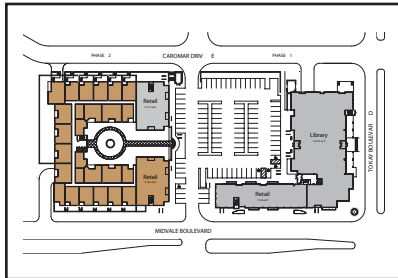


SEQUOYA COMMONS



PHASE I & II

555 & 515 S. MIDVALE BOULEVARD, MADISON, WI



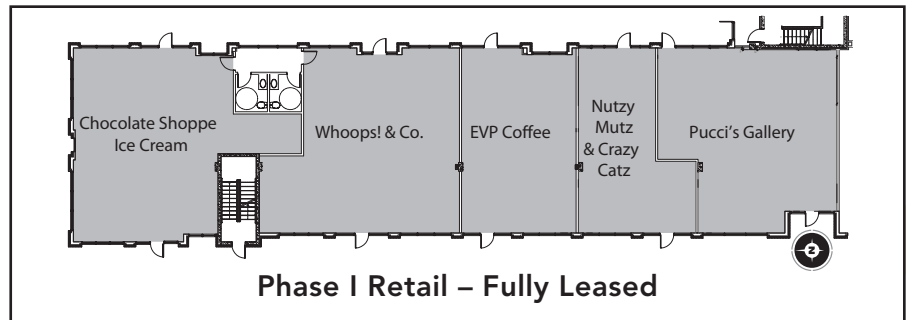
Phase II Retail – Available for Lease

Overview

- Formerly Midvale Plaza — Sequoia Commons is located at the corner of S. Midvale and Tokay Boulevards
- Mixed-use development includes:
 - 45 residential condominiums
 - 100 luxury apartments
 - 17,000 square-foot of retail space
- Home to Madison Public Library's 20,000 square-foot Sequoia Branch
- Midvale and Tokay automobile traffic exceeds 25,000 trips per day
- The Sequoia Library sees an average of 1,000 visitors per day
- Average household income within a 1 mile radius is \$95,000

Leasing Opportunities

- Phase II offers 5,372 square-foot for lease available in December 2010
- Annual Rent is \$18 per square-foot, NNN, \$25 square-foot build-out allowance
- Street-level storefronts offer excellent exposure and signage visibility
- Phase I is NOW OPEN and FULLY LEASED



Phase I Retail – Fully Leased

For more information, visit www.sequoiacommons.com

Leasing terms and information: Chris Armstrong [608.294.4086] chris@avanteproperties.com



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PROPERTIES

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