



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
8215 Greenway Blvd, Suite 220
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Building Overview

8383 Greenway Blvd. Middleton, WI

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|------------------------------------|---|
| 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

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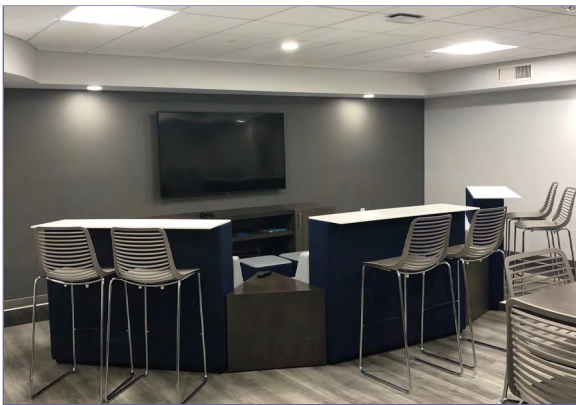
Break Area w/ Vending Machines



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



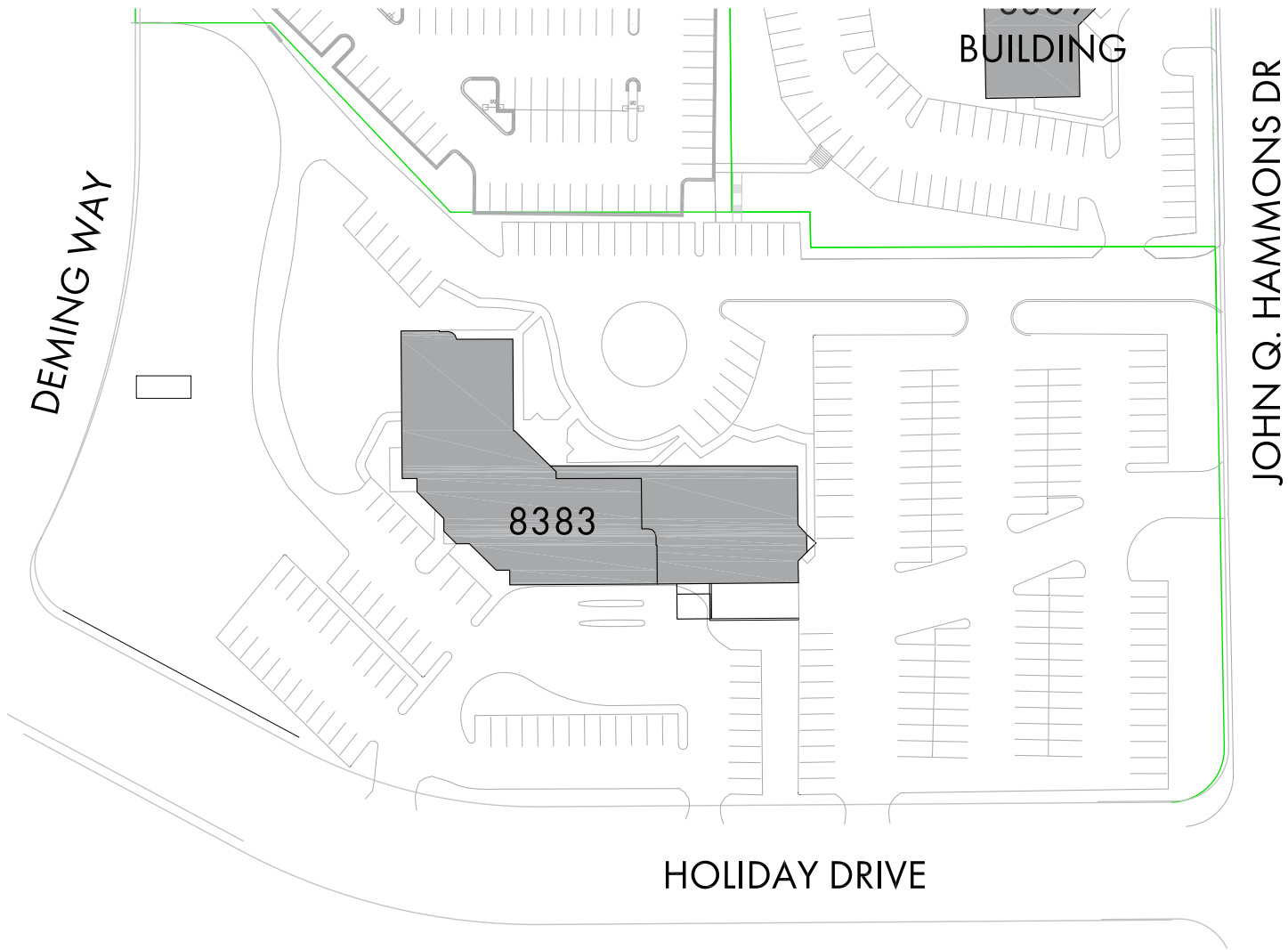
Access to Conference Center at Wisconsin Trade Center





Site Plan

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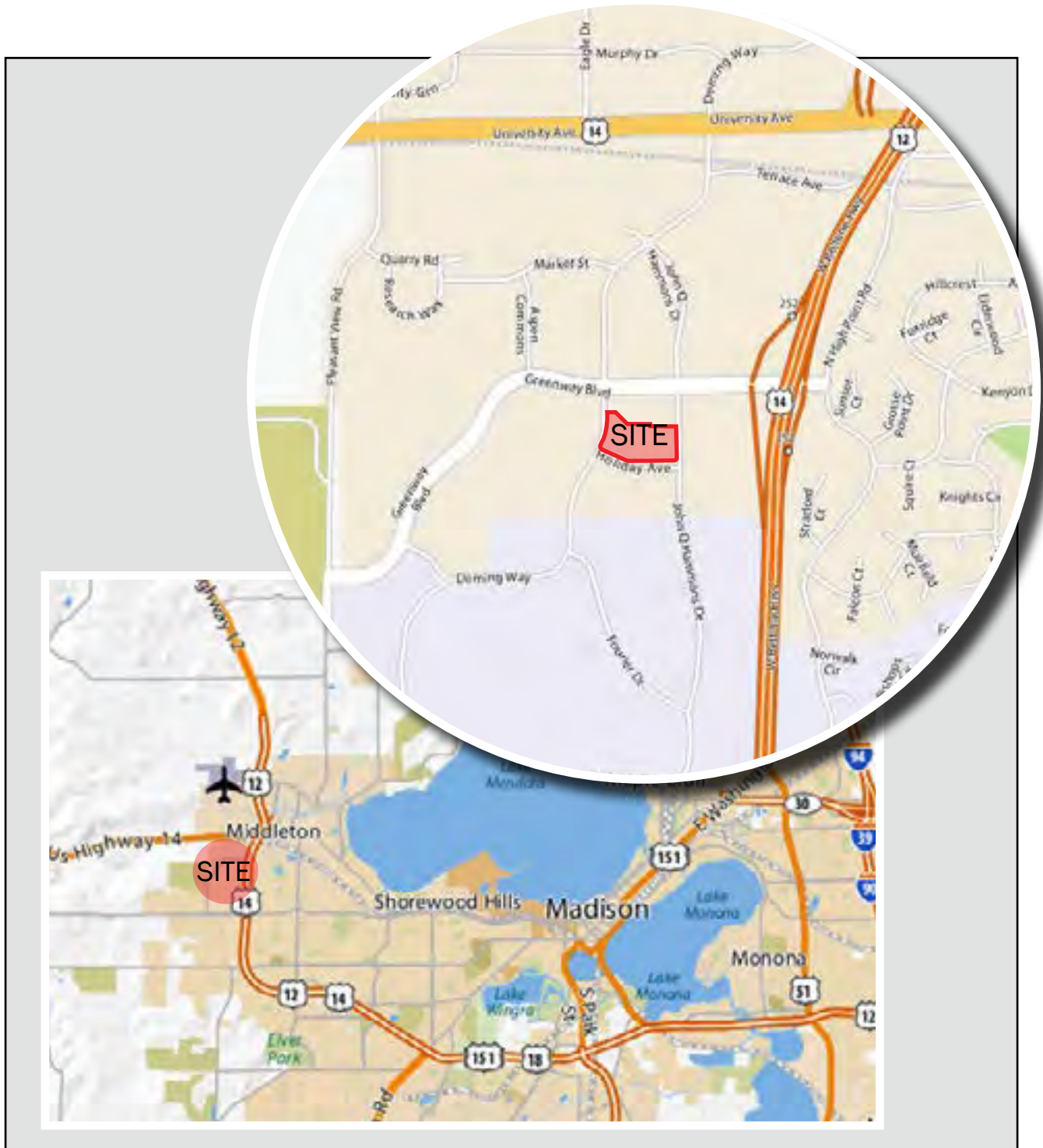
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Location Map

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Area Amenities

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