



CUSHMAN &
WAKEFIELD

BOERKE



HOVDE BUILDING
Up to 10,046 RSF Contiguous

**221 WEST
WASHINGTON
AVE**

Madison, Wisconsin

JIM CAVANAUGH

Principal

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Director

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BOERKE



HOVDEPROPERTIES





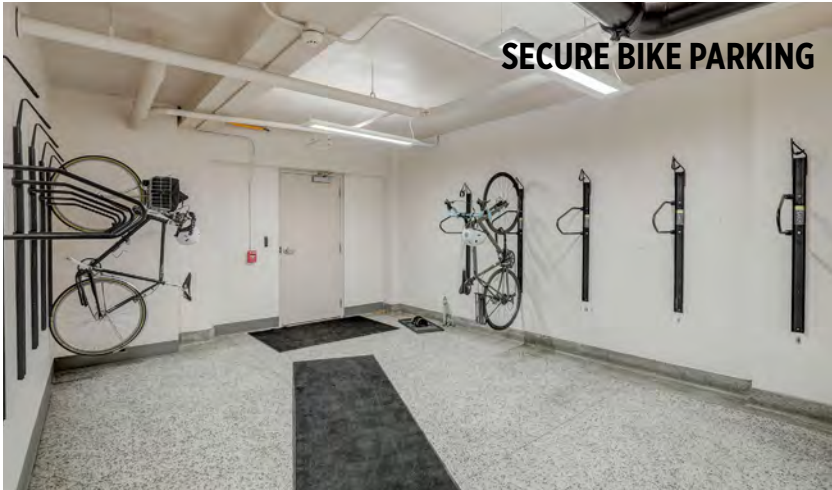
ABOUT THE BUILDING

Home to the Hovde offices, the Hovde Building has been maintained and restored with expert craftsmanship and attention to detail. Located less than a block from Capitol Square, the Hovde Building boasts magnificent Capitol views, a large common conference room, shower and locker facilities and secure bike parking. The Hovde Building is a perfect combination of historical charm and modern amenities.

AVAILABILITY:	SUITE 102	1,035 RSF	3,830 RSF CONTIGUOUS
	SUITE 200	1,780 RSF	
	SUITE 200A	632 RSF	
	SUITE 201	1,418 RSF	
	SUITE 650	1,479 RSF	10,046 RSF CONTIGUOUS
	SUITE 800	3,134 RSF	
	SUITE 900	6,912 RSF	
	SUITE 1050	2,702 RSF	

LEASE RATE: \$26.50-\$27.50/RSF MG
+ELECTRIC (\$1.50/SF)





HIGHLIGHTS

CAPITOL VIEWS

Breathtaking views of the Wisconsin State Capitol

MODERN AMENITIES

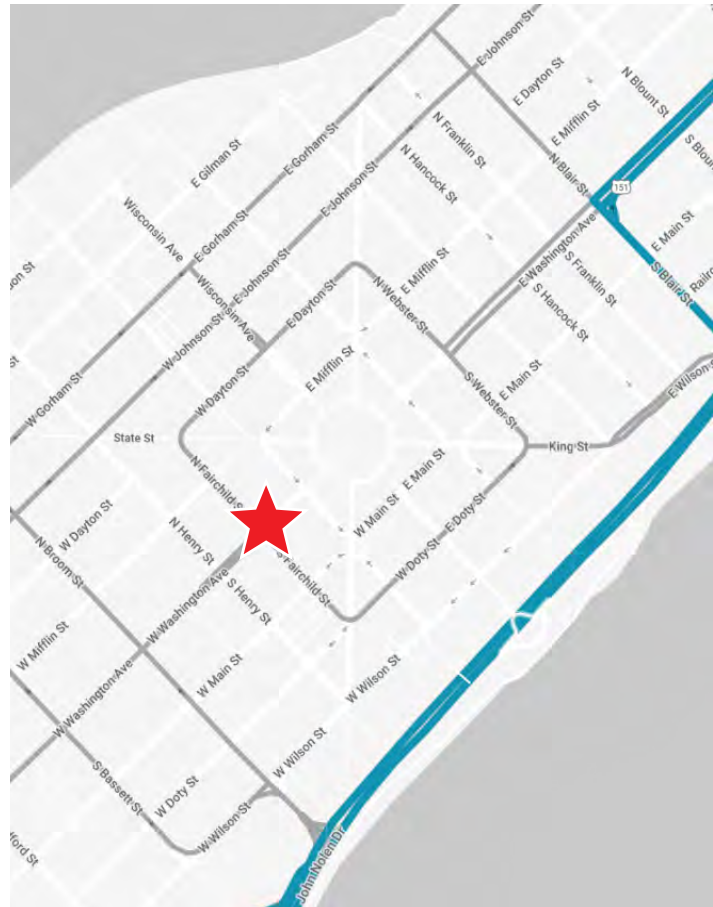
Offering access to shared Hovde Amenities including fitness center, showers with lockers, and secure bike parking.

CONVENIENCE

Located one block off of the square with many shops and restaurants nearby.

PARKING

Covered and surface parking available nearby



PRIME DOWNTOWN MADISON LOCATION

#1 Unparalleled access
to a thriving business
community

#3 Vibrant Energy
with many cultural
establishments nearby

#2 Renowned Dining
establishments within a
few block radius

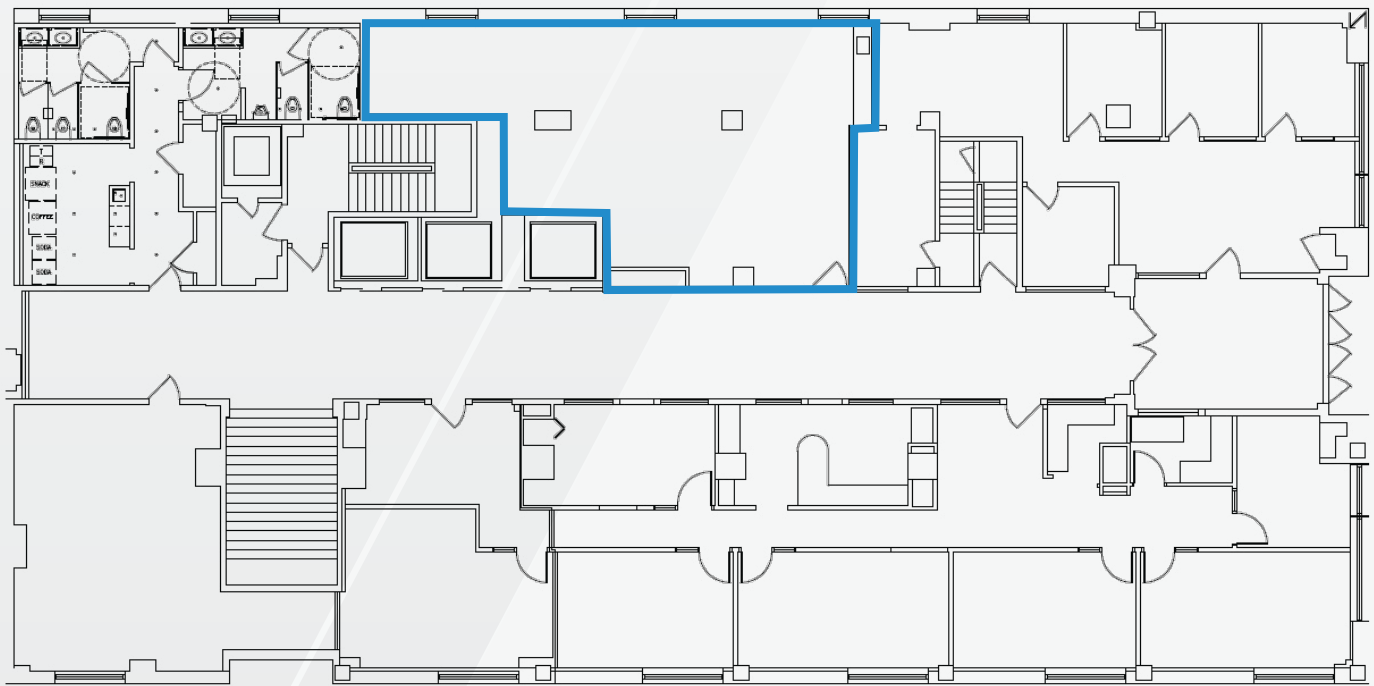
#4 Excellent Walkability
with a walk score of 97



1ST FLOOR | SUITE 102

AVAILABLE:
1,035 RSF

LEASE RATE:
\$26.50/SF + ELECTRIC

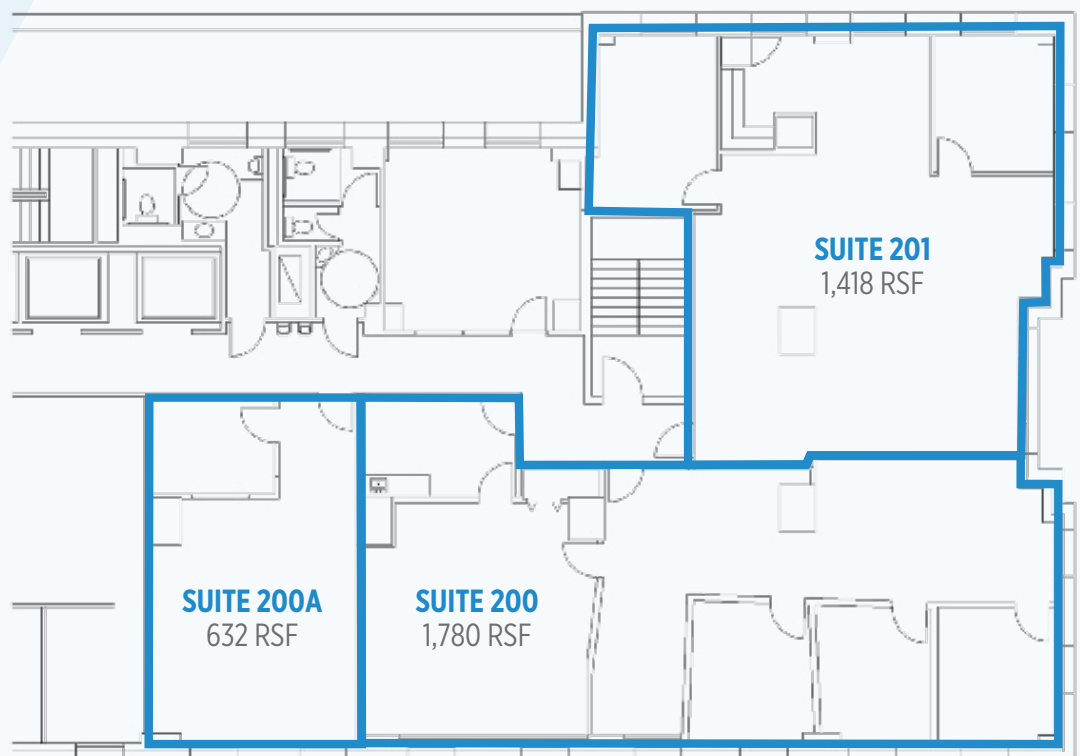


2ND FLOOR

AVAILABLE:
632 - 3,830 RSF

LEASE RATE:
\$26.50/SF + ELECTRIC

CONTIGUOUS TO 3,830 RSF



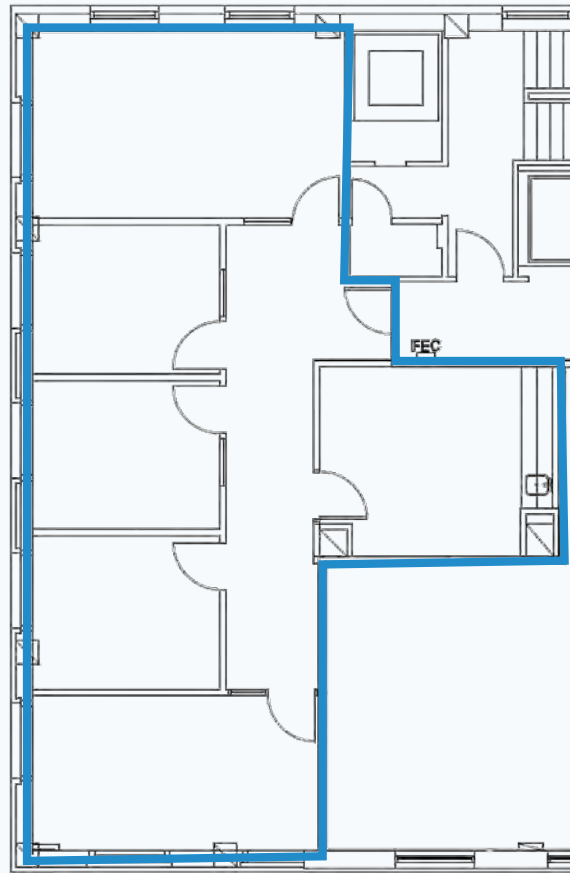
6TH FLOOR SUITE 650

AVAILABLE:

1,479 RSF

LEASE RATE:

\$27.50/SF + ELECTRIC



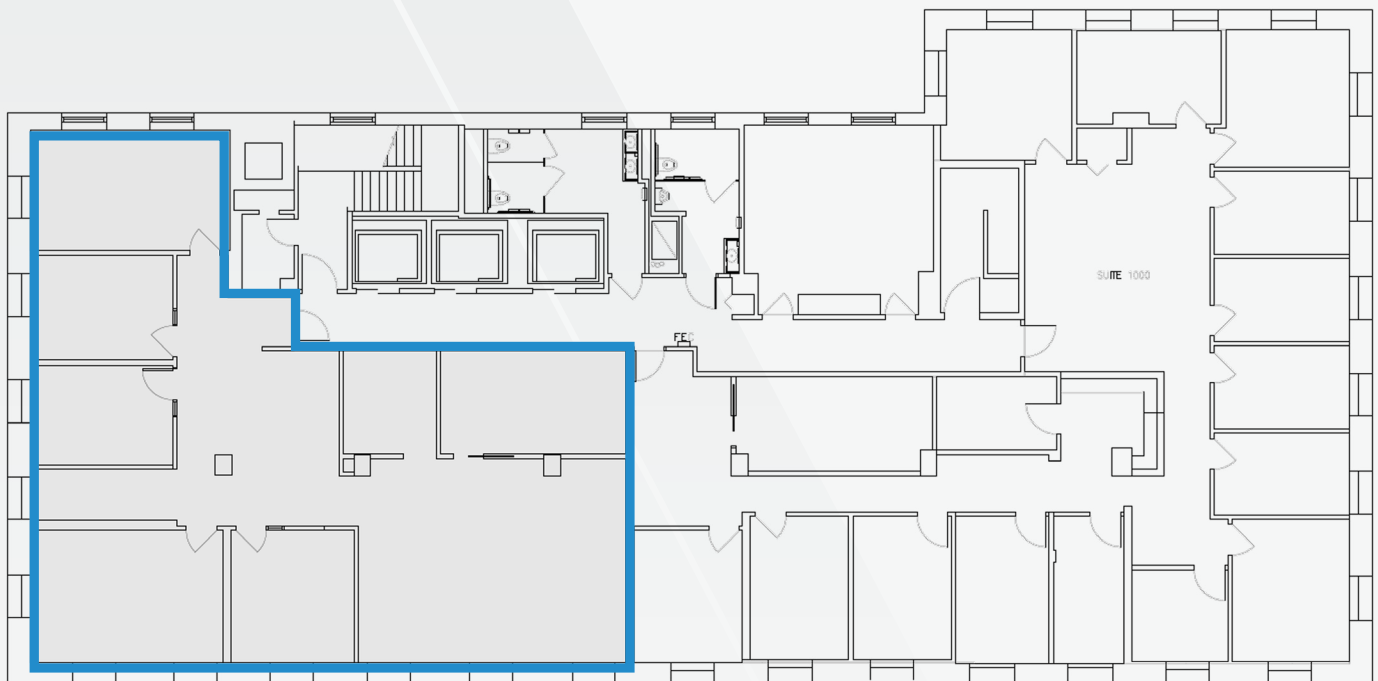
10TH FLOOR SUITE 1050

AVAILABLE:

2,702 RSF

LEASE RATE:

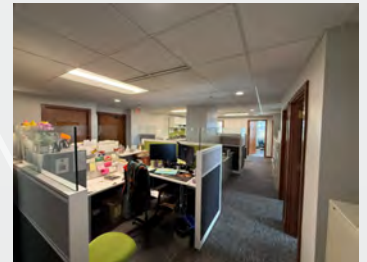
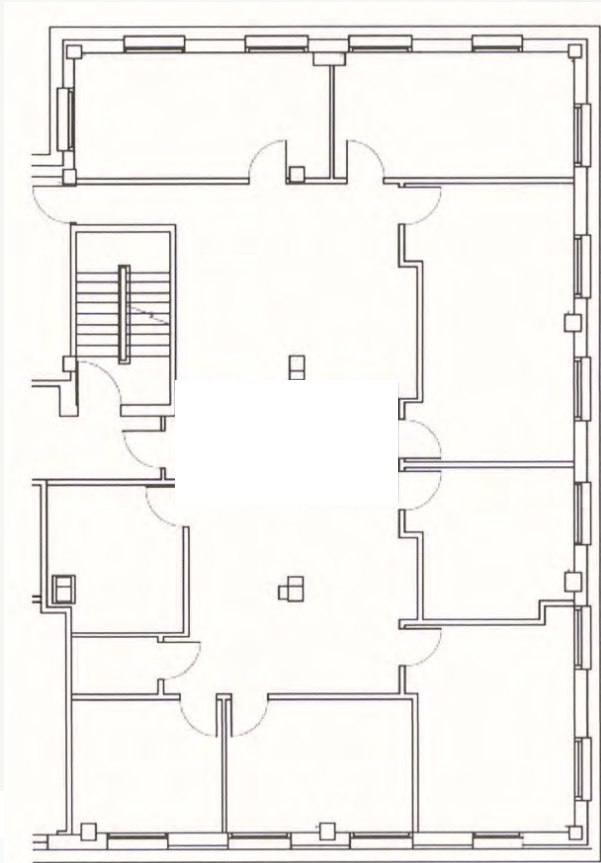
\$27.50/SF + ELECTRIC



8TH FLOOR | SUITE 800

AVAILABLE:
3,134 RSF

LEASE RATE:
\$27.50/SF + ELECTRIC

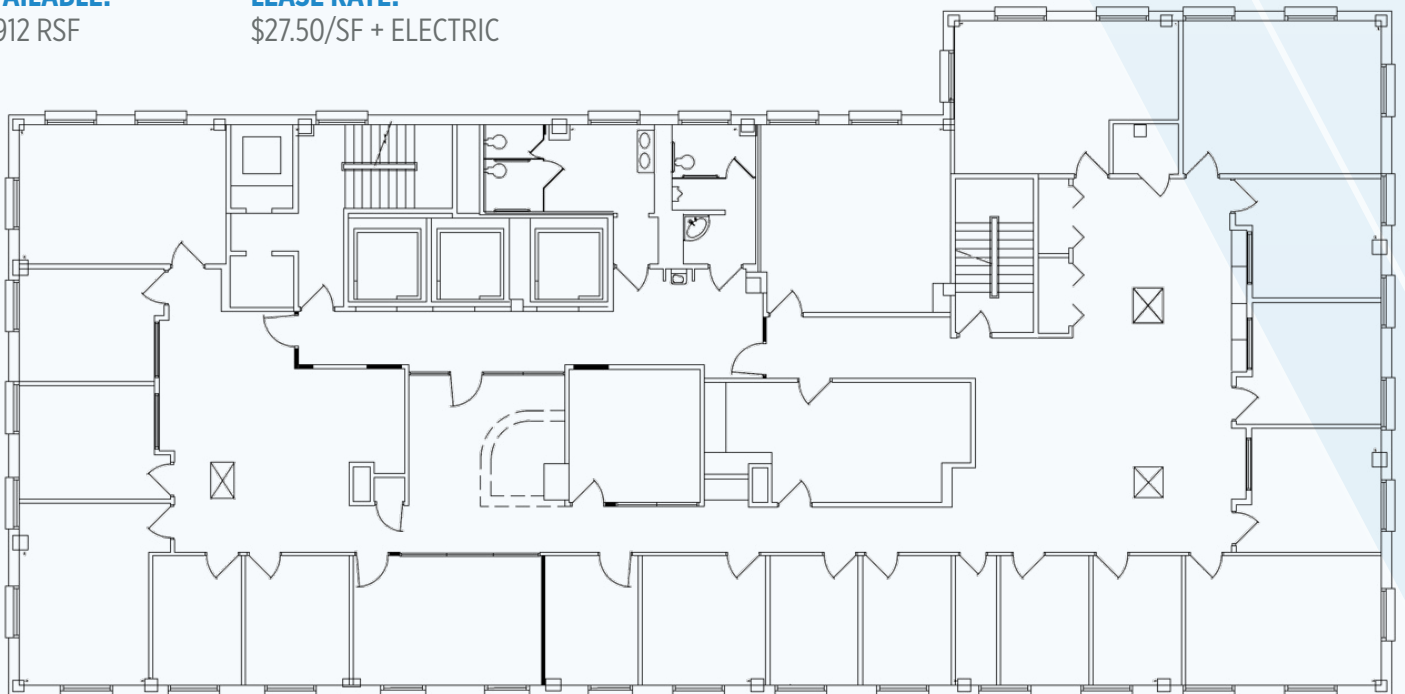


**8TH & 9TH FLOORS
CONTIGUOUS TO 10,046 RSF**

9TH FLOOR | FULL FLOOR SUITE 900

AVAILABLE:
6,912 RSF

LEASE RATE:
\$27.50/SF + ELECTRIC

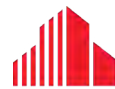




CONTACT INFORMATION

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STATE OF WISCONSIN

DISCLOSURE 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.