



GREENWAY CENTER

8401 Greenway Blvd. Middleton, WI

PROPERTY

The Wisconsin Trade Center building features 11 stories and 274,555 square feet of Class-A office space. It is located in the vibrant West Madison/Middleton business community, situated at the heart of the Greenway Station retail center.

LOCATION

This site provides access and visibility, situated just blocks away from the West Beltline Highway 12/14, offering swift connections to the western and southern suburbs. It is located within a pedestrian-friendly office park, with a wide range of retail outlets, restaurants, a farmers' market, hotel accommodations, and bike paths conveniently accessible right outside the office door.

AMENITIES

Access to 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 sky-walk connection to the Greenway Building.



Artis REIT Madison Office
8215 Greenway Blvd, Suite 220
Middleton, WI 53562
P.O. Box 7700
Madison, WI 53707
madison.artisreit.com

Kyle Robb, CCIM
Leasing Manager

608.830.6308
krobb@artisreit.com

Leon R. Wilkosz, CCIM, RPA®
Senior Vice-President
Asset Management - Madison
608.830.6302
lwilkosz@artisreit.com



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. (Atrium Door) M-F
7:30 a.m. - 5:30 p.m. (Other Doors) 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/Charter Communications/SupraNet

FIBER OPTIC BROADBAND SERVICE

T1/25ML DSL/60-100 MB Broadband



Artis REIT Madison Office
8215 Greenway Blvd, Suite 220
Middleton, WI 53562
P.O. Box 7700
Madison, WI 53707
madison.artisreit.com

Kyle Robb, CCIM
Leasing Manager

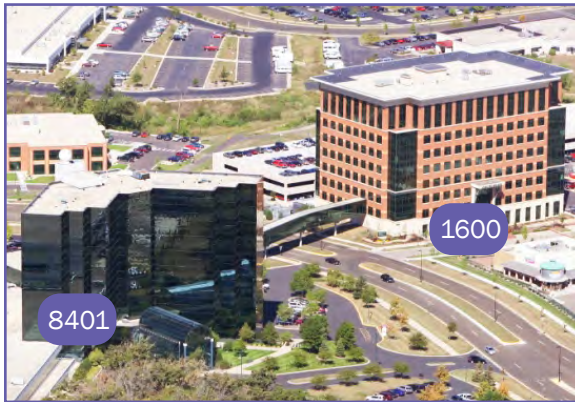
608.830.6308
krobb@artisreit.com

Leon R. Wilkosz, CCIM, RPA®
Senior Vice-President
Asset Management - Madison
608.830.6302
lwilkosz@artisreit.com

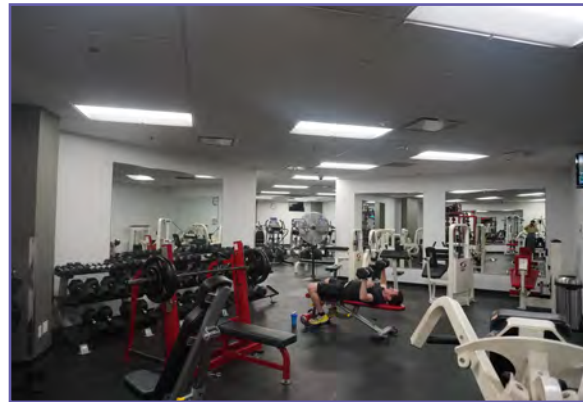
BUILDING AMENITIES

8401 Greenway Blvd. Middleton, WI

Skywalk to Parking Structure and Greenway Bldg.



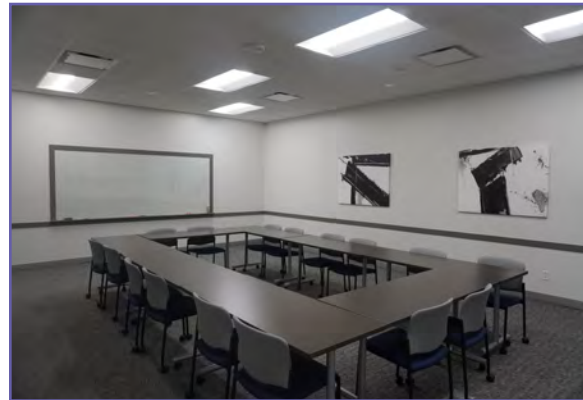
On-Site No-Fee Fitness Center



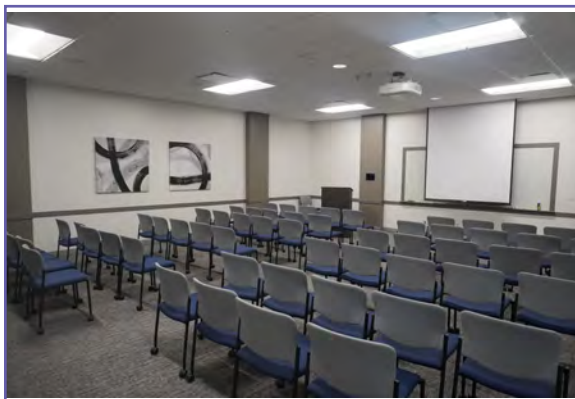
On-Site Full Service Cafe, Serving Breakfast & Lunch



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

