

Full Floor Available

Class-A Office Space
Flexible and Collaborative Areas

8401 Greenway Blvd., 9th Floor
Middleton, WI (Madison)

Wisconsin Trade Center



Wisconsin Trade Center

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The Space

Agile and reconfigurable space

The power to draw employees is a key attribute into the decision process of where to lease space. This office environment has it all. This flexible tech-like space is now available for sub-lease at a below market rate. Its 15,572 sq ft work environment has a dynamic and nimble floor plan that will support your organizations objectives and employee needs-today and tomorrow.

The sub-lease opportunity has a lease expiration date of December 31, 2026. Please contact Brian Wolff to learn more about the space, the economics and how we can make it work for your needs.

15K

Square Feet of Space

\$16

Sub-Lease Rate Per SF + NNN

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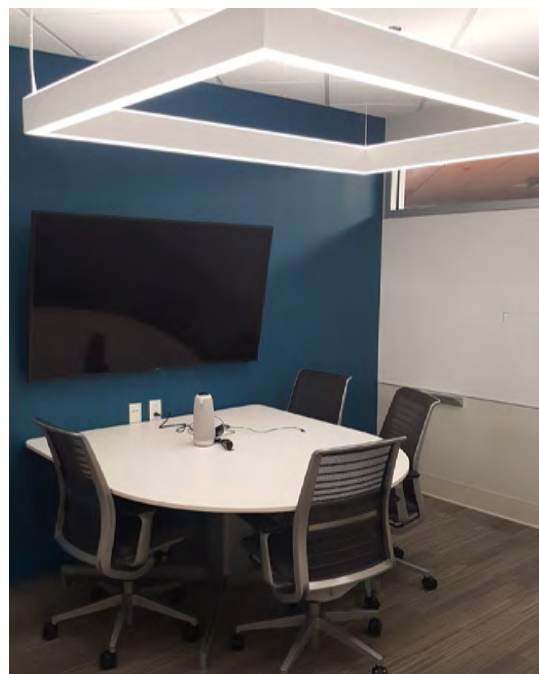


Amenities

Private café and several meeting rooms

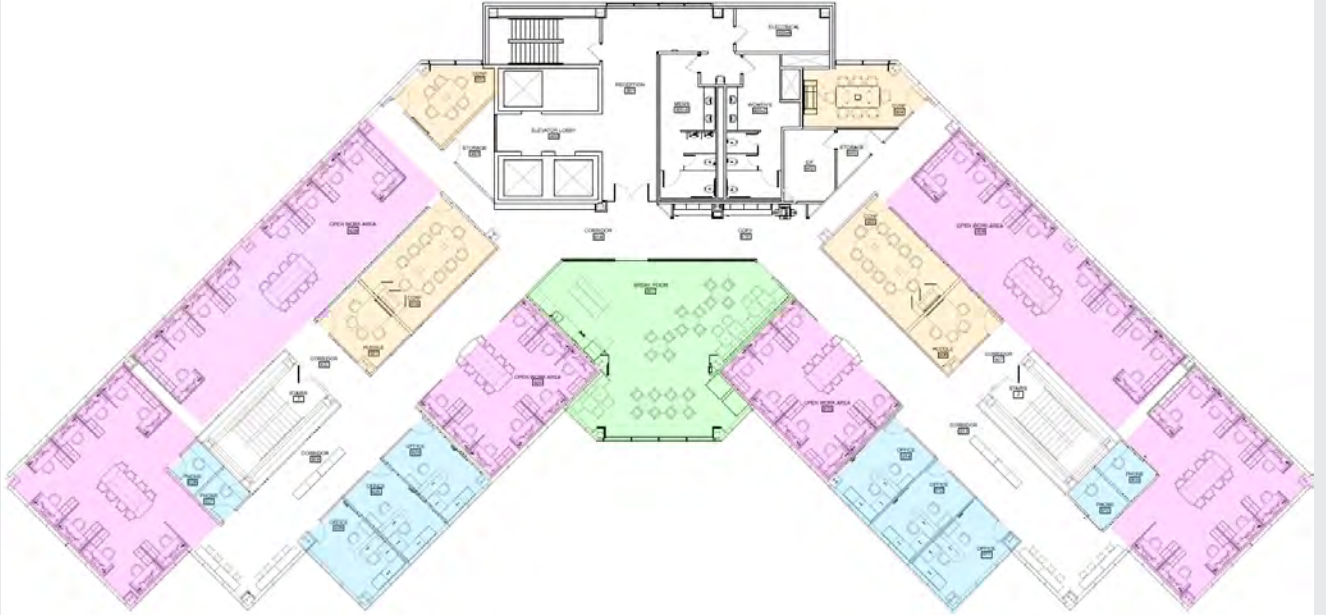
Your employees will enjoy having their own Café within the space. The large light-filled open concept not only is a place to eat and relax but can be used for all company meetings.

There are six private conference and huddle rooms. All are wired with the latest in audio-visual capabilities.



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The Floor Plan

Flexible Space Solutions

Quickly adaptable space to meet the changing needs of individuals and your organization.

There are six department or “team zones”, all with open and collaborative meeting areas within each zone. Adjacent to each area are conference and huddle rooms along with private small touch-down offices perfect for concentrated work or visiting clients who need a quiet space for the day.

The café is not only a place to eat and relax but has a dual function as an all-company meeting space.

8

Private Offices

6

Team Zones

6

Conference Rooms

For Lease

Meet

Training and Conference Rooms

Eat

Large Cafe

Fitness

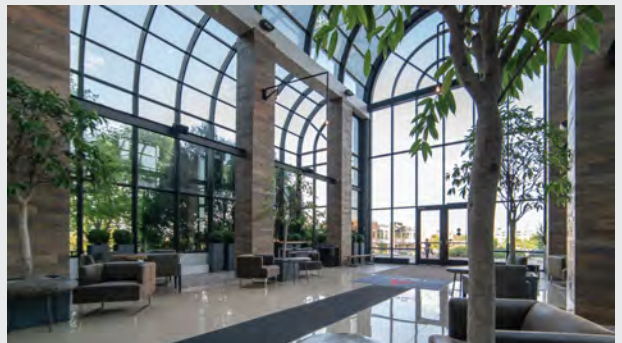
Open Anytime - Lockers - Showers

The Building

The Wisconsin Trade Center is an 11 story and 274,555 sq. ft. Class-A office building. Conveniently located on Madison's far westside next to the Greenway Station lifestyle center.

Amenities

On-site conference center, board rooms, full-service cafe serving breakfast and lunch, large fitness center, locker rooms/showers, secure building with 24/7 card access. Impressive glass atrium, fiber optics, large surface parking lot and skywalk connection to the adjacent Greenway Building

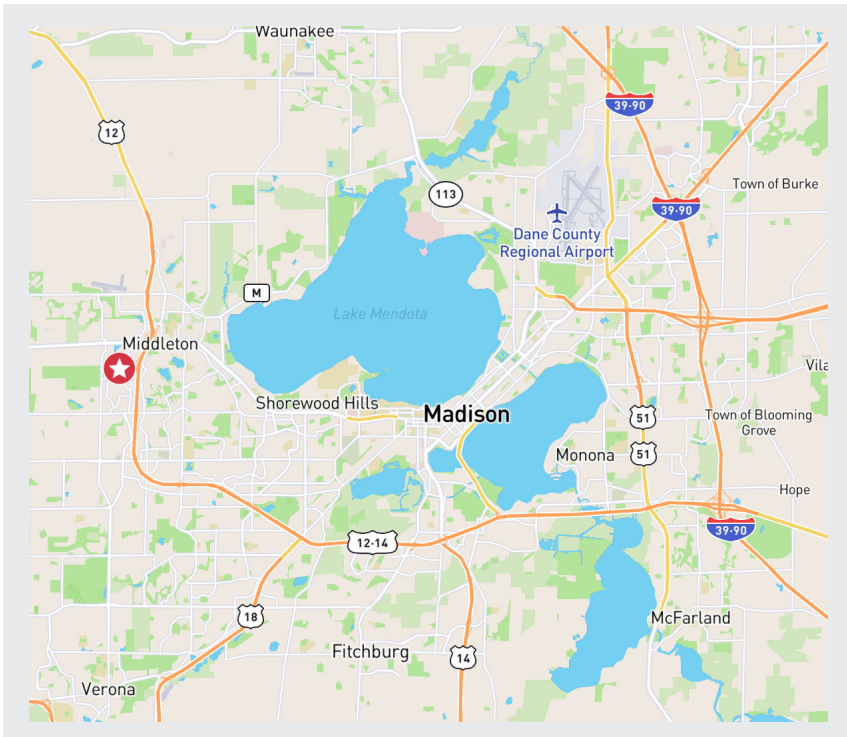


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For Lease

Location



18%

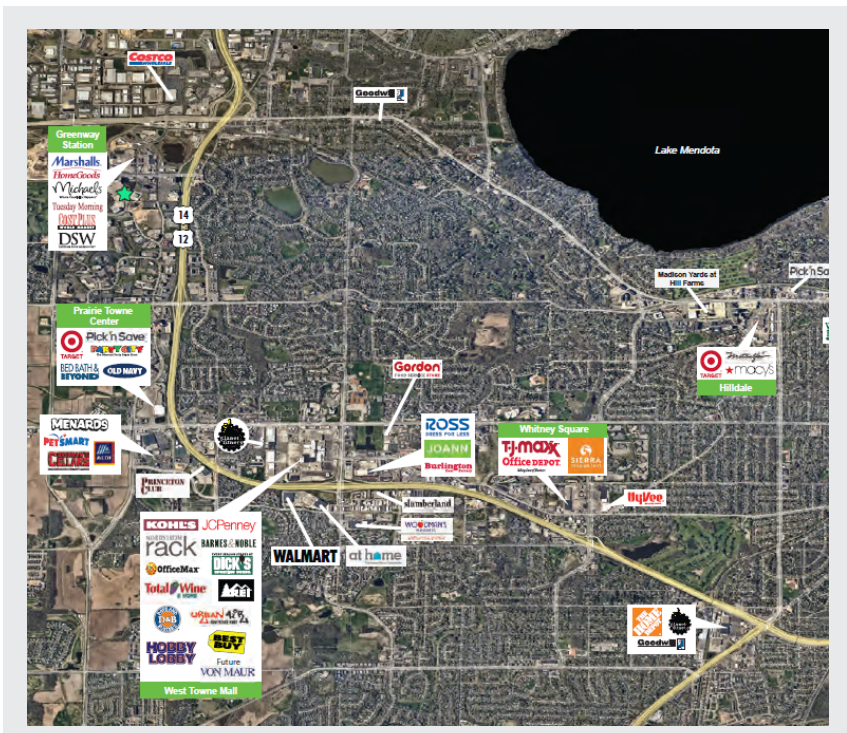
Middleton Growth since 2010

10,000

Daytime Employment

8

Hotels within a mile



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For Lease

The Opportunity

Excellent Value

When you factor in the cost of construction alone, this opportunity provides a company the ability to use their capital grow their business even further.

Agility provides a productive, efficient, flexible and experiential footprint that can aid in talent attraction and retention and align with business strategies.

+ Rate: \$16/SF Net

+ Size: 15,572 SF

+ Parking: 3:1000

+ Internet

- T-1/25ML

- DSL/60-100MB



Contact Us

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