



CITY CENTER WEST

515 Junction Road, Madison, WI

PROPERTY

515 Junction Road presents two stories and 21,662 square feet of Class-A retail or office space on its second floor. Your business will benefit from a substantial customer base, as City Center West, located right next door, accommodates 1,500 employees.

LOCATION

Located within blocks of the West Beltline Highway 12/14, this location provides quick access to the western and southern suburbs. The site offers unparalleled access and visibility, making it highly desirable.

AMENITIES

The building offers prominent building signage, key card access, fiber optics connectivity, and a spacious covered parking ramp. Artis tenants enjoy access to a variety of conference centers, board rooms, a full-service cafe, fitness centers, and first-class property management supported by in-house maintenance staff. Furthermore, all our buildings provide 24/7 emergency maintenance service.



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

515 Junction Road, Madison, WI

BUILDING DESCRIPTION

This unique 21,662 Sq. Ft. Class-A building built in 2002 features retail space on the first floor and office space on the second floor. High traffic area with a large customer base of 1,500 employees located at City Center West, in addition to the growing west side of Madison.

BUILDING HOURS

6:50 a.m. - 7:00 p.m. M-T
6:50 a.m. - 6:00 p.m. Friday
8:00 a.m. - 1:00 p.m. Saturday

SIGNAGE

Building signage available (1st floor only)

STORIES

2

PARKING

3.46/1000
1,516 Stalls/1,433 Ramp/11 Underground

HVAC SYSTEM

VAV/Heat pump

SECURITY FEATURES

Cameras and key card access

TELEPHONE/CABLE/INTERNET PROVIDERS

TDS Metrocom/Charter Communications

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

515 Junction Road, Madison, WI

Building Signage Opportunities (1st Floor Only)



Parking Options / Surface and Ramp



Access to Cafe at 525 Junction Rd.



Access to Fitness Center at 525 Junction Rd.



Access to Board Room at 525 Junction Rd.

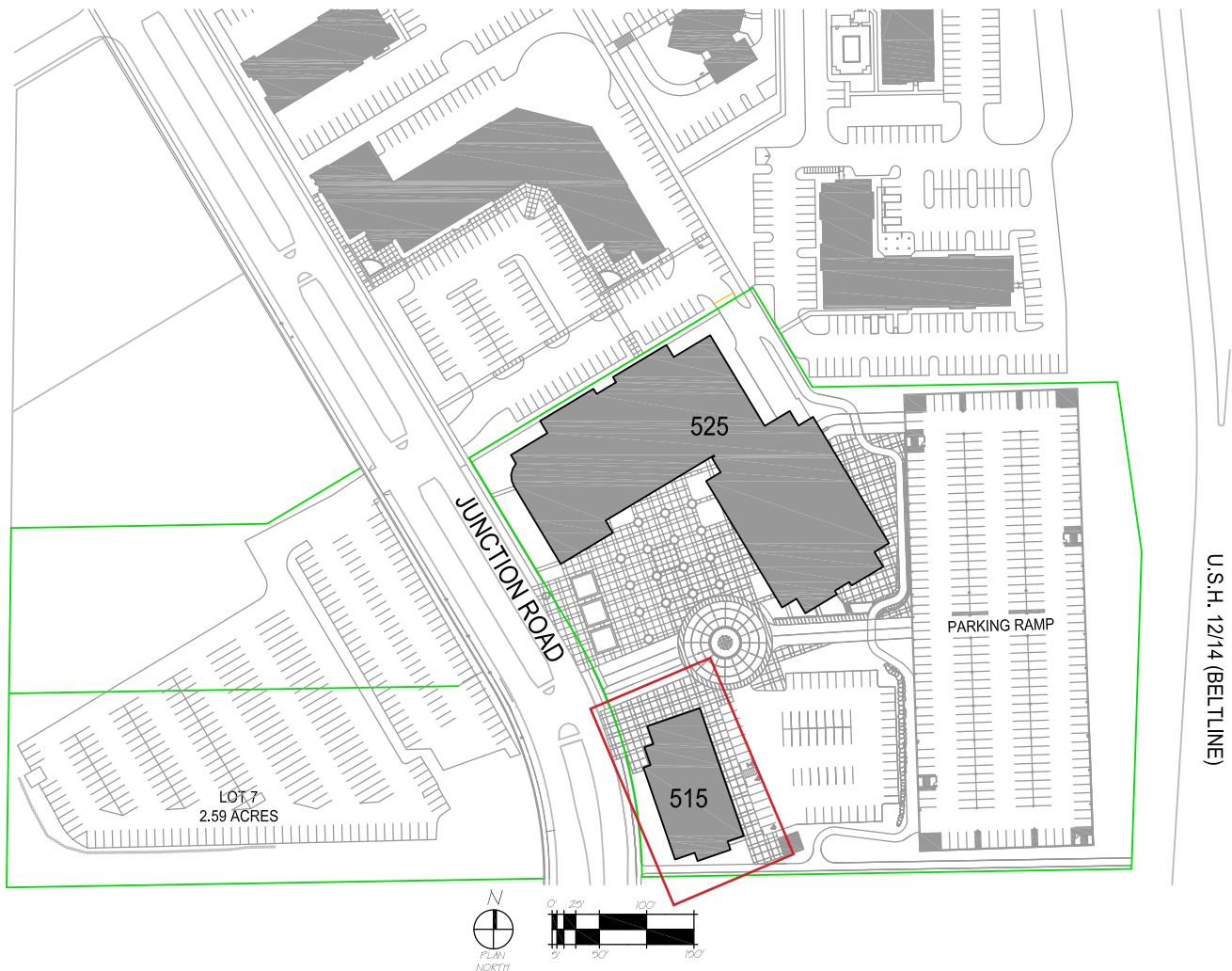


Golf Lounge at City Center West



SITE MAP

515 Junction Road, Madison, WI



LOCATION MAP

515 Junction Road, Madison, WI



AREA AMENITIES

515 Junction Road, Madison, WI

