



GREENWAY CENTER

8401 Greenway Blvd. Middleton, WI

PROPERTY

The Wisconsin Trade Center building offers 11 stories and 274,555 square feet of Class-A office space. Located in the West Madison/Middleton business community, in the heart of the Greenway Station retail center.

LOCATION

This site offers unmatched access and visibility, located just blocks from the West Beltline Highway 12/14 with quick access to the west and southern suburbs. Pedestrian friendly office park with retail, restaurants, farmers' market, hotel accommodations and bike paths right outside the office door.

AMENITIES

On-site conference center, board rooms, full-service cafe serving breakfast and lunch, fitness center, locker rooms/showers, security cameras and card access. Impressive glass atrium, fiber optics, heated parking, large surface parking lot and skywalk connection to the Greenway Building.



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BUILDING OVERVIEW

8401 Greenway Blvd. Middleton, WI

BUILDING DESCRIPTION

The Wisconsin Trade Center building offers 274,555 square feet of Class-A office space. Located at the heart of the West Madison/Middleton business community with first class amenities and vibrant neighborhood.

BUILDING HOURS

7:00 a.m. - 6:00 p.m. M-F

SIGNAGE

Building & monument signage available

STORIES

11

PARKING

2.59/1000
954 Stalls / 48 Underground

HVAC SYSTEM

Heat pump

SECURITY FEATURES

Cameras and key card access

TELEPHONE/CABLE/INTERNET PROVIDERS

TDS Metrocom/TDS Telecom/Charter

FIBER OPTIC BROADBAND SERVICE

T1/25ML DSL/60-100 MB Broadband



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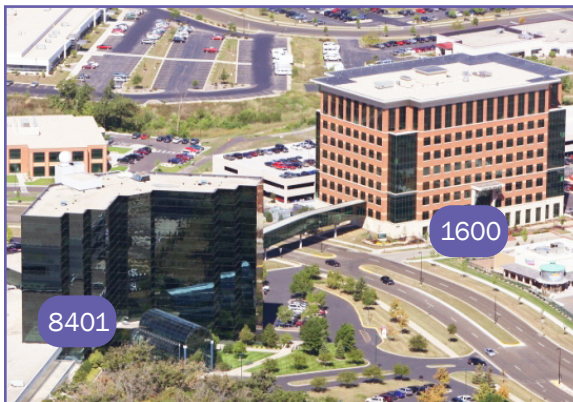
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BUILDING AMENITIES

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Skywalk to Parking Structure and Greenway Bldg.



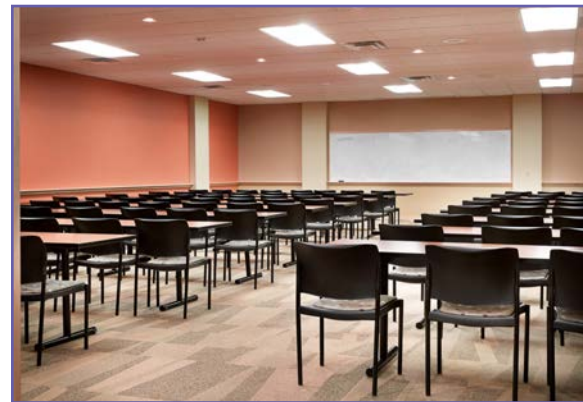
On-Site No-Fee Fitness Center



On-Site Full Service Cafe, Serving Breakfast & Lunch



On-Site Conference Center



On-Site Training Room



Covered Parking in Parking Ramp



LOCATION MAP

8401 Greenway Blvd. Middleton, WI



AERIAL LOCATION & AMENITIES

8401 Greenway Blvd. Middleton, WI

Demographics

	1 mi.	3 mi.	5 mi.
Population	5,429	47,556	109,067
Daytime Population	12,453	56,323	128,826
Households	2,643	22,520	50,105
Avg HH Income (\$)	140,339	122,300	115,281
Med HH Income (\$)	98,046	85,407	81,340

