


PREMIER RETAIL SPACE FOR LEASE

fiorecompanies.com | (608) 255-5060 |

# OVERVIEW

AUSTIN PLACE | 121 STATE STREET | SUITE 102
MADISON, WI







## OVERVIEW

Austin Place is a premier mixed-use development located on the 100 block of State Street, directly across from the Overture Center and steps from the Capitol Square. Developed by The Block 100 Foundation, a nonprofit organization, this building was designed to strengthen the vitality and character of downtown Madison.

Austin Place offers approximately 10,000 square feet of street-level retail and 20,000 square feet of Class A office space above, complemented by expansive storefront glass, modern amenities, high-speed connectivity, and exceptional access to transit and nearby parking. Its location places tenants in the heart of Madison's cultural, civic, and commercial district.

After reserving for future building needs, operating profits support the Overture Center for the Arts, furthering Austin Place's commitment to the long-term success of downtown Madison and the broader Dane County region.

# LOCATION

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## PROXIMITY

**OVERTURE CENTER**
Abutting Block

**WISCONSIN STATE CAPITOL**
1 Block
3 Minute Walk

**MONONA TERRACE**
11 Minute Walk
0.5 Miles

**UW MADISON CAMPUS**
14 Minute Walk
0.6 Miles

# HIGHLIGHTS

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**SQUARE FEET**
1,746 SF

**RATE PER SQUARE FOOT**
NEGOTIABLE

**2026 ESTIMATED OPEX**
$10.26

**TERM MINIMUM**
5 YEARS

**TI ALLOWANCE**
NEGOTIABLE

**EXPANSIVE STOREFRONT GLASS**

**TRANSIT ACCESS**

**COMMON AREA RESTROOMS**

**NEARBY PARKING RAMP**

**SUPPORTS THE OVERTURE CENTER**



# SITE PLAN

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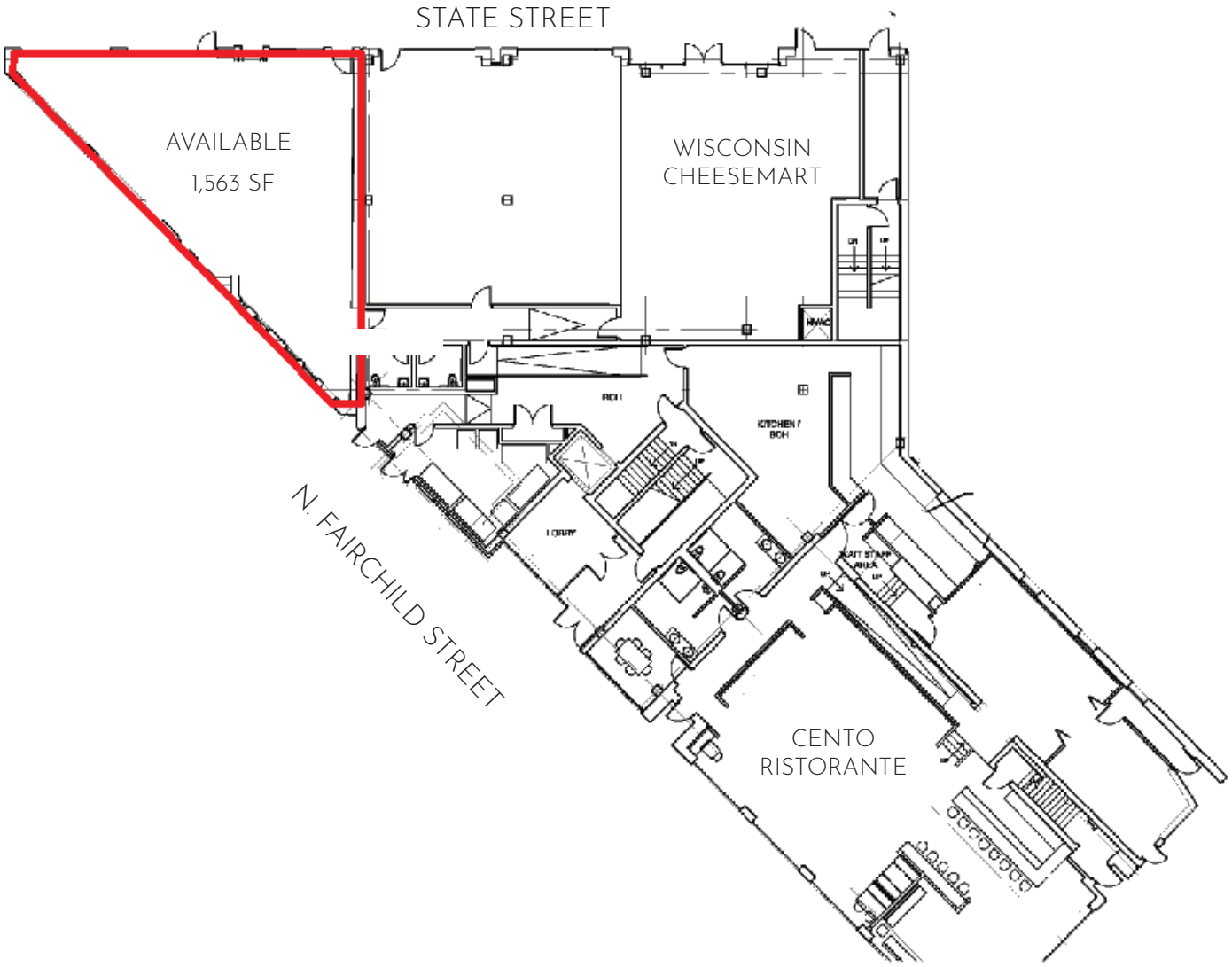

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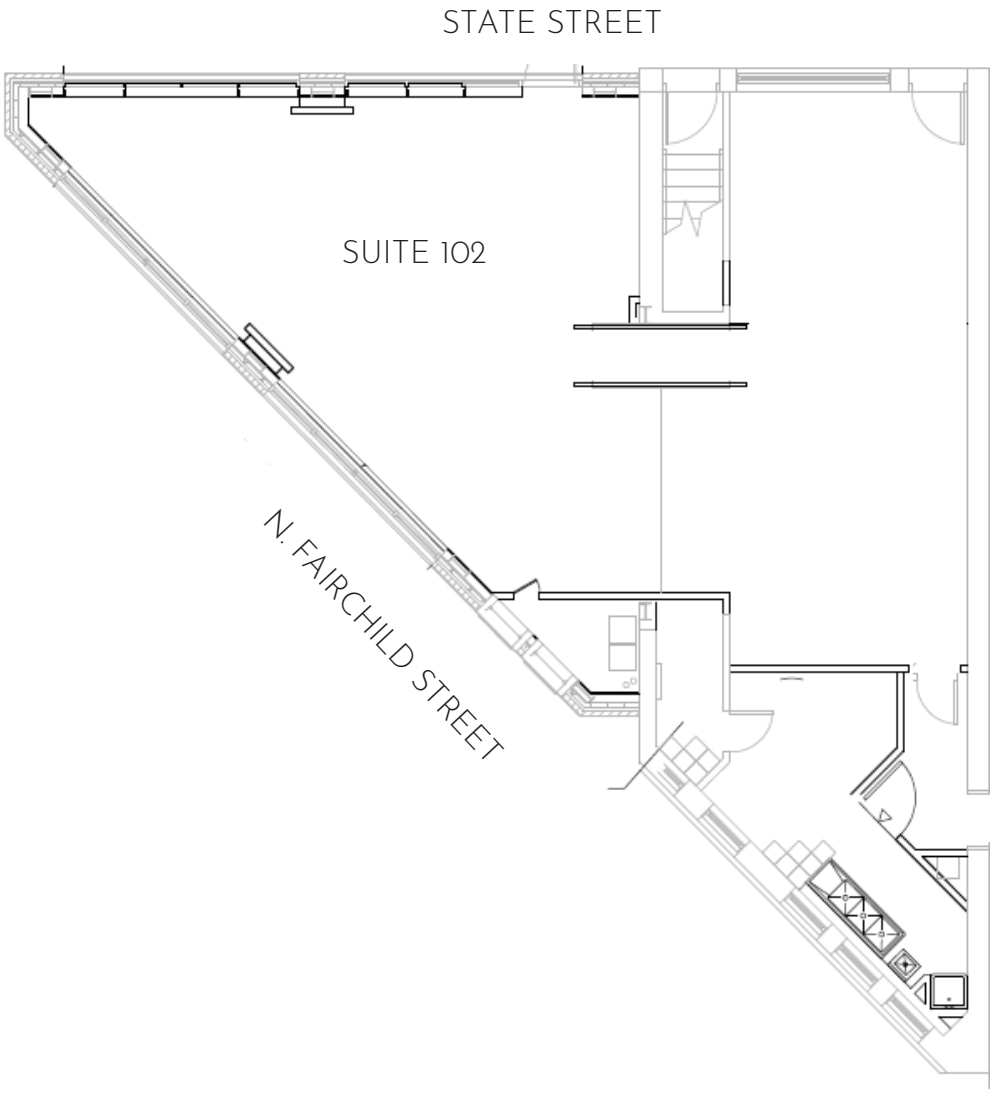


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View 3D Tour

# SUITE PHOTOS

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# CONTACT US

AUSTIN PLACE | 121 STATE STREET | SUITE 102
MADISON, WI




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# STATE OF WISCONSIN BROKER 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:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- 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.
- 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).
- 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. (see "CONFIDENTIALITY NOTICE TO CUSTOMERS" below.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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 a 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 contained 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 (see "CONFIDENTIAL INFORMATION" and "NON-CONFIDENTIAL 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.): _____

**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.

**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.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.