



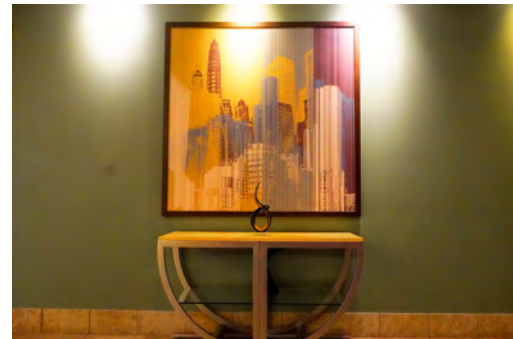
Old Sauk Business Park

708 Heartland Trail Middleton, WI

PROPERTY 708 Heartland is a 50,000 square feet of Class-A office space located on the west side of Madison in the Old Sauk Trails Office Park. This property features thoughtful landscaping and a natural light filled two-story atrium lobby.

LOCATION 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.

AMENITIES Direct access to an array of amenities including a two-story atrium, fiber optics, security card access, a break room, a large surface parking lot, and access to all conference rooms, board rooms, and no-fee fitness centers. Artis REIT prides itself on delivering first-class property management, providing on-site maintenance and 24/7 emergency maintenance services.



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

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 & Monument signage available

PARKING

708 Heartland Trail
3.43/1000
169 Stalls/28 Underground

Amenities/Features:

- 50,000 square feet of exceptional Class-A office space
- Complimentary conference rooms, no-fee fitness center, board rooms, and lunch rooms
- Portfolio Access to fitness center, conference rooms, cafes, golf lounge
- High Visibility
- Easy accessibility from Beltline Hwy 12/14



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

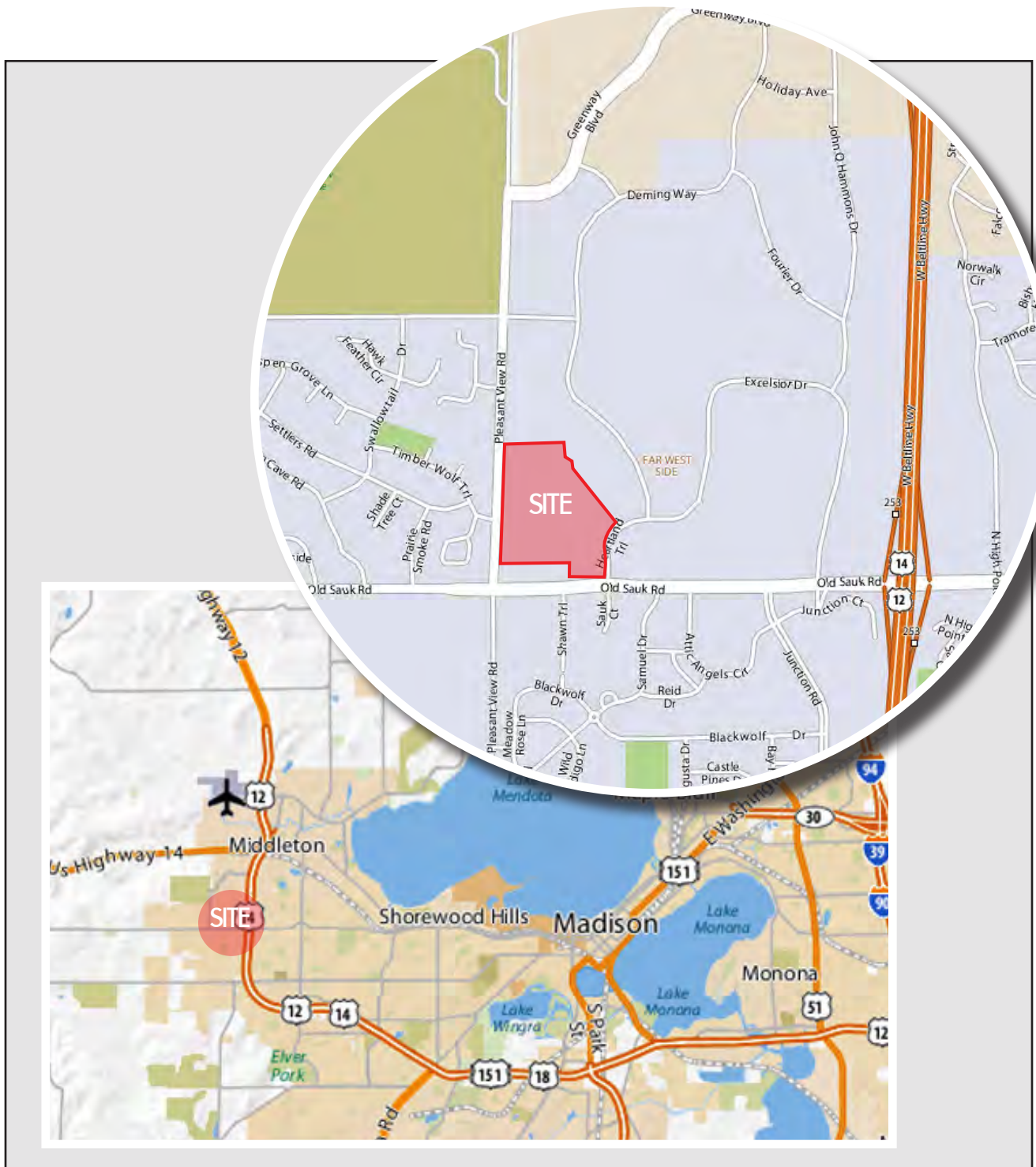
Kyle Robb, CCIM
Leasing Manager

608.830.6308
krobb@artisreit.com

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

Location Maps

708 Heartland Trail Middleton, WI



Aerial Map

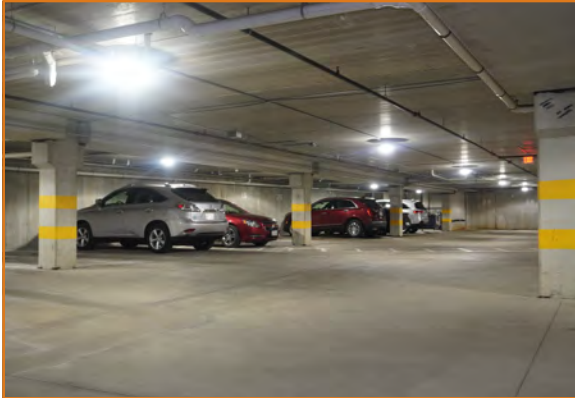
708 Heartland Trail Middleton, WI



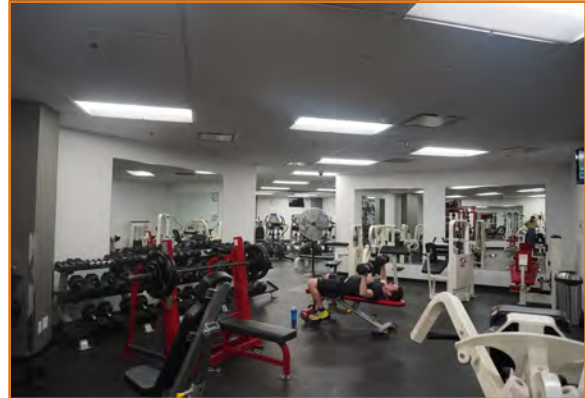
Building & Portfolio Amenities

708 Heartland Trail Middleton, WI

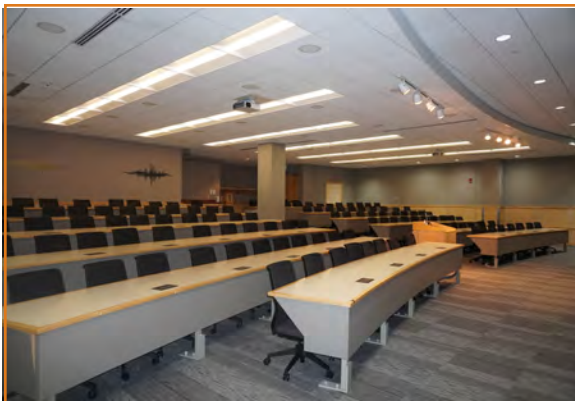
Underground Parking at 708 Heartland Trail



Access to Fitness Centers throughout Portfolio



120-Person Conference Center at City Center West



Golf Lounge at Wisconsin Trade Center



Signage Opportunities



Area Amenities

708 Heartland Trail Middleton, WI

