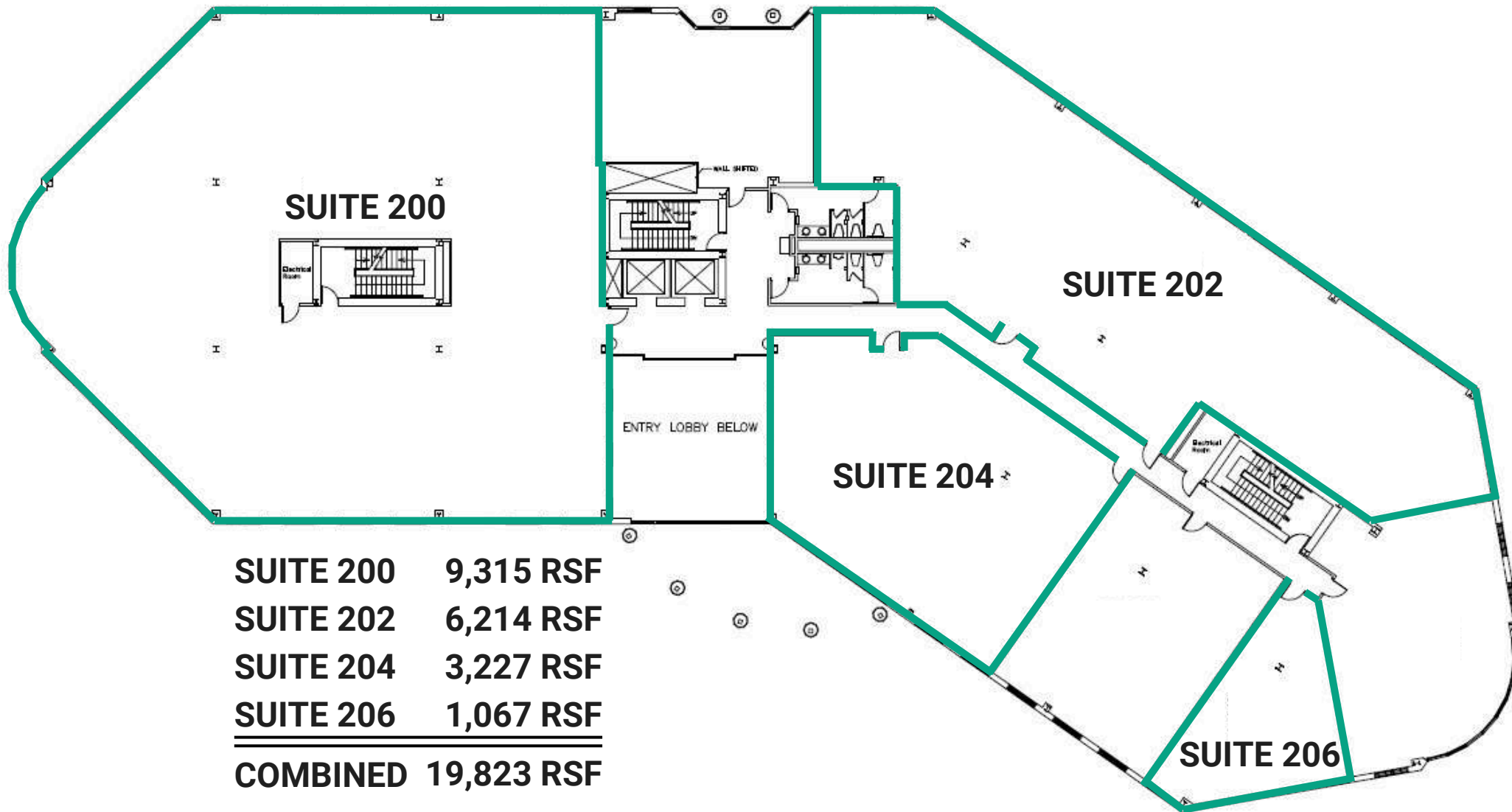
OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

KATIE ARMSTRONG
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C:(608)833-6333
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FLOOR PLANS

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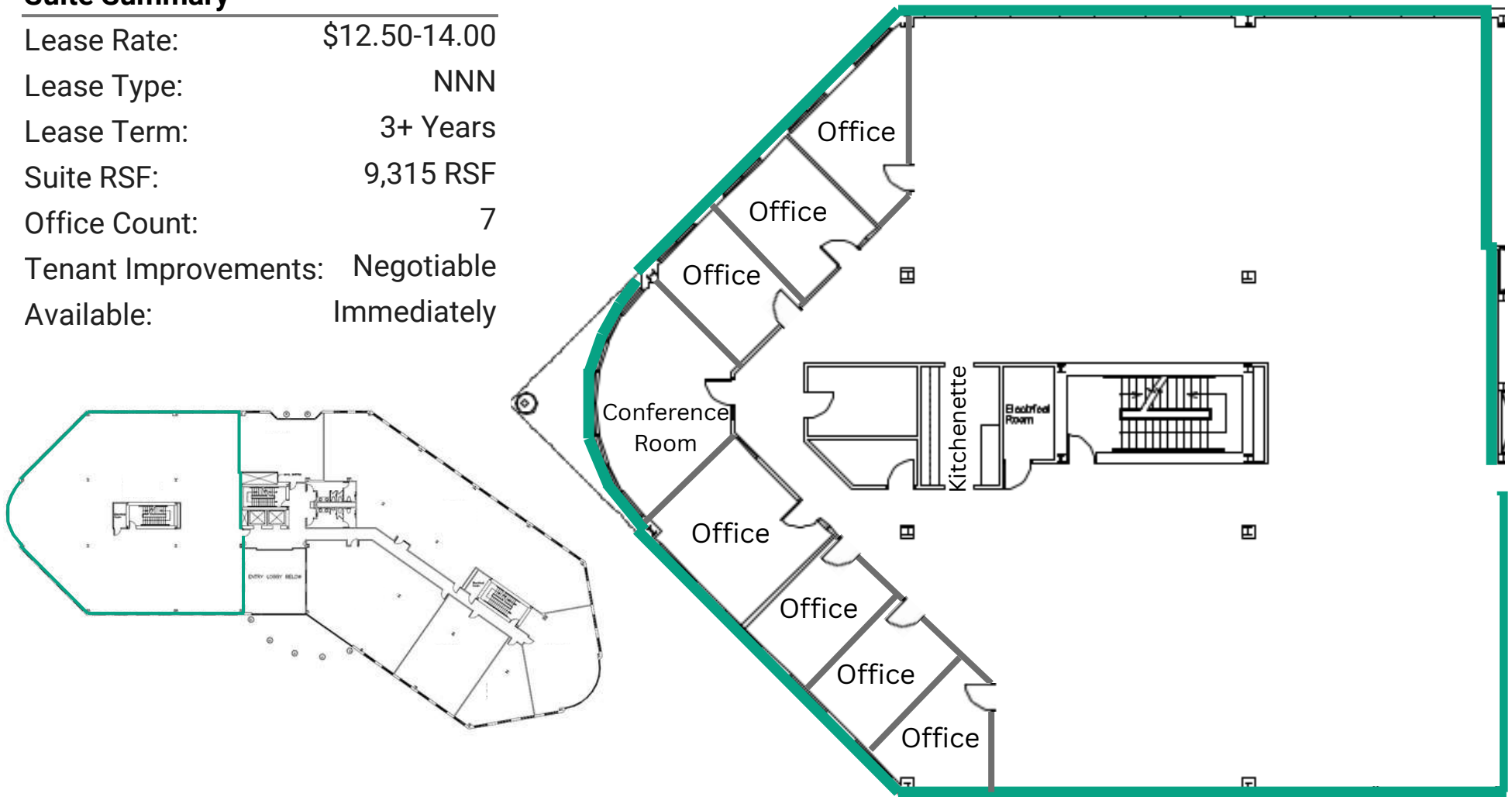
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SUITE 200

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Suite Summary

Lease Rate:	\$12.50-14.00
Lease Type:	NNN
Lease Term:	3+ Years
Suite RSF:	9,315 RSF
Office Count:	7
Tenant Improvements:	Negotiable
Available:	Immediately



SUITE 200 PHOTOS

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SUITE 202

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Suite Summary

Lease Rate:	\$12.50-14.00
Lease Type:	NNN
Lease Term:	3+ Years
Suite RSF:	6,214 RSF
Office Count:	5
Available:	Immediately



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SUITE 202 PHOTOS

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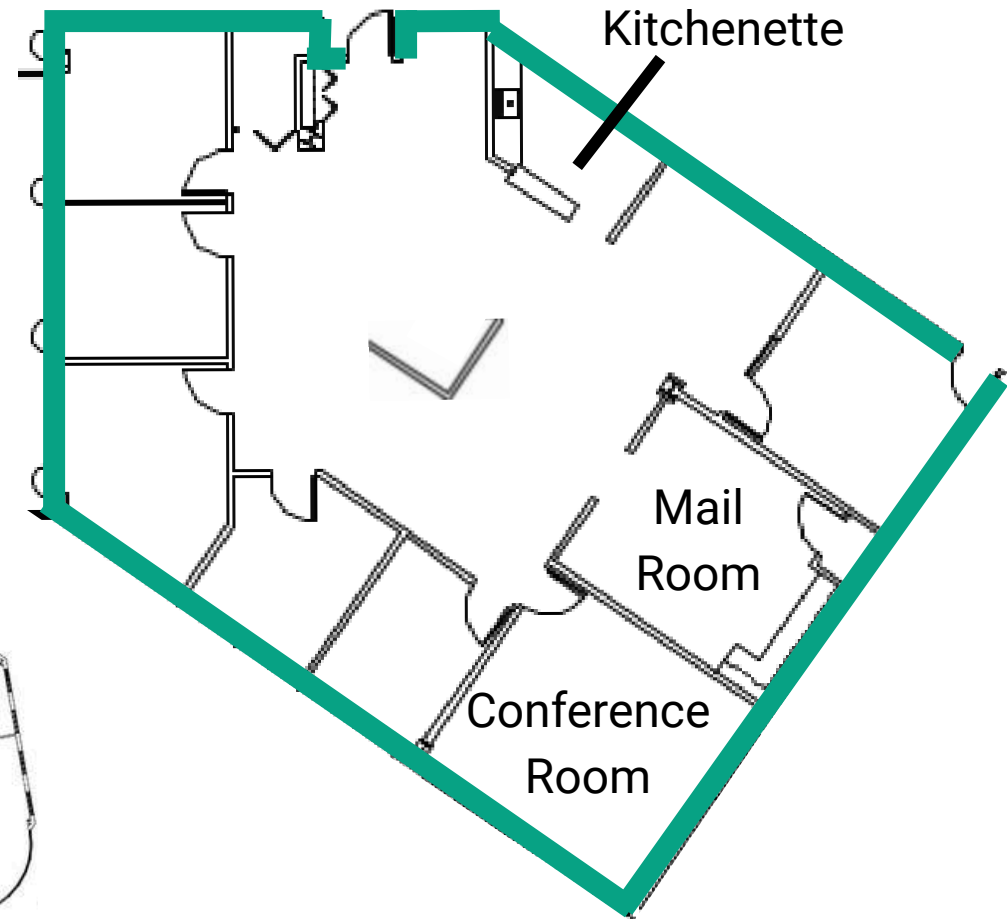
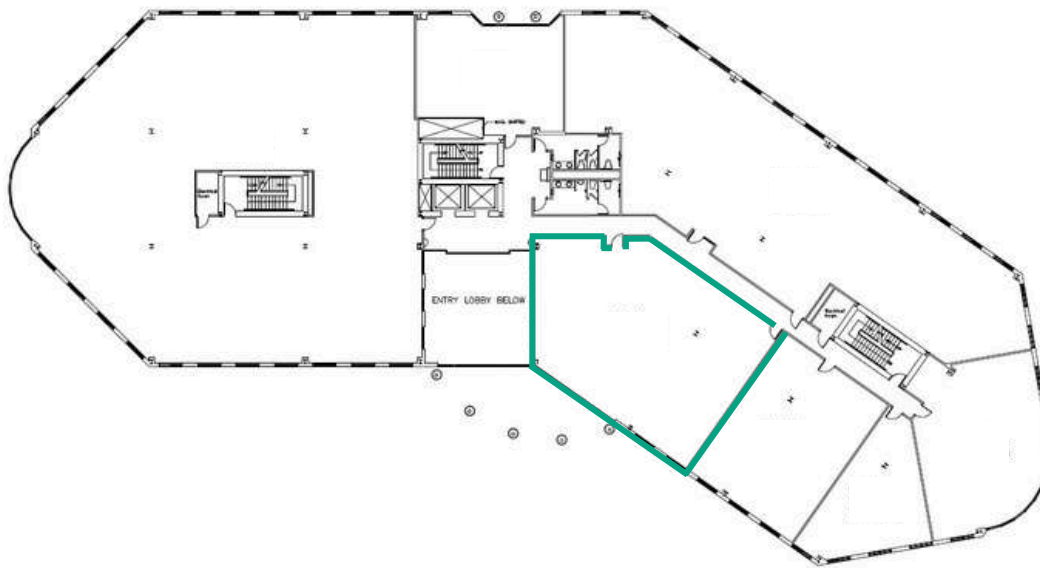
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SUITE 204

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Suite Summary

Lease Rate: \$12.50-14.00
Lease Type: NNN
Lease Term: 3+ Years
Suite RSF: 3,227 RSF
Office Count: 6
Available: 11/1/2026



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SUITE 204 PHOTOS

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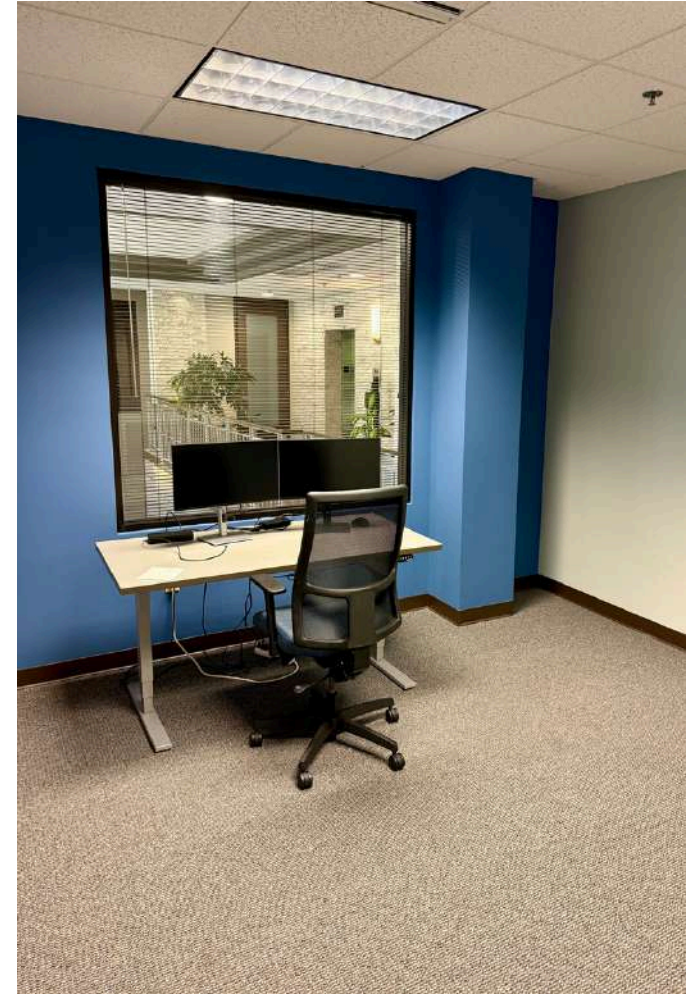
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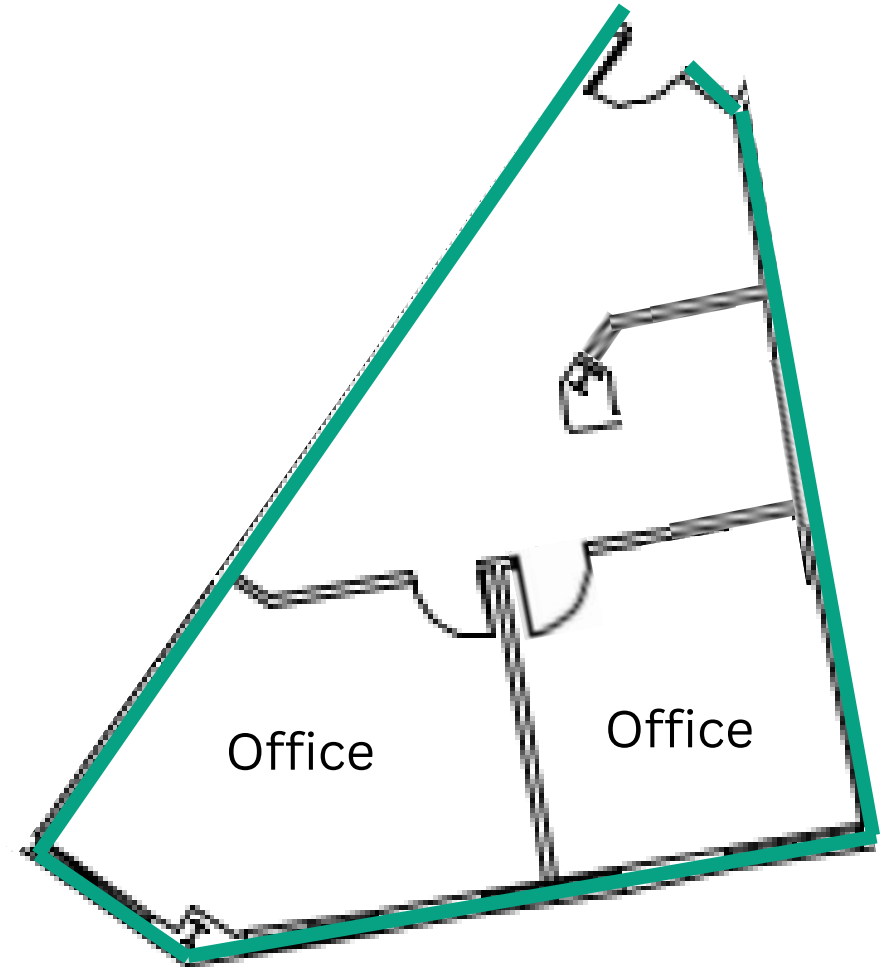
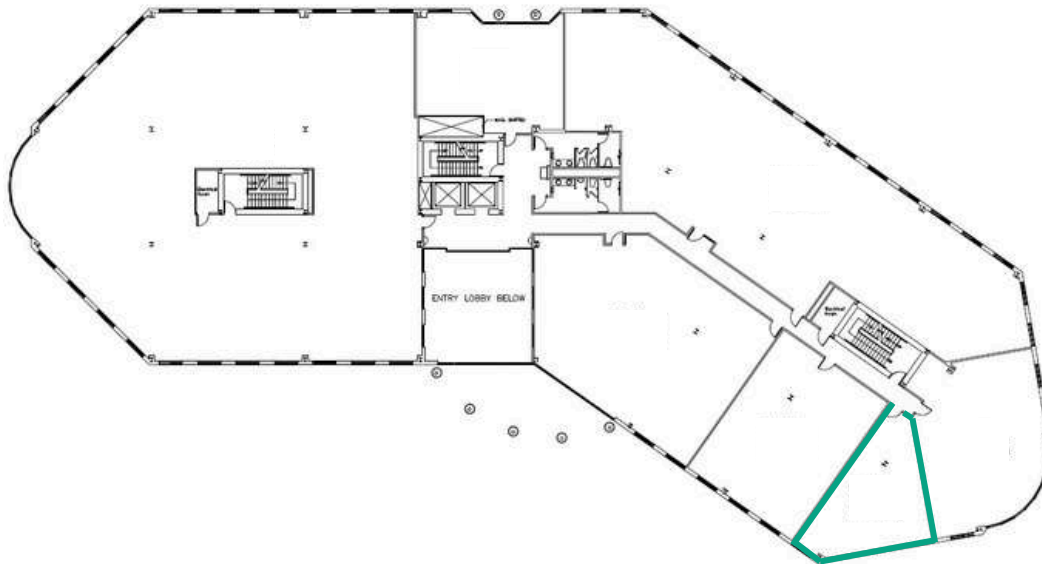
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SUITE 206

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Suite Summary

Lease Rate: \$12.50-14.00
Lease Type: NNN
Lease Term: 3+ Years
Suite RSF: 1,067 RSF
Office Count: 2
Available: Immediately



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SUITE 206 PHOTOS

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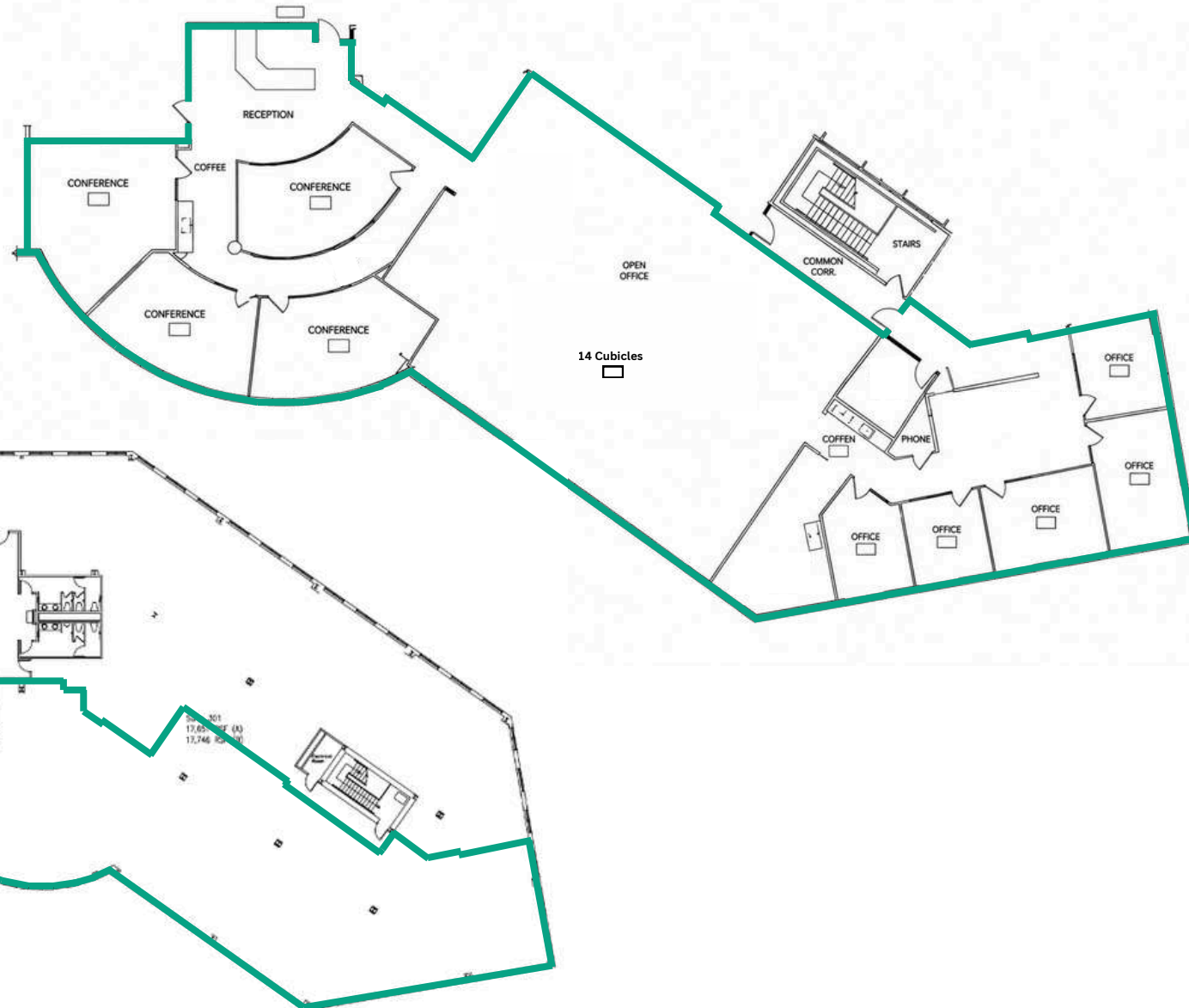
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SUITE 302

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Suite Summary

Lease Rate: \$12.50-14.00
Lease Term: 3+ Years
Lease Type: NNN
Suite RSF: 8,472 RSF
Office Count: 6
Furniture Included: Yes
Available: 1/1/2027



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SUITE 302 PHOTOS

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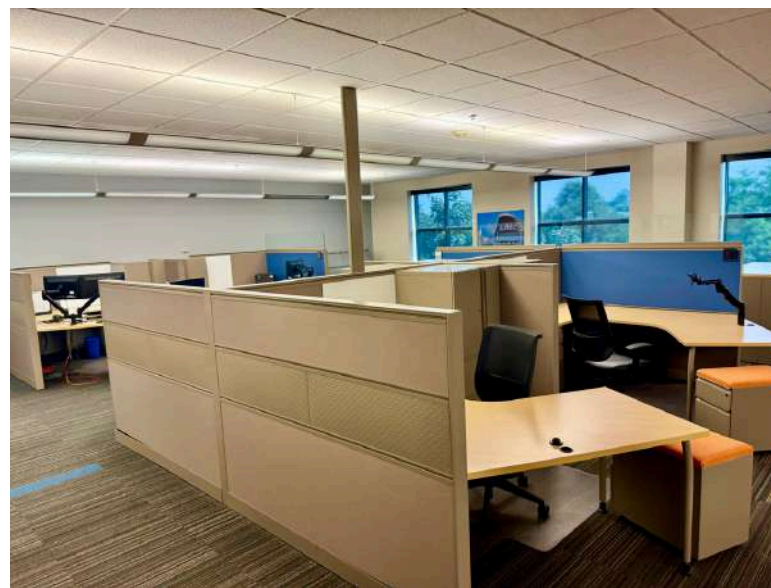
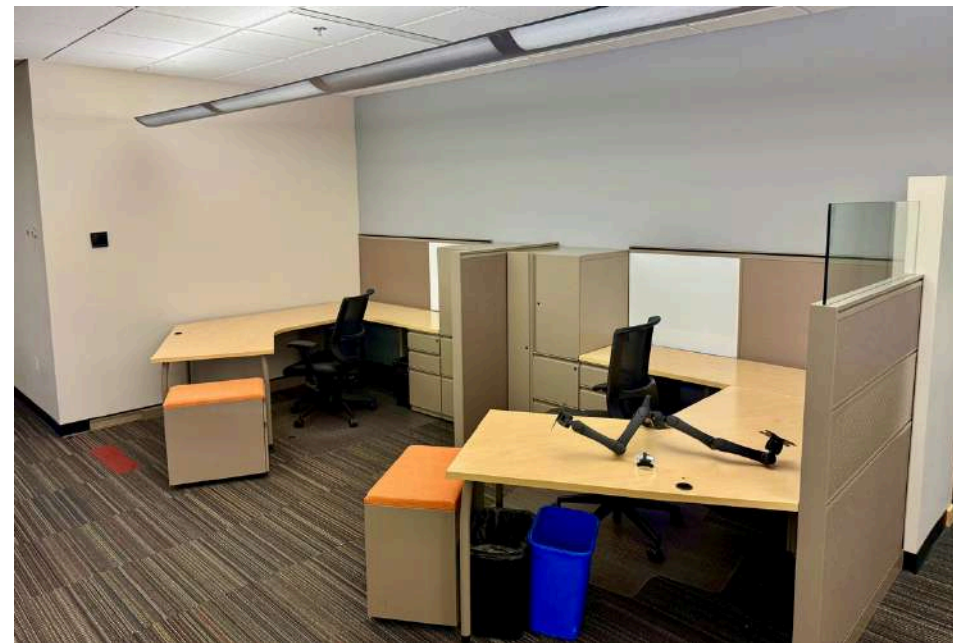
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PROPERTY PHOTOS

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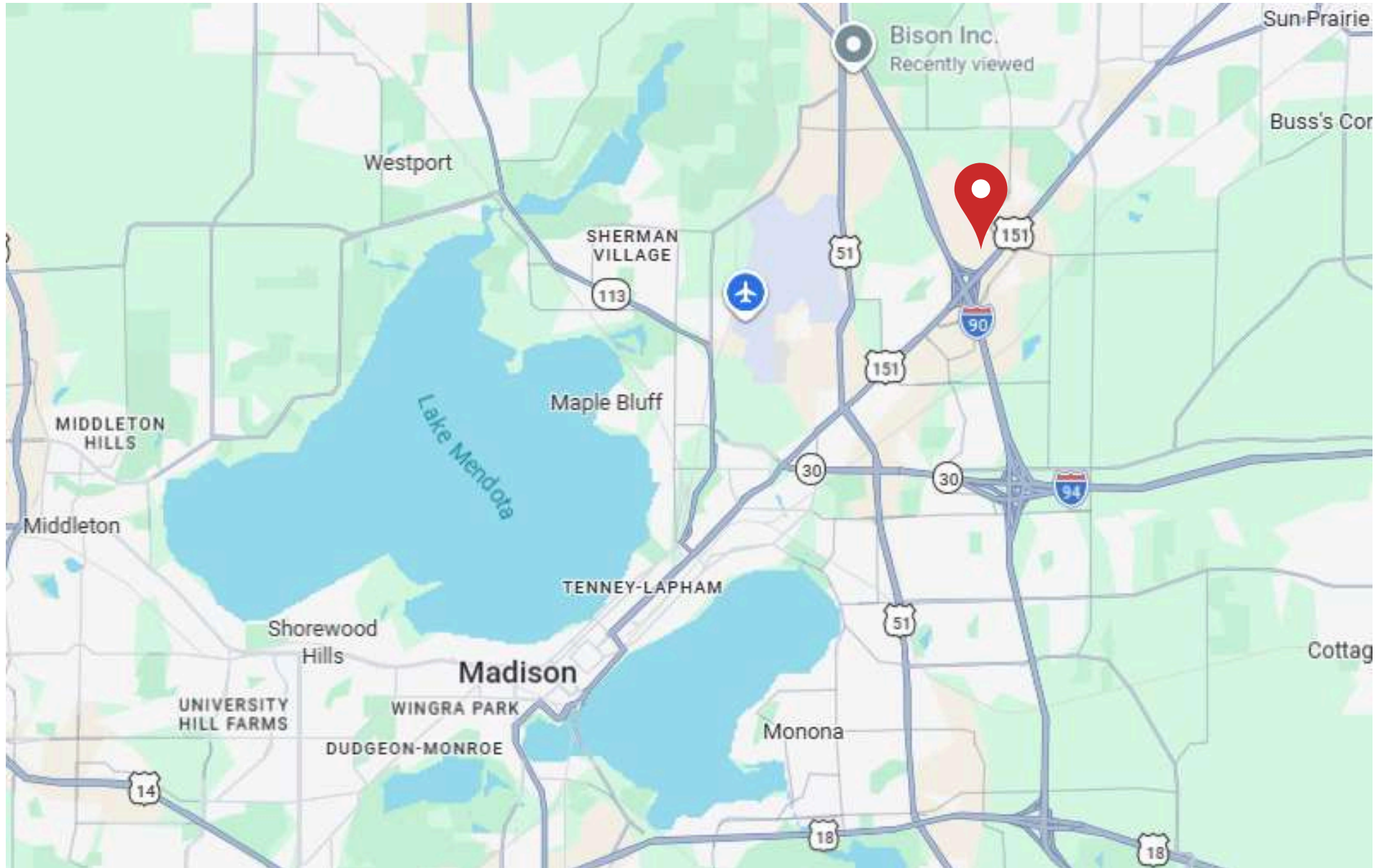
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REGIONAL MAP

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AERIAL MAP

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DISCLAIMER

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State of Wisconsin - Disclose to Non-Residential Customers

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See Definition of Material Adverse Facts below).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. Other property held by the Firm or its Agents.
- (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you. • The following information is required to be disclosed by law: 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below). 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON- CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____

(Insert information you authorize to be disclosed, such as financial qualification information.)

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

PRESENTED BY:

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