

Retail Space For Lease

N. 1st St. and E. Washington Ave., Madison, WI



800 W. Broadway, Suite 400, Monona, WI 53716
608-327-4021 • www.galwaycompanies.com

For more information on this
property, please contact:

Peter Siepe
Cell: (608) 772-0224
psiepe@galwaycompanies.com

Building Details and Demographics

- 2,474 sq. ft. built out coffee/cafe space for lease in new 290 unit mixed use apartment project anchored by the Madison Public Market at the corner of N. 1st St. and E. Washington Ave.
- At grade parking
- Join Dragonfly, Mint Mark and Tabby and Jacks
- Madison Public Market planned to open Spring 2026

Call for Lease Rate

Demographics	1 Mile	3 Miles	5 Miles
Population	18,360	105,175	197,208
Average H.H. Income	\$109,779	\$85,721	\$95,145



800 W. Broadway, Suite 400, Monona, WI 53716

608-327-4021 • www.galwaycompanies.com

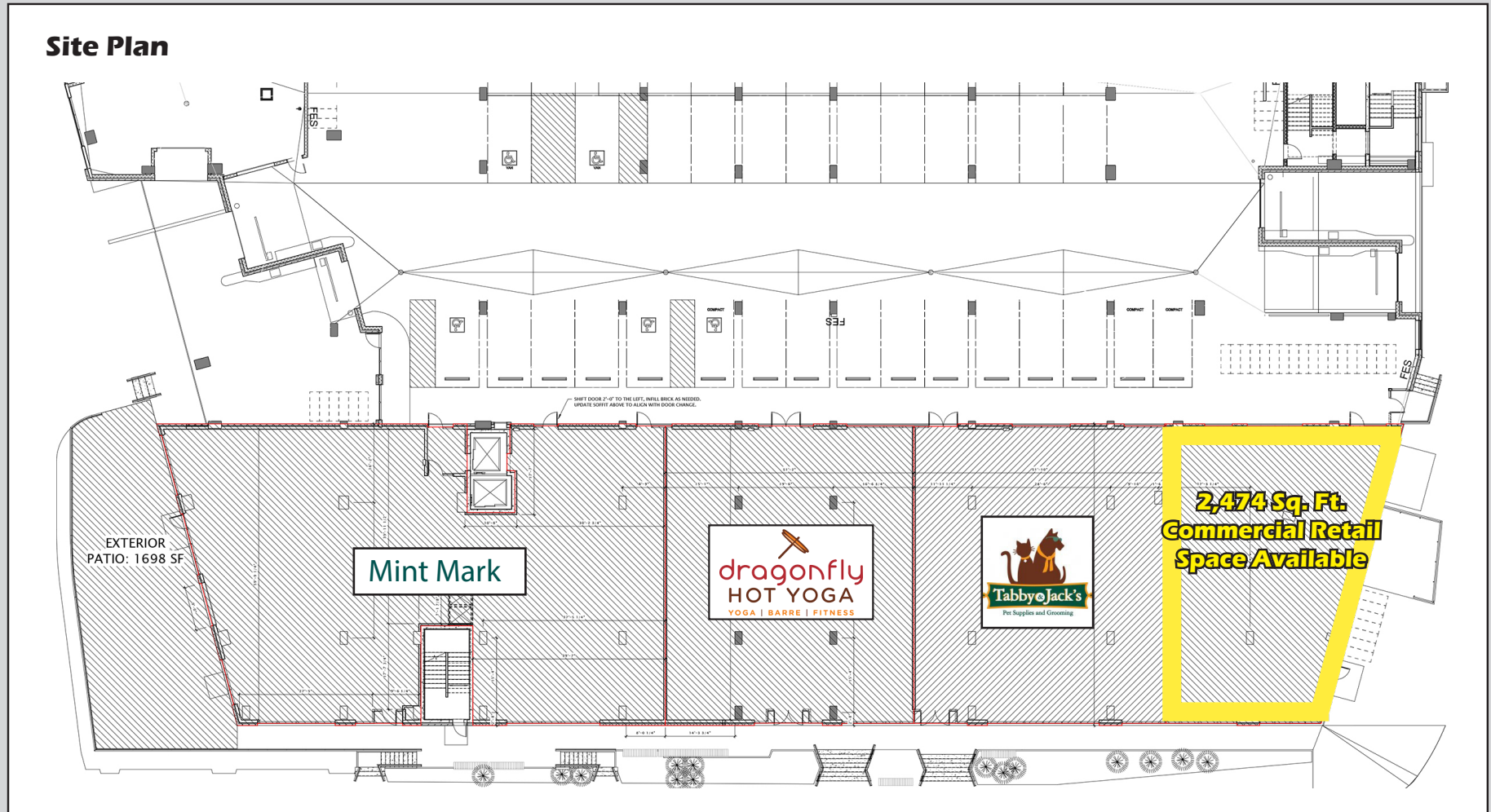
For more information on this property, please contact:

Peter Siepe

Cell: (608) 772-0224

psiepe@galwaycompanies.com

Site Plan

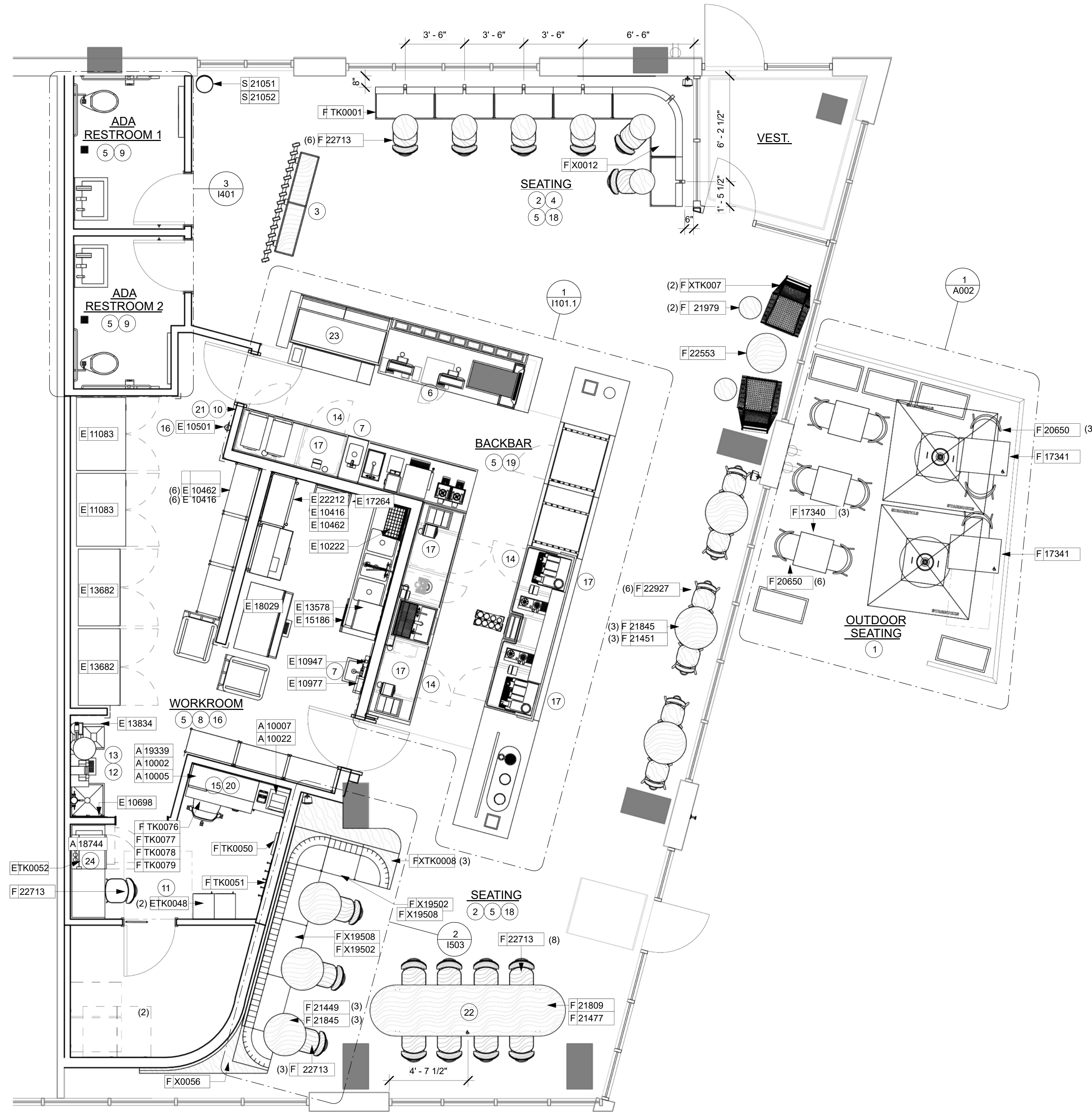


800 W. Broadway, Suite 400, Monona, WI 53716
608-327-4021 • www.galwaycompanies.com

For more information on this property, please contact:

Peter Siepe
Cell: (608) 772-0224
psiepe@galwaycompanies.com

Z:\Projectmaster\22231 - Sbus-Madison, WI-Washington & First (New T)\04 CDs\Permit Set\96208-001_71703 Washington & First_Permit Set\transformer.rvt 2/13/2023 9:19:22 PM



1 FURNITURE, FIXTURES AND EQUIPMENT PLAN
Scale: 1/4" = 1'-0"



© 2021 STARBUCKS COFFEE COMPANY

STARBUCKS
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

THESE DRAWINGS AND THE PROJECT MANUAL ARE CONFIDENTIAL AND SHALL REMAIN THE SOLE PROPERTY OF STARBUCKS CORPORATION, WHICH IS THE OWNER OF THE COPYRIGHT IN THIS WORK. THEY SHALL NOT BE REPRODUCED (IN WHOLE OR IN PART), SHARED WITH THIRD PARTIES OR USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF STARBUCKS CORPORATION.

STARBUCKS TEMPLATE VERSION I2022.10.23

MJM ARCHITECTS
ARCHITECTURE
PLANNING
INTERIORS
GRAPHICS 2948
NIXON DRIVE
NASHVILLE, TN 37204
615.348.8170
www.mjmarch.com



PROJECT NAME:
WASHINGTON & FIRST
NOBLE COMMONS BOUTIQUE IN WASHINGTON
DANE COUNTY

STORE #: PROJECT 71703
ISSUE DATE: DESIGN 96208-001
MANAGER: PRODUCTION 02-13-2023
DESIGNER:
LESLIE OTT
A.GENTRY MJM ARCH
MJM ARCH
CHECKED BY:

Revision Schedule			
Rev	Date	By	Description

FF & E PLAN

SHEET NUMBER:
SHEET TITLE:
SCALE: AS SHOWN 1101

MJM PROJECT #: 22231

The Madison Public Market

The Madison Public Market will be housed in the current City Fleet Services building located at the corner of E. Johnson and N. First Street. There isn't a more perfect place to host Madison's first brick & mortar Public Market.

The proposed 200 N. First Street location is ideal for a variety of reasons:

- Fleet building's 2-story open space floor plan
- 45,000 square feet
- Existing floor to ceiling windows and overhead doors
- 3.5 acres for outdoor seating, live entertainment, food carts, and parking
- Connection to neighboring Burr Jones Field, the Yahara River, and multiple bikes paths
- Served by 220 buses per day
- 3,500 residents live within walking distance

Inside, the Fleet Building is a retro, large open space with 45,000 square feet to house 30 permanent vendors, 100+ seasonal/temporary vendors annually, public/private events, a commercial kitchen, floor to ceiling windows, and large garage doors to welcome an open air breeze during warmer months. The Fleet building will be vacated by the City of Madison as vehicle repair operations move to a new facility in fall, 2020.

The design of the Market intentionally works to create natural opportunities for people to gather and connect while offering an inclusive space that attracts visitors from all backgrounds.



800 W. Broadway, Suite 400, Monona, WI 53716

608-327-4021 • www.galwaycompanies.com

For more information on this property, please contact:

Peter Siepe

Cell: (608) 772-0224

psiepe@galwaycompanies.com

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:
8 (a) The duty to provide brokerage services to you fairly and honestly.
9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
Copyright © 2016 by Wisconsin REALTORS® Association
Drafted by Attorney Debra Peterson Conrad