



GREENWAY CENTER

8215 Greenway Blvd. Middleton, WI

PROPERTY

Located at 8215 Greenway Boulevard, One Financial Place offers six stories and 130,000 square feet of Class-A office space. Situated in the thriving West Madison/Middleton business community, it is strategically positioned at the heart of the Greenway Station retail center.

LOCATION

Conveniently located within close proximity to the West Beltline Highway 12/14, this site provides swift access to the western and southern suburbs. It is prominently located at the entrance of Greenway Center, which is recognized as Middleton's premier office park, as well as Greenway Station, the city's largest retail development

AMENITIES

Access to on-site board rooms, a pub-style lounge, showers, card access, security cameras, and an all-glass atrium. It also includes fiber optics, heated parking, and ample surface parking. With first-class property management and 24/7 emergency in-house maintenance staff, it ensures a seamless experience.



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

8215 Greenway Blvd. Middleton, WI

BUILDING DESCRIPTION

8215 Greenway Boulevard, One Financial Place features 130,000 Sq. Ft. of Class-A office space built in 2008. Easy access from the Beltline (US Highway 12/14) in Middleton, this site is at the entrance to *Greenway Center* - Middleton's most prestigious office park - and *Greenway Station*

BUILDING HOURS

7:00 a.m. - 6:00 p.m. (Front Door)
07:15 a.m. - 5:00 p.m. (Loading Dock Door) M-F

SIGNAGE

Building & monument signage available

STORIES

6

PARKING

2.78/1000
389 Stalls / 47 Underground

HVAC SYSTEM

Heat pump

SECURITY FEATURES

Cameras and key card access

TELEPHONE/CABLE/INTERNET PROVIDERS

TDS Metrocom/Charter Communications/SupraNet/WIN Technologies

FIBER OPTIC BROADBAND SERVICE

T1/10ML 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

AMENITIES

8215 Greenway Blvd. Middleton, WI

Two-Story Open Lobby



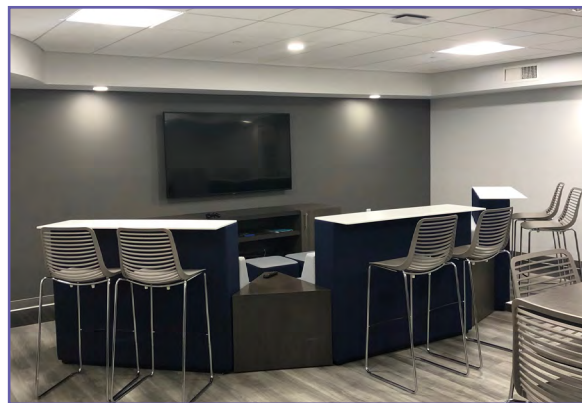
On-Site Secured Heated Underground Parking



Full Service Cafe at 8401 Greenway



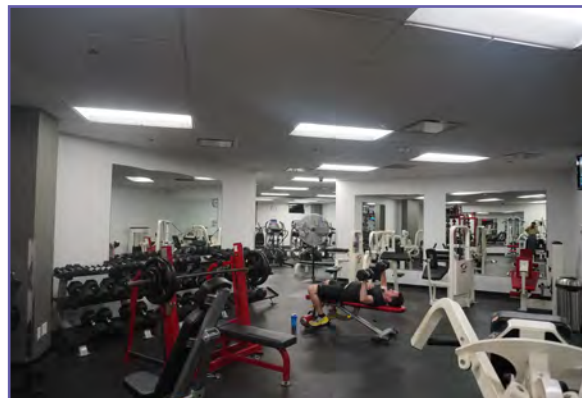
On-Site Gaming Lounge



On-Site Board Room



Access to Fitness Center at 8401 Greenway



AREA AMENITIES

8215 Greenway Blvd, Middleton, WI

