

# 22 EAST MIFFLIN STREET BUILDING



- Located on the Capitol Square, this Class A building provides sophisticated elegance with its rich interior finishes.
- 487 to 24,094 LSF of available office space, with a maximum contiguous of 8,568 LSF. Flexible space plans. Various suite sizes available.
- Available spaces include a nicely appointed 5,184 LSF Eighth Floor executive office suite with spectacular views of the Capitol, featuring nine windowed offices, five of which are large executive offices with direct Capitol views. A small single-room 487 LSF windowed suite, also with spectacular Capitol views, is situated next to and contiguous with the larger executive suite, and could easily be made part of the larger suite, if desired.
- Easy access to public and alternative transportation modes.
- Building Amenities include: common break room, locker room, and showers on ground floor.
- Highly secure facility with monitored cameras and pass card access.
- Exceptional surroundings: the Capitol, State Street, Overture Center Lake Mendota, James Madison Park, Lake Monona, and Law Park.
- World class restaurants, shops, museums, and fitness facilities within walking distance.
- Gross lease rates ranging from \$13.95-\$29.50. Landlord pays all building operating expenses and real estate taxes. Tenant pays premises electrical and janitorial.
- Ample on-site, parking available in dedicated 300-stall ramp.

*For more information or to schedule a showing please contact  
Scott LeBeau at 608-285-8095.*



## Mullins Group, LLC

Planners • Developers • Engineers • Property Managers