

Unique Office Campus Opportunity
45 Nob Hill Rd | Madison, WI | US | Dane County
Available SF: 157,693 | Lease Rate: \$17



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Lease Rate: \$17
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Economic Development Contact

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Realtor/Owner Contact

Colliers
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Property and Area Description

The campus is comprised of two buildings, connected by an underground walkway. The buildings are fully furnished and feature a mix of private offices, conference rooms and collaboration spaces. Additionally, the campus offers a fitness center, locker rooms, multiple kitchenettes, loading docks, on-site storage and ample parking. Adjacent to Building 1, there is vacant land that offers potential for expansion.

Population

	428,605 10 Mile Radius	595,703 20 Mile Radius	761,867 30 Mile Radius
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Source: ESRI®, 2025

Households

	191,535 10 Mile Radius	257,481 20 Mile Radius	326,731 30 Mile Radius
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Source: ESRI®, 2025

Transportation

Property Images

