



The Gialamas Company, Inc.

# 8017-8025 Excelsior Drive

## Madison, WI

## Exceptional Commercial Office Space

- ◇ HVAC system with Direct Digital Control
- ◇ Beautiful one-story atriums
- ◇ Ample on-site parking
- ◇ Landlord provides 24/7 emergency response service with in-house maintenance staff
- ◇ Shared conference room available for tenant use in close proximity to building
- ◇ Exceptional Old Sauk Trails Park location close to shopping, dining and hotel accommodations



Please call  
The Gialamas Company  
at:

**608-836-8000**

to arrange your private tour



Commercial Real Estate | Development | Brokerage | Property Management  
8040 Excelsior Drive | Madison | 53717 | [gialamas.com](http://gialamas.com)