



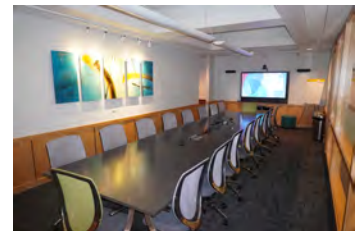
## Old Sauk Business Park

708 Heartland Trail Middleton, WI

Discover an exceptional 50,000 square feet Class-A office space with direct access to a rich array of amenities at City Center West, including fitness areas, board rooms, conference rooms, and lunchrooms.

Strategically positioned near prominent retail establishments and restaurants, this office space offers seamless visibility from major roads such as Old Sauk Road, Pleasant view Road, and Heartland Trail, coupled with easy accessibility from Belt-line Hwy 12/14.

As an epitome of success for discerning enterprises, this impeccably located business park sets new standards in quality and convenience.



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## Park Overview

708 Heartland Trail Middleton, WI

### BUILDING DESCRIPTION

Explore a distinguished 50,000 square feet Class-A office space with access to City Center West's abundant amenities. Strategically located near retail and restaurants, this business park offers high visibility from major roads and easy accessibility, making it an ideal choice for success.

### BUILDING HOURS

6:45 a.m. - 5:30 p.m. M - F

### SIGNAGE

Building signage available

### PARKING

708 Heartland Trail

2.46/1000

169 Stalls/28 Underground

720 Heartland Trail

3.15/1000

162 Stalls

### Amenities/Features:

- 50,000 square feet of exceptional Class-A office space
- Common fitness, board rooms, conference rooms, fitness center and lunch rooms
- Located near prominent retail establishments and restaurants
- High Visibility
- Easy accessibility from Beltline Hwy 12/14



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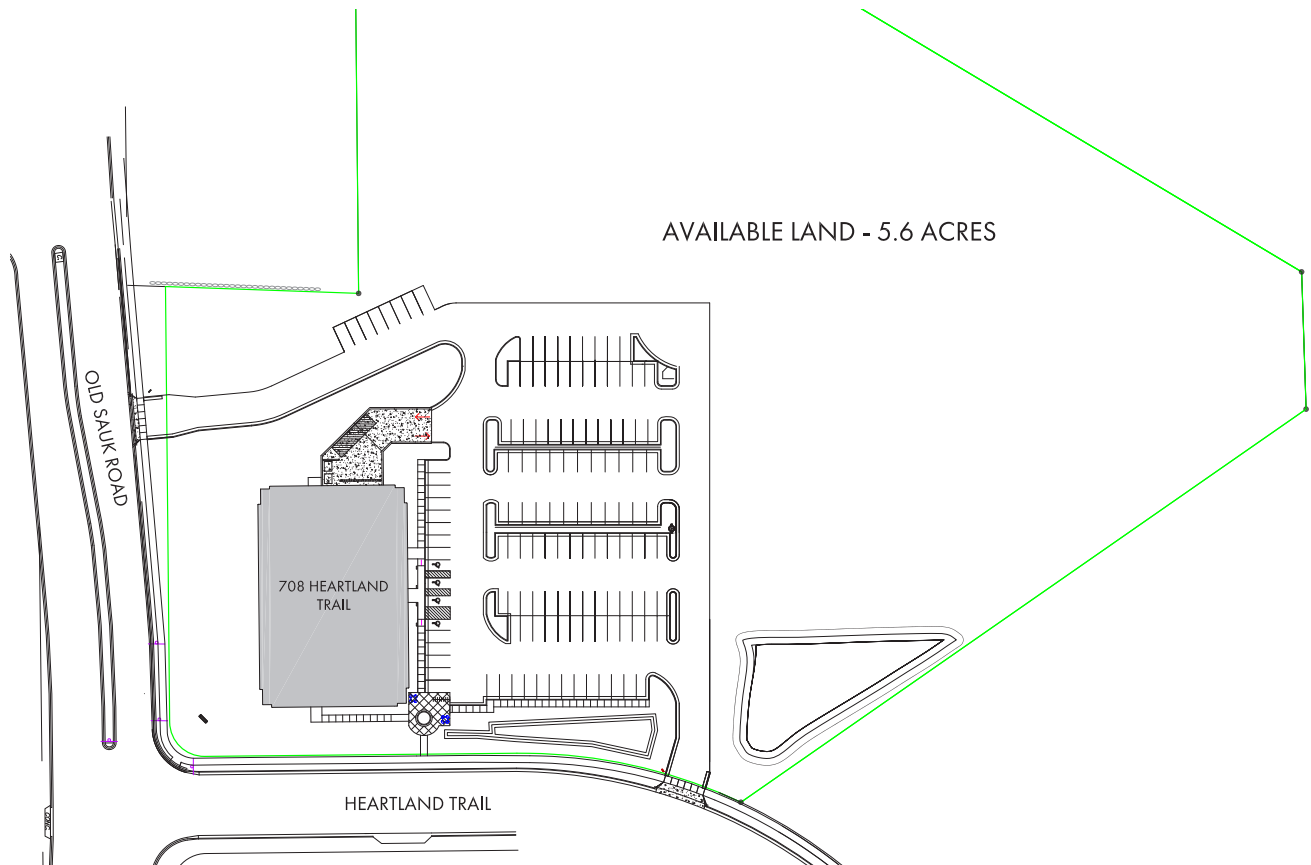
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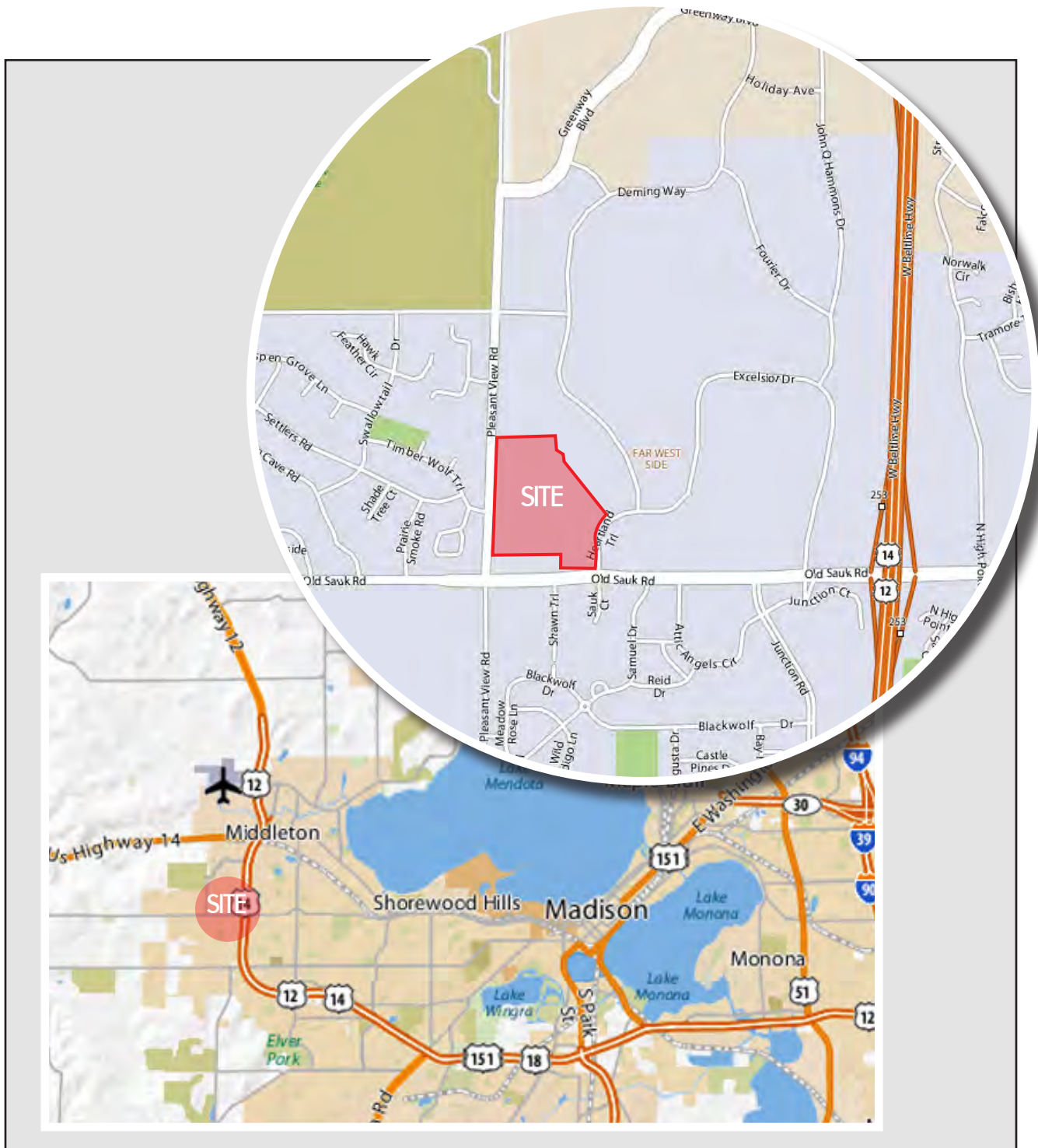
## Site Plan

708 Heartland Trail Middleton, WI



## Location Maps

708 Heartland Trail Middleton, WI





## Aerial Map

708 Heartland Trail Middleton, WI



## Building Amenities

708 Heartland Trail Middleton, WI

Underground Parking at 708 Heartland Trail



Access to Fitness Centers throughout Portfolio



120-Person Conference Center at City Center West



Golf Lounge at City Center West



Signage Opportunities





## Area Amenities

708 Heartland Trail Middleton, WI

