



GREENWAY CENTER

8333 Greenway Blvd. Middleton, WI

PROPERTY

This three-story building, constructed in 2007, encompasses 40,688 square feet of retail and Class-A office space. It offers convenient access and excellent visibility, prominently located at the corner of Greenway Boulevard and Deming Way.

LOCATION

Located just blocks from the West Beltline Highway 12/14 with quick access to the west and southern suburbs. This site offers unmatched access and visibility. Pedestrian friendly neighborhood with retail, restaurants, hotel accommodations, farmers' market and biking/walking paths.

AMENITIES

Access to Conference centers, board rooms, full-service cafeteria, fitness center, card access, fiber optics, large surface parking lot, first class property management with on-site maintenance and 24/7 in-house emergency response maintenance staff



Artis REIT Madison Office
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BUILDING OVERVIEW

8333 Greenway Blvd. Middleton, WI

BUILDING DESCRIPTION

Located at the corner of Greenway Boulevard and Deming Way, this three-story building built in 2007 features 40,688 square feet of retail and Class-A office space. Situated right off of the Beltline Highway 12/14 and across the street from Greenway Station retail center, this building offers easy access and high visibility.

BUILDING HOURS

7:00 a.m. - 8:00 p.m. Monday - Saturday
6:30 a.m. - 4:00 p.m. Sunday

SIGNAGE

Building available

STORIES

3

PARKING

4.74/1000

RENT

\$20.00/SF, NNN Retail and \$17.50/SF NNN Office

SECURITY FEATURES

Cameras and key card access

TELEPHONE/CABLE/INTERNET PROVIDERS

TDS Metrocom/Charter Communications/SupraNet



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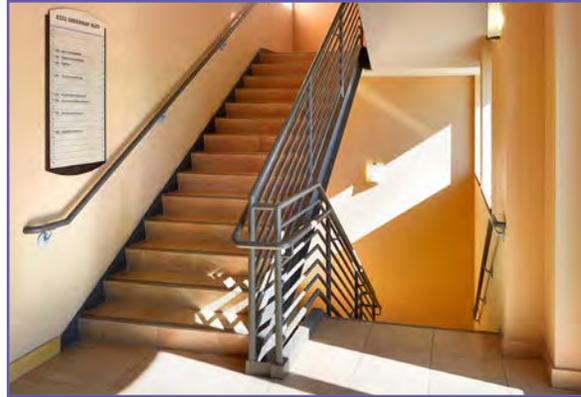
BUILDING AMENITIES

8333 Greenway Blvd. Middleton, WI

Easy Access with Plenty of Surface Parking



Bright Welcoming Lobby



Access to Gaming Lounge at 8215 Greenway



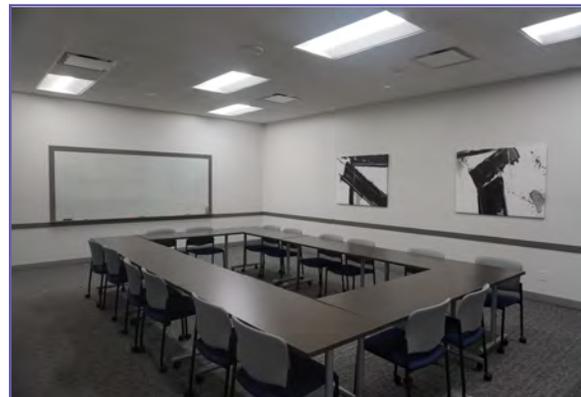
Access to Fitness Center at 8401 Greenway



Access to Cafeteria at 8401 Greenway



Access to Conference Center at 8401



SITE PLAN

8333 Greenway Blvd. Middleton, WI



AERIAL LOCATION & AMENITIES

8333 Greenway Blvd. Middleton, WI

UPDATE DEMOGRAPHICS

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

