

Office | For Lease

CBRE

Office | Lab | Biotech | R&D

8505 Research Way
Middleton, WI 53562
www.cbre.com/madison



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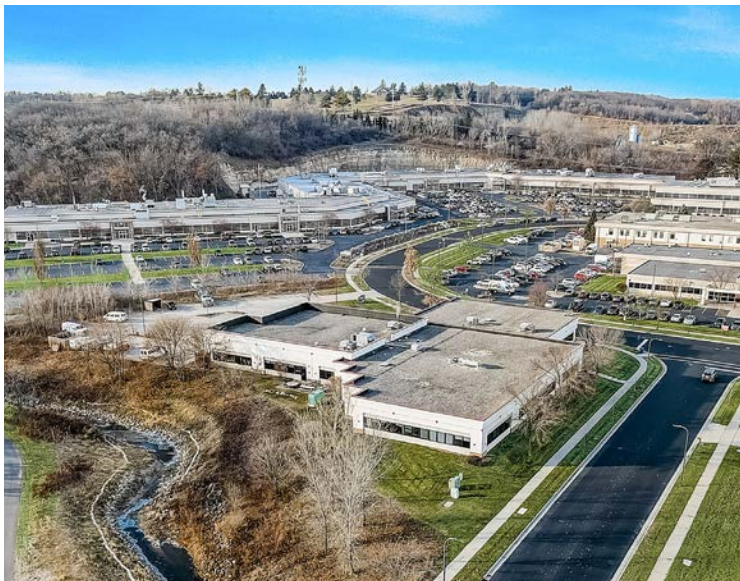
8505 Research Way is located in the Greenway Boulevard corridor, home to prime Class A office, life sciences, and the retail and hospitality uses at Greenway Station mall. 8505 Research Way offers a rare opportunity to occupy a single-tenant property that is suitable for office, lab, or R&D. The property features a fairly dense private office layout, several large conference rooms, break room with patio, and a former datacenter space. New ownership in late 2021 is seeking a high-quality tenant, and is willing to make layout modifications to accommodate various user types.

Key Details

Available Space	24,816 SF (Entire Building)
Base Rent	\$17.50/SF, NNN
Operating Expenses	By Tenant

For Lease

Property Overview



Fire Protection

Yes, wet system

Loading

Potential to add loading door for deliveries

Clear Height

Approx. 13' to bottom of structure

Backup Generator

Yes

HVAC

Rooftop units with VAVs

Power

600 Amp, 208Y/120 V, 3-Phase

Connectivity

Fiber optic internet

Parking

Approximately 72 stalls (3 stalls/1000 SF)

Parcel Size

1.84 Acres

Year Built

1996, expanded in 2008

Signage

Large monument sign

Restrooms

Multiple sets

Zoning

PDD-S
(Planned Development District – SIP)

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Area Amenities

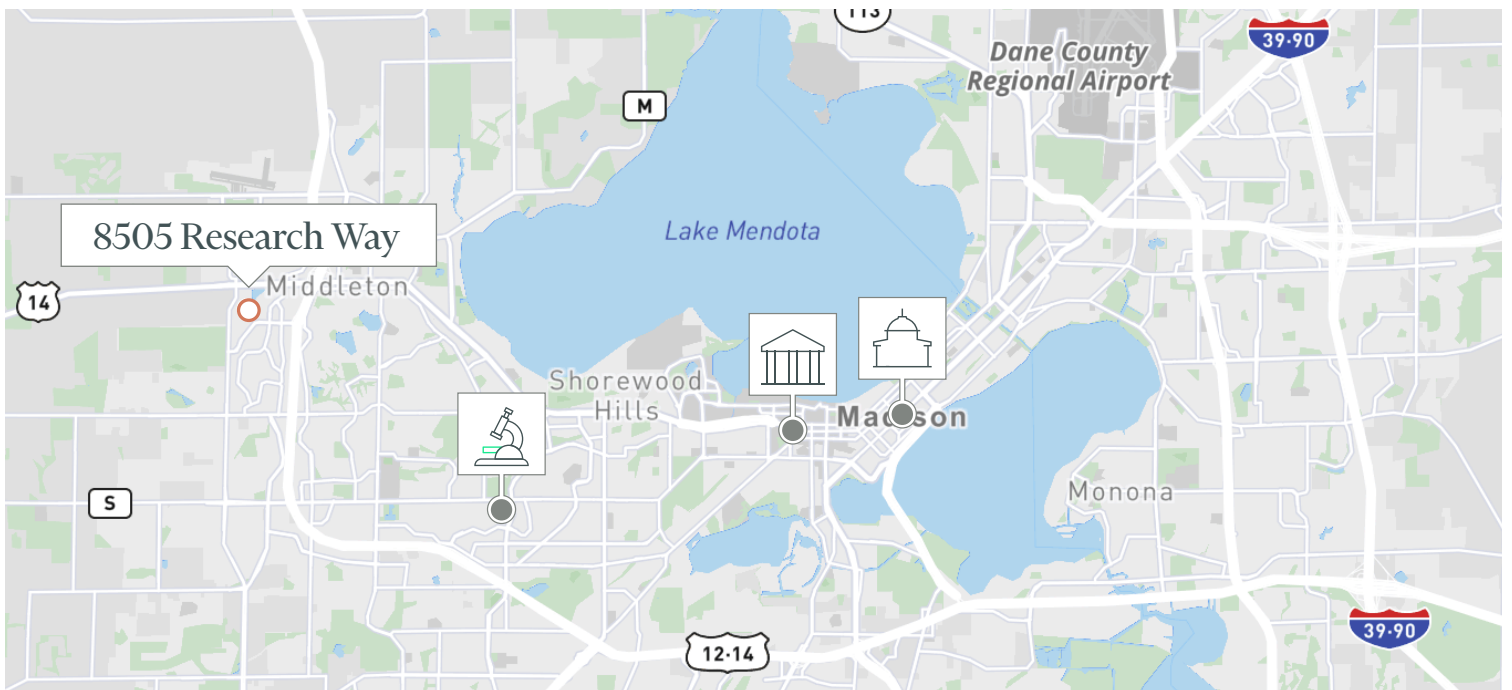
Walkable to Greenway Station lifestyle mall,
fitness trails, restaurants, hotels, coffee



Onsite Amenities

Large conference rooms,
break room with outdoor patio,
raised floor data center

For Lease



University Research Park
6.6 Miles

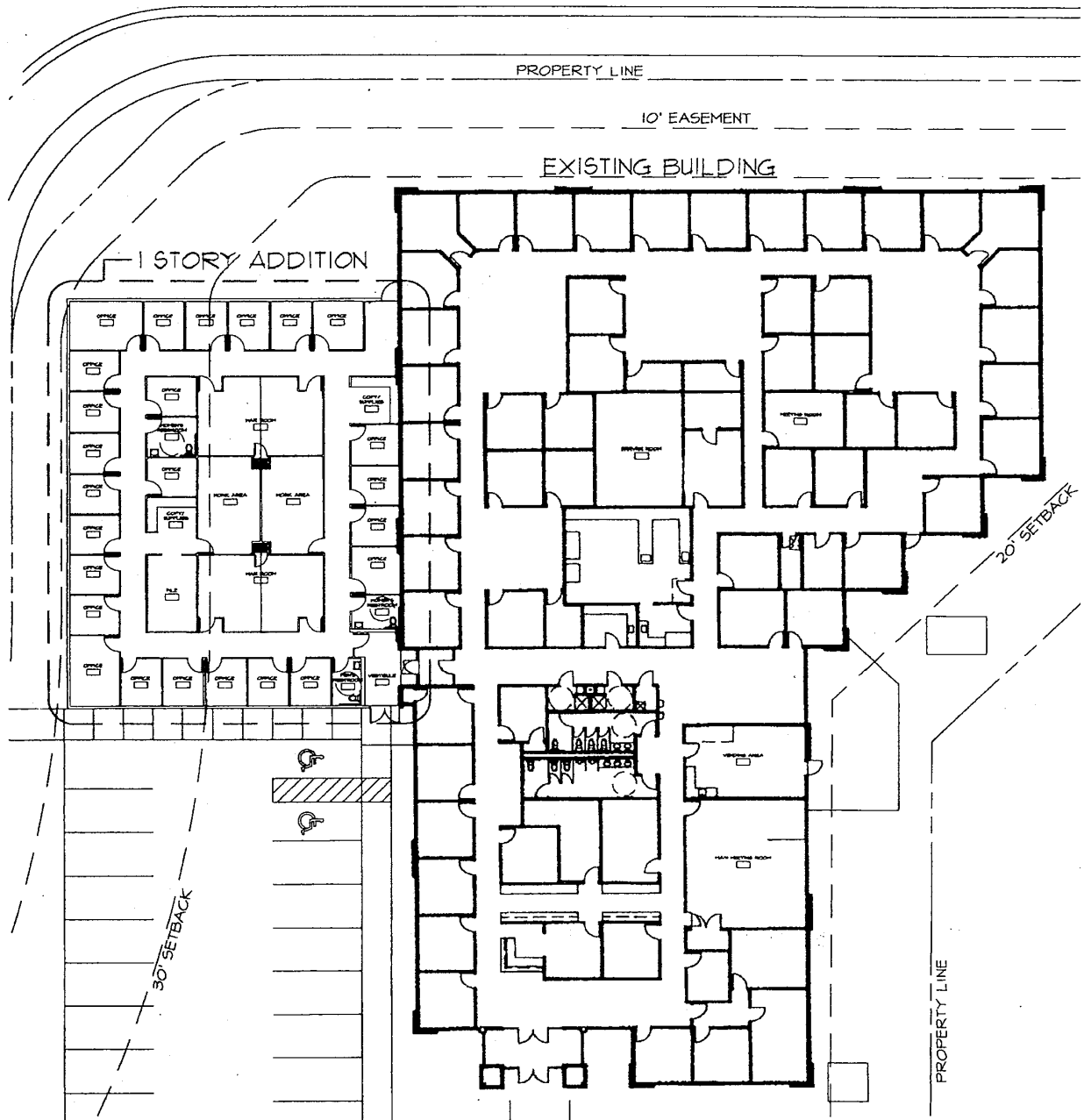


University of Wisconsin
7.3 miles



State Capitol
8.7 miles

Floor Plans



24,816 SF

Parcel Map





Contact Us

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