



# Madison East Business Center

**S Biltmore Lane at Eastpark Boulevard**  
Madison, WI 53718

**Direct-Entry Suites | No Shared Common Areas**

## About the Property

Madison East Business Center is located within American Center Business Park at the intersection of Interstate 90/94/39 and U.S. 151. The Dane County business community includes more than 111,000 square feet of office space in a campus-style setting. Interstate 90/94/39 connects the business center to the rest of the Madison Metro area, including Chicago, Milwaukee, and Minneapolis/St. Paul, while U.S. 151 links Madison to Wisconsin's thriving Fox River Valley.

For more information on Madison East Business Center, visit: [sjpi.com/madisoneast](http://sjpi.com/madisoneast)



### Office Buildings

4602 S Biltmore Lane	26,950 SF
4610 S Biltmore Lane	14,310 SF
4618–4666 S Biltmore Lane	39,290 SF
5202 Eastpark Boulevard	30,525 SF

### Building Specifications

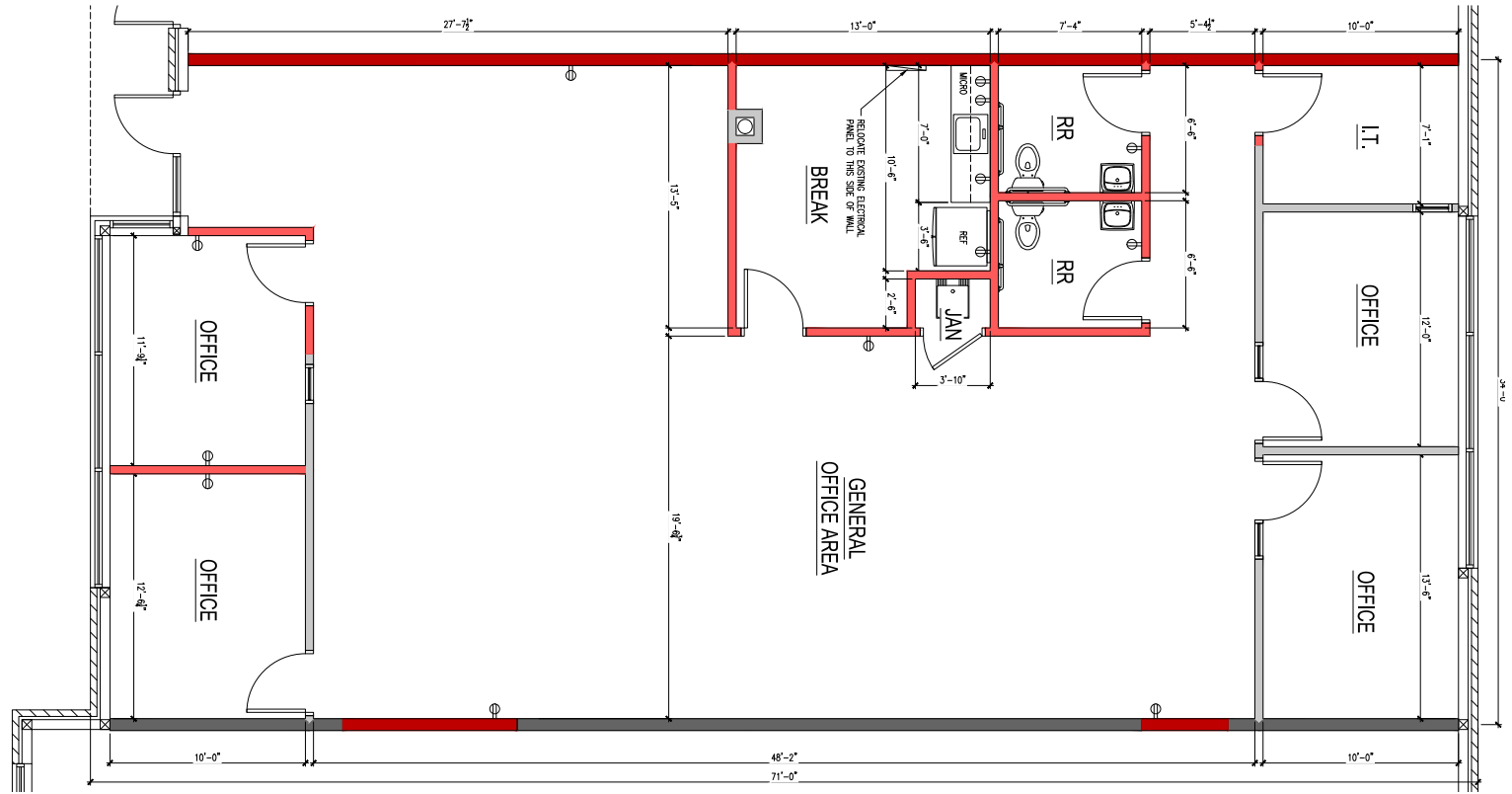
Parking	4.2 per 1,000 SF
Heat	Natural Gas
Roof	EPDM rubber
Construction	Masonry
Zoning	SEC



**Total SF Available:**  
2,414 SF

**CLICK TO VIEW  
VIRTUAL TOUR**

*Private offices (4), break area, with restrooms*



**LEGEND:**

- EXISTING FULL HEIGHT SEPARATION WALL
- EXISTING 10' PARTITION WALL
- NEW FULL HEIGHT SEPARATION WALL
- NEW 10'-0" PARTITION WALL
- ⊗ NEW DUPLEX RECEPTACLE (EXISTING RECEPTACLES NOT SHOWN)

*Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.*

# Availabilities

## Office Space at Madison East Business Center

1,551 sq. ft.	5202 Eastpark Boulevard	Ste. 112	Office space with private restroom
2,414 sq. ft.	4610 S Biltmore Lane	Ste. 103	Private offices (4), break area, restrooms
2,553 sq. ft.	4610 S Biltmore Lane	Ste. 106	Reception area, conference room, private office with restrooms
2,715 sq. ft.	5202 Eastpark Boulevard	Ste. 104	4 private offices, open area for cubes and a 280 sq. ft. conference room; street visibility and signage opportunity
3,125 sq. ft.	4602 S Biltmore Lane	Ste. 101 & 118	Private offices (3), large and small conference room, and a large storage area
9,503 sq. ft.	4618-4622 S Biltmore Lane		All office, end cap with several private offices, conference rooms, break room, storage and designated reception area
10,850 sq. ft.	4602 S Biltmore Lane	Ste. 105-111	Private offices (9) with conference room and break room



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