



# 2601

CROSSROADS DRIVE  
MADISON, WI

## OVERVIEW

This single-story office building was designed by Plunkett Raysich Architects and is part of The Park at High Crossing, a work-live-play development in a high-growth area on the east side of Madison. Built in 1993, this 29,570-square-foot building features private suite entrances, substantial window exposure, attractive landscaping, and plentiful parking.

## LOCATION

As part of The Park at High Crossing, this building is conveniently located along Interstate 90/94/39 and minutes from downtown Madison. Nestled between two vibrant retail areas, East Towne Mall and Prairie Lakes Shopping Center, many shopping and dining options are in close proximity.

## AMENITIES

Amenities for this building include a break room equipped with a vending machine and a community boardroom. Tenants have access to all fitness facilities, conference centers, and boardrooms throughout The Park at High Crossing. Our in-house team of first-class property and maintenance personnel are always available to make sure things are running smoothly!



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# BUILDING DETAILS

<b>YEAR BUILT</b>	1993
<b>NUMBER OF FLOORS</b>	1
<b>PARKING</b>	Surface
<b>BREAK ROOM/LOUNGE</b>	Yes
<b>CONFERENCE ROOM</b>	Yes
<b>EXERCISE ROOM</b>	No
<b>SHOWER</b>	Yes
<b>ELEVATOR</b>	No
<b>CONSTRUCTION TYPE</b>	Concrete tilt-up construction
<b>BUILDING SECURITY</b>	Keycard entry
<b>PHONE/CABLE/INTERNET</b>	TDS Metrocom/Charter Communications/AT&T
<b>SIGNAGE OPPORTUNITIES</b>	Monument and suite included Building negotiable
<b>NUMBER OF COMMON AREA RESTROOMS</b>	4
<b>ADA COMPLIANT</b>	Yes
<b>HIGHWAY EXPOSURE</b>	Yes
<b>OUTDOOR SEATING</b>	No