

Upper Floor Office Space

Class-A Office Space on the 9th & 10th Floors

Flexible and Collaborative Areas

Wisconsin Trade Center
8401 Greenway Blvd.
Middleton, WI (Madison)

Wisconsin Trade Center



Wisconsin Trade Center

8401 Greenway Blvd | Middleton, WI



The Space

Agile and reconfigurable space

Located on the 9th & 10th floors, this office environment has it all. This flexible tech-like space is now available for sub-lease at a below market rate. The work environment has a dynamic and nimble floor plan that will support your organizations objectives and employee needs-today and tomorrow.

The sub-lease opportunity has a lease expiration date of December 31, 2026. Please contact Brian Wolff to learn more about the space, the economics and how we can make it work for your needs.

Excellent Value

When you factor in the cost of construction alone, this opportunity provides a company the ability to use their capital to grow their business even further.

7K

Square Feet of Space
9th Floor

16,5K

Square Feet of Space
10th Floor

\$16

Sub-Lease Rate Per SF + NNN

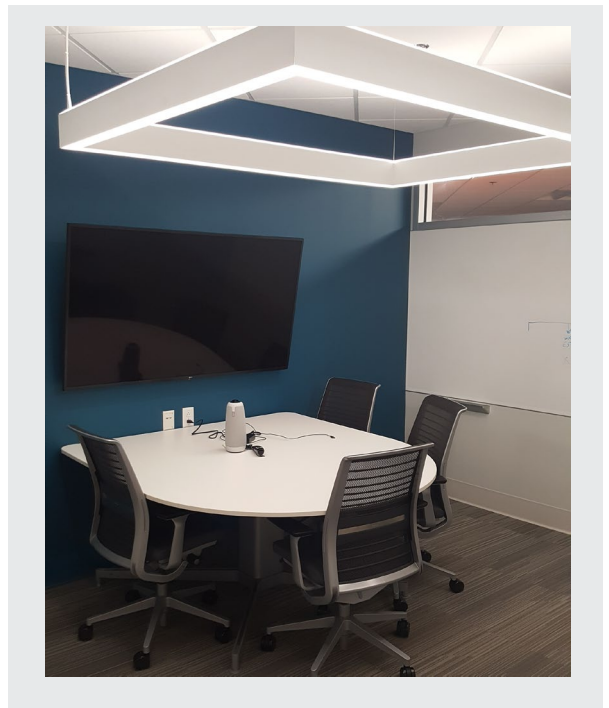
Wisconsin Trade Center

8401 Greenway Blvd | Middleton, WI



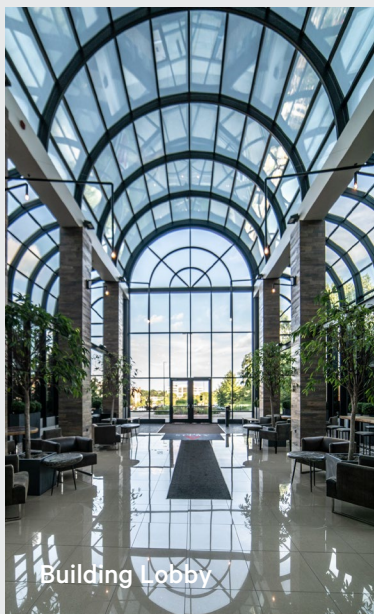
Quality Build-Out

The private conference and huddle rooms are wired with the latest in audio-visual capabilities. Partially furnished space if needed. Everything is new and all desks are motorized up-down.



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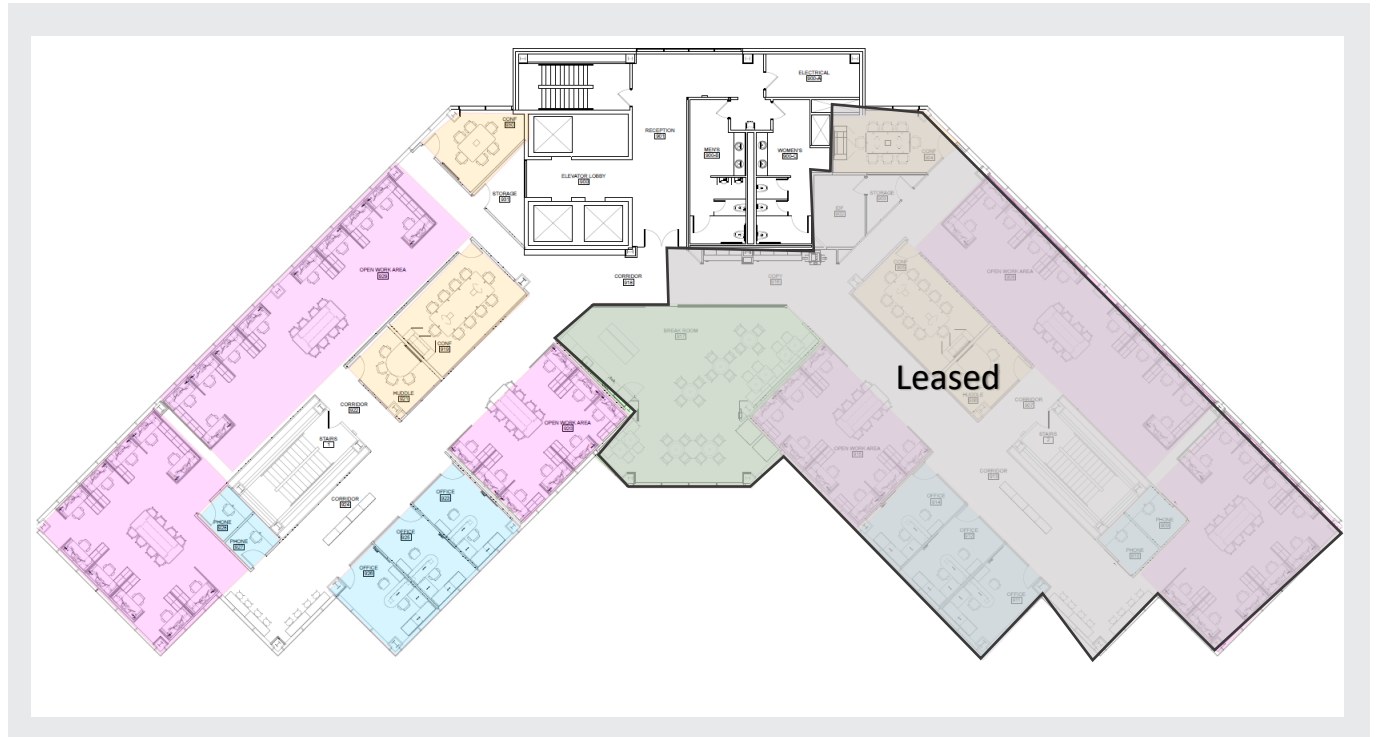


Impressive Entrances

Clients are greeted with a large two-story glass atrium at the main entrance lobby. The floor elevator lobbies are bright and welcoming. The café setting provides a place for gathering with floor-to-ceiling windows that overlook the city.

Wisconsin Trade Center

8401 Greenway Blvd, 9th Floor | Middleton, WI



9th Floor

Flexible Space Solutions

Quickly adaptable space to meet the changing needs of individuals and your organization. You can add more private offices if needed.

There are three department or “team zones”, all with open and collaborative meeting areas within each zone. One large conference room and one huddle room along with private small touch-down office perfect for concentrated work or visiting clients who need a quiet space for the day.

Two possible main entrances to the space. Ask Brian Wolff for more information.

3

Private Offices

3

Team Zones

2

Conference Rooms

Wisconsin Trade Center

8401 Greenway Blvd, 10th Floor | Middleton, WI



10th Floor

Flexibility and Team Zones Several Private Offices

Adaptable space to meet the changing needs of your organization. Current storage and fulfillment space can be changed to accommodate more private offices, conference, huddle rooms or additional cubicles. Small phone booth rooms provide privacy for those who work in an open environment.

There are four department or “team zones”. One large conference room and one huddle room along with small touch-down offices perfect for concentrated work or visiting clients who need a quiet space for the day.

There is an internal staircase to the 11th floor near the entrance. If additional space is needed it can be combined with the adjacent floor. Ask Brian Wolff for more information.

11

Private Offices

4

Team Zones

3

Conference Rooms

For Lease

Meet

Training and Conference Rooms

Eat

Large Cafe

Fitness

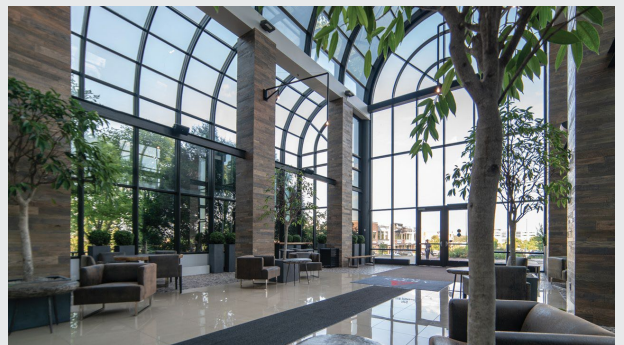
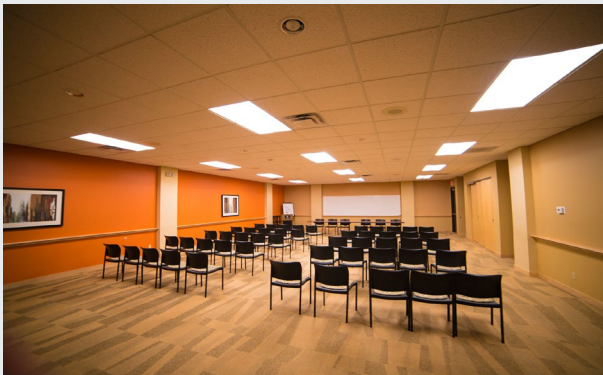
Open Anytime - Lockers - Showers

The Building

The Wisconsin Trade Center is an 11 story and 274,555 sq. ft. Class-A office building. Conveniently located on Madison's far westside next to the Greenway Station lifestyle center.

Amenities

On-site conference center, board rooms, full-service cafe serving breakfast and lunch, large fitness center, locker rooms/showers, secure building with 24/7 card access. Impressive glass atrium, fiber optics, large surface parking lot and skywalk connection to the adjacent Greenway Building



Contact Us

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CBRE

State of Wisconsin Broker Disclosure

Broker Disclosure to Customers To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to prove brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.

• The duty, when negotiating, to present contract proposals in an objective & unbiased manner and disclose the advantages and disadvantages of the proposals. Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

(Insert information you authorize to broker to disclose such as financial qualification information)

Consent to Telephone Solicitation

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing.

List Home/Cell Numbers: _____

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830. <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

Definition of Material Adverse Facts

A "material adverse fact" is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.