



## Greenway Center

8383 Greenway Blvd. Middleton, WI

### PROPERTY

The 8383 Greenway building offers six stories and 89,242 square feet of Class-A office space. Conveniently located in the West Madison/Middleton business community, in the heart of the Greenway Station retail center.

### LOCATION

Located just blocks from the West Beltline Highway 12/14 with quick access to the west and southern suburbs. This office area is a pedestrian friendly neighborhood with retail, restaurants, farmers' market, hotel accommodations and bike/walking paths.

### AMENITIES

Conference centers, board rooms, full-service cafe serving breakfast & lunch, no-fee fitness center, security card access, fiber optics, large surface parking lot, first class property management with on-site maintenance and 24/7 emergency response service.



**Artis REIT Madison Office**  
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## Building Overview

8383 Greenway Blvd. Middleton, WI

### BUILDING DESCRIPTION

The 8383 building is centrally located in the Greenway Center office park just off the West Beltline Highway 12/14 in Middleton. Built in 1989, this building consists of 89,242 square feet of Class-A office space. Ample free surface parking, high visibility and easy access to and from the Madison and Middleton business communities.

### BUILDING HOURS

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

### SIGNAGE

Building & monument signage available

### STORIES

6

### PARKING

2.42/1000

### HVAC SYSTEM

Heat pump (6th floor rooftop cool/heat)

### SECURITY FEATURES

Cameras and key card access

### TELEPHONE/CABLE/INTERNET PROVIDERS

TDS Metrocom/TDS Telecom/Charter

### FIBER OPTIC BROADBAND SERVICE

T1/25ML DSL/60-100 MB Broadband



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## Building & Portfolio Amenities

8383 Greenway Blvd. Middleton, WI

Break Area w/ Vending Machines



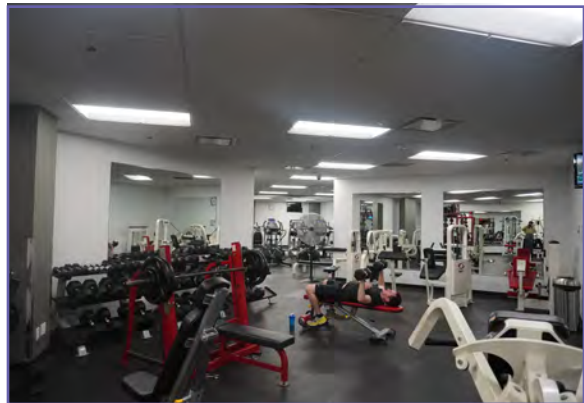
Bright and Modern Welcoming Lobby



Access to Gaming Lounge at 8215 Greenway



Access to No-Fee Fitness Center at Wisconsin Trade Center



Access to Cafe at Wisconsin Trade Center



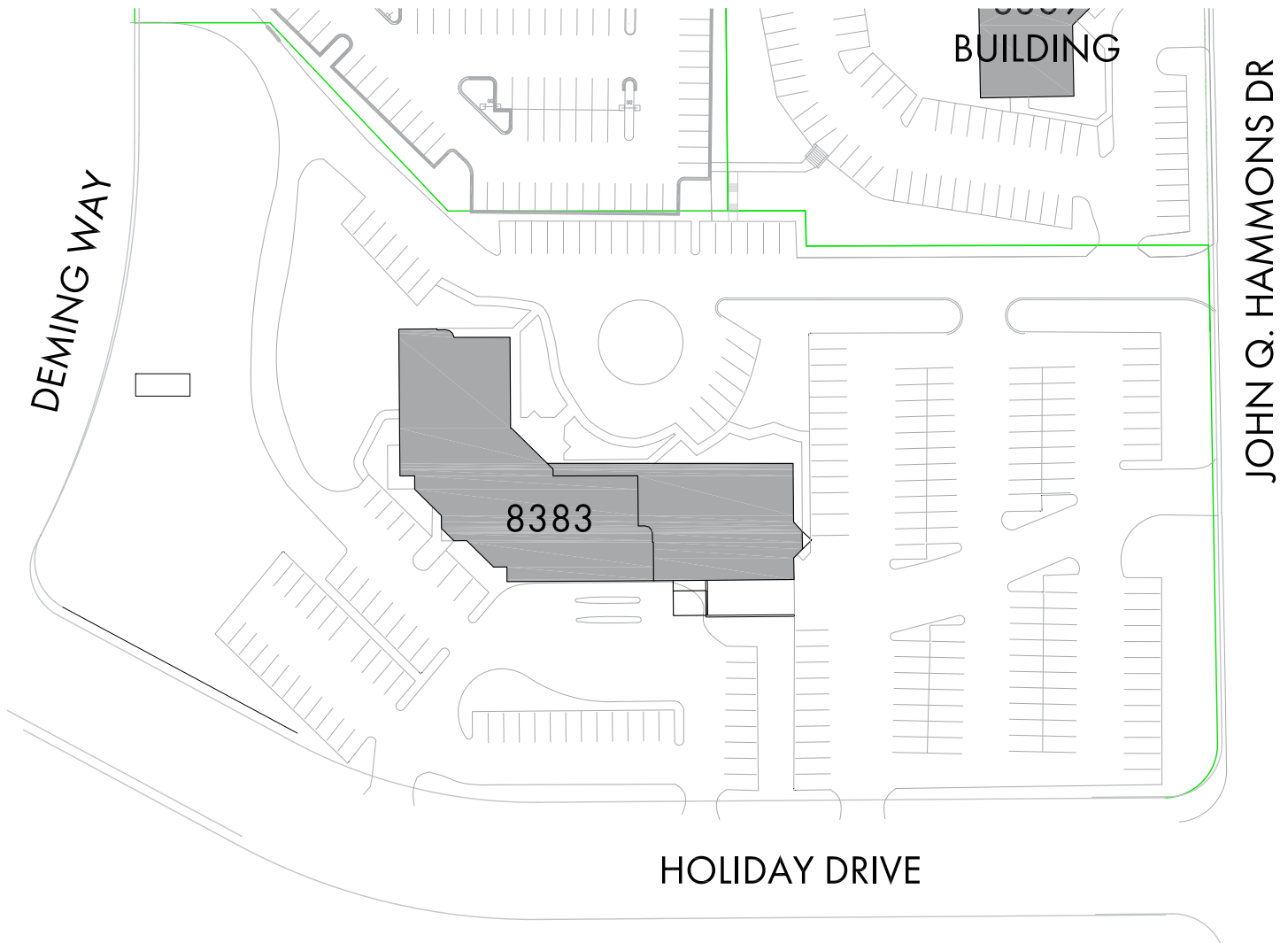
Access to Conference Center at Wisconsin Trade Center





## Site Plan

8383 Greenway Blvd. Middleton, WI



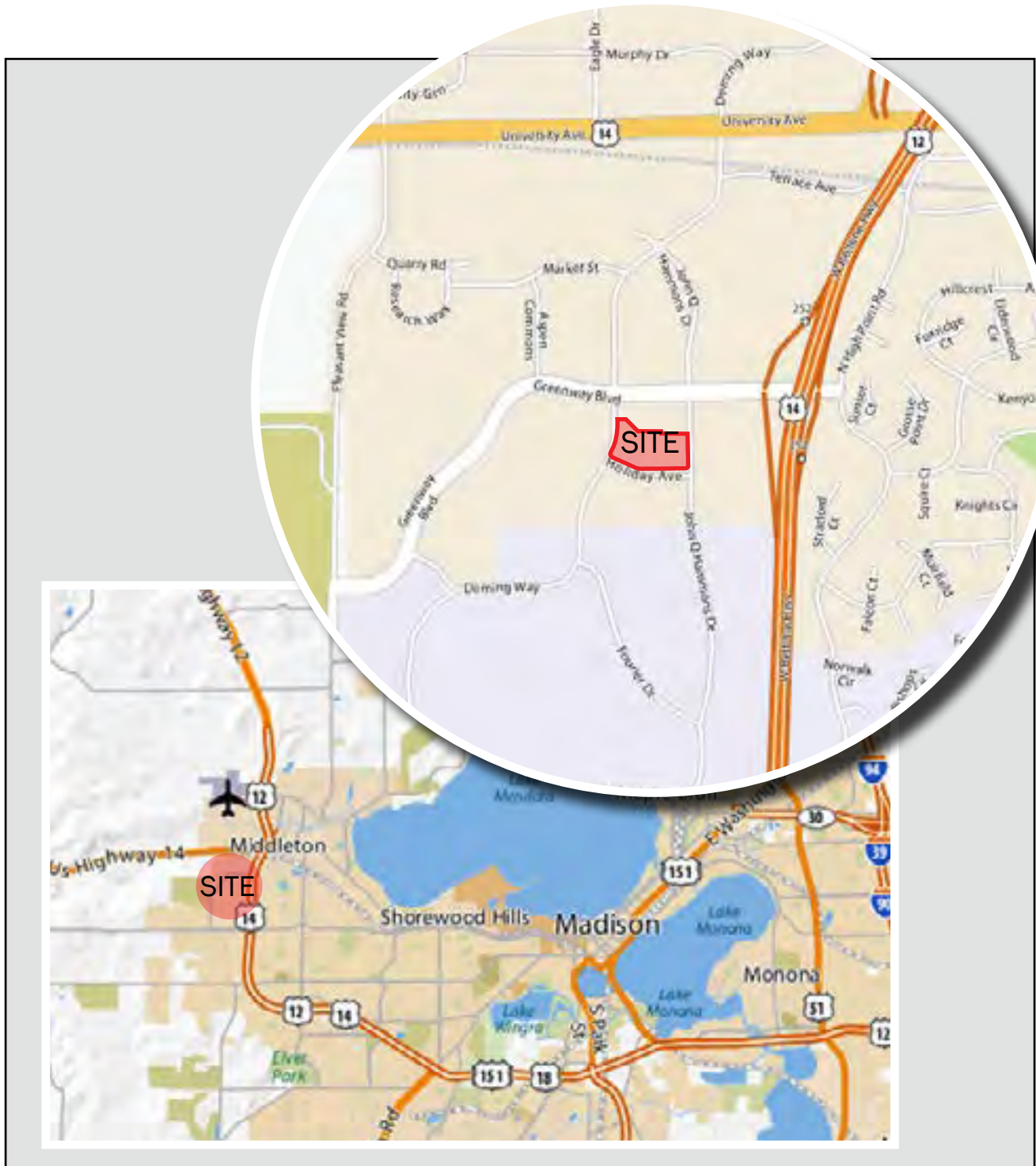
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## Location Map

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## Area Amenities

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