





The Wisconsin Trade Center at 8401 Greenway Blvd is an 11 story Class A office building offering 274,555 square feet of modern, high quality workspace in the West Madison/Middleton business community. Located in the heart of Greenway Station, it provides excellent visibility and easy access just blocks from Hwy 12/14, connecting seamlessly to nearby suburbs. The walkable surroundings include retail, dining, hotels, bike paths, and a seasonal farmers' market, creating a vibrant and convenient environment. On site amenities feature a conference center, boardrooms, a fitness center with locker rooms and showers, secure card access, and a striking glass atrium, along with heated underground and ample surface parking and a sky-walk to the Greenway Building, making it a highly functional and attractive setting for today's businesses.

SPACE & PROPERTY HIGHLIGHTS

Building Size	255,604 SF
Current Available Space	SUITE 230 • 29,211 SF SUITE 250 • 12,442 SF SUITE 300 • 62,852 SF SUITE 700 • 15,508 SF
Floors	11
Building Hours	7:00 AM - 6:00 PM Atrium Door M-F 7:00 AM - 5:30 PM Other Doors M-F
Signage	Building & monument signage available
Parking	2.59/1000 954 Stalls / 48 Underground



ON-SITE SELF-SERVE COFFEE LOUNGE



FITNESS CENTER WITH LOCKER ROOMS AND SHOWERS



ON-SITE GOLF LOUNGE



AMENITIES

ON-SITE:

- Two-Story Open Atrium Lobby
- Patio with Outdoor Seating, Grills and Fire Pit
- Secured Heated Underground Parking
- Ample Surface Parking
- Conference Center and Training Room
- Workout Facilities
- Golf Simulator Lounge

SHARED/OFF-SITE:

- Full Service Cafe
- Multiple No-Fee Workout Facilities
- Wellness Rooms
- Self-Serve Coffee Lounges
- Conference Centers and Board Rooms

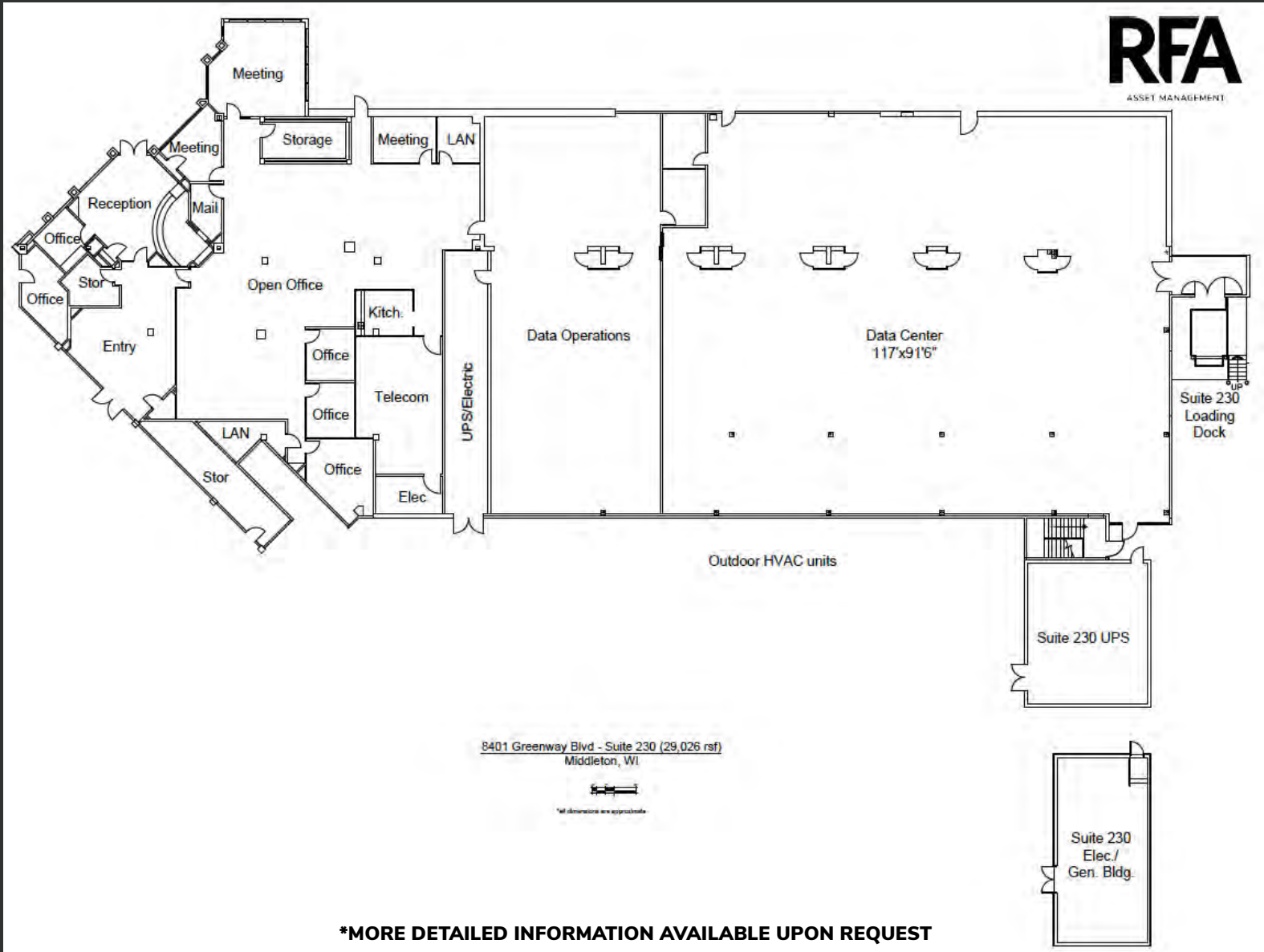
FOR MORE INFORMATION:

<https://madison.rfaassetmanagement.ca>

AVAILABLE SUITES

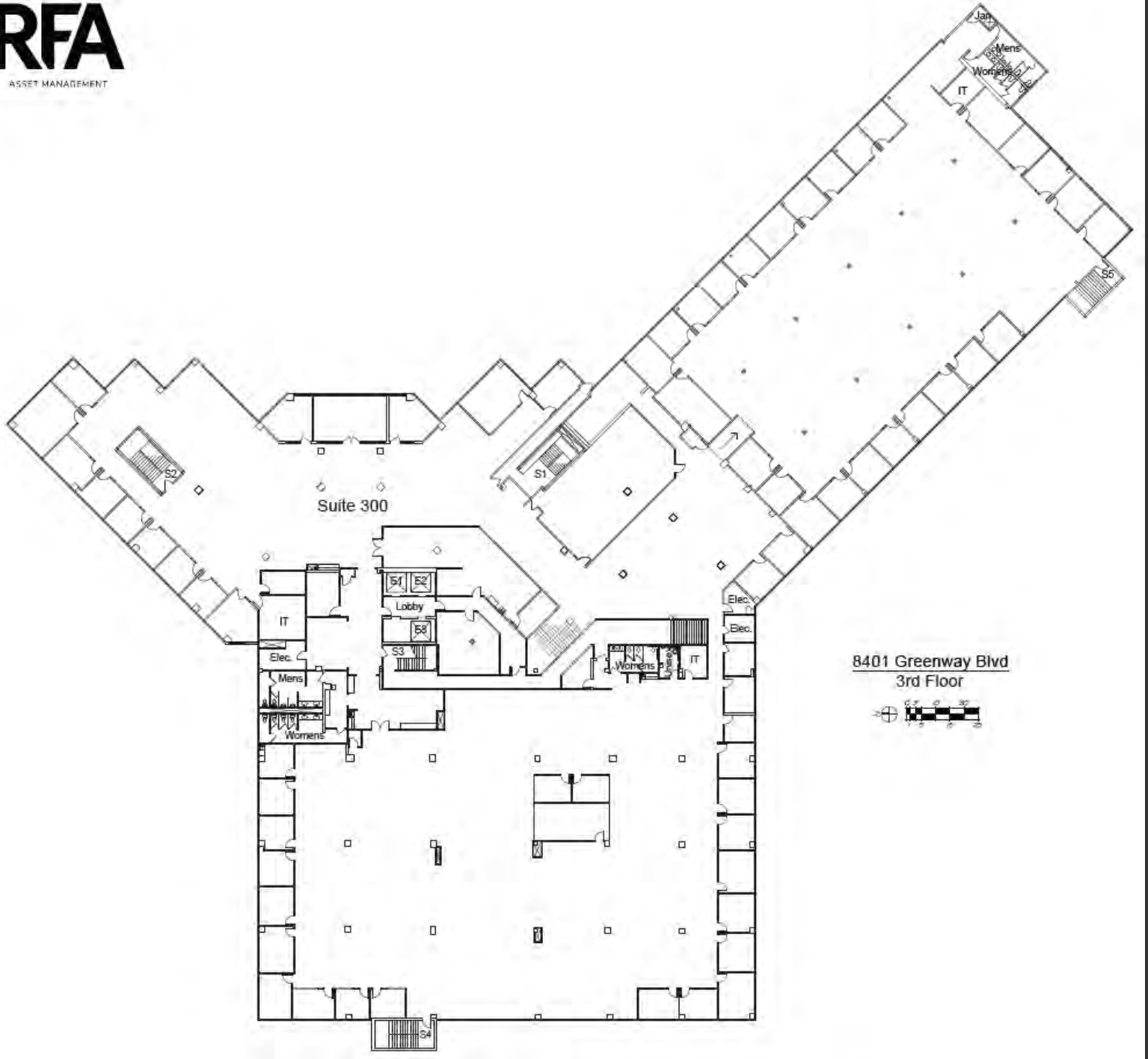
Unit #	Size	Availability
230	29,026 rsf	Immediately

EXISTING DATA CENTER AND COULD BE CONVERTED TO LAB/FREEZER FARM



AVAILABLE SUITES

Unit #	Size	Availability
300	62,852 rsf Divisible	Immediately



8401 Greenway Blvd
3rd Floor



AVAILABLE SUITES

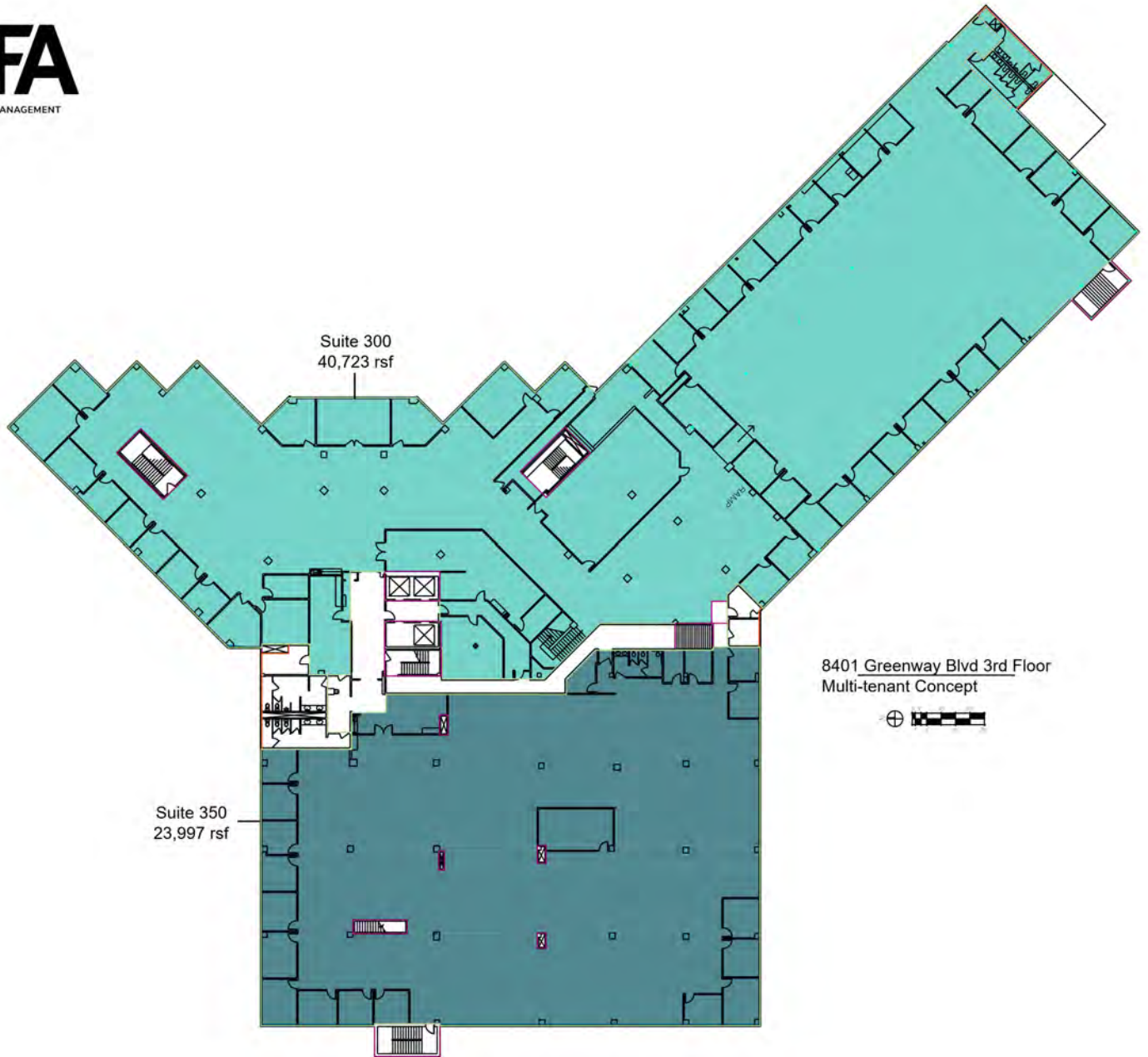
Third Floor - Optional Spaces

Size

Availability

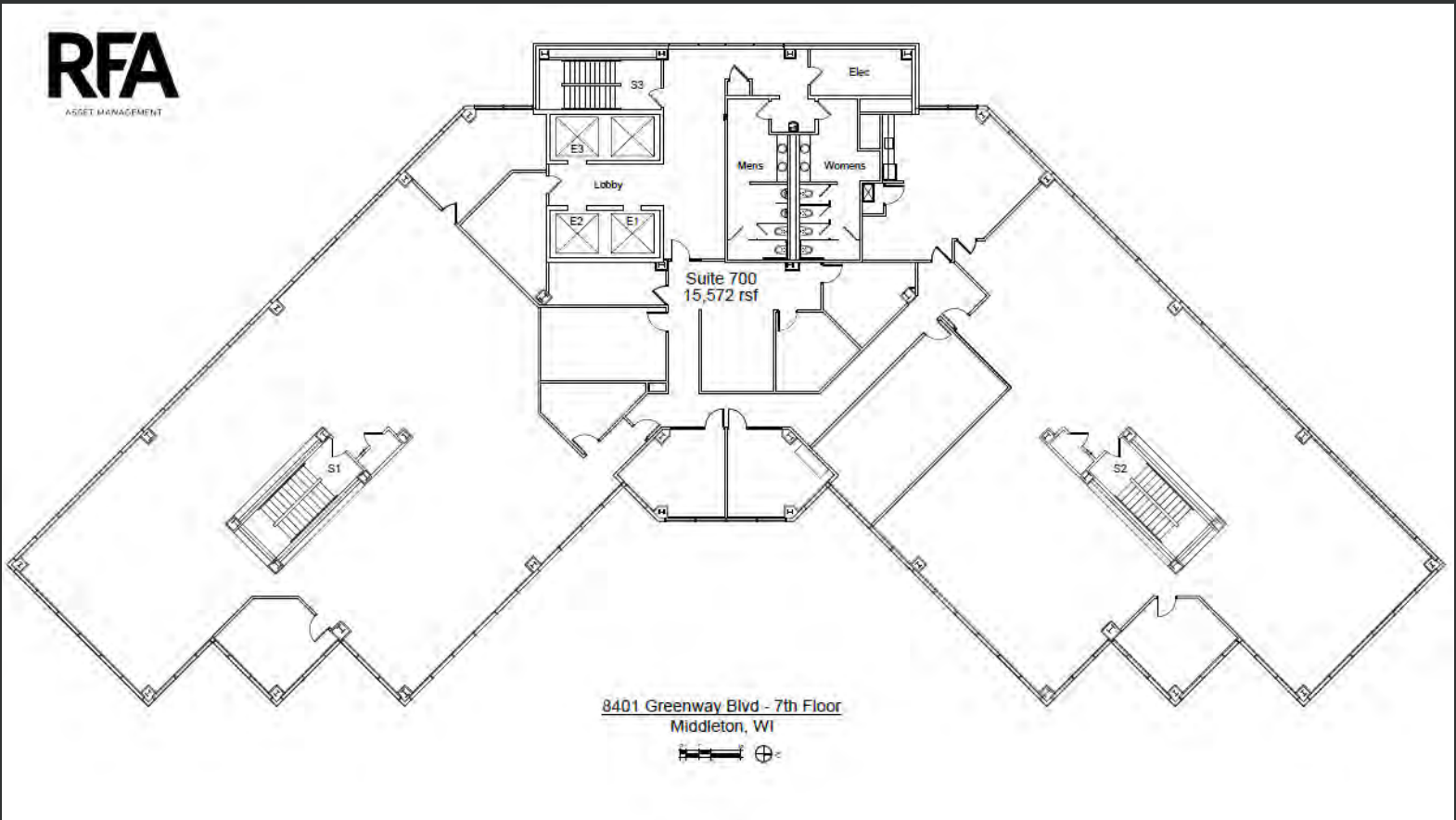
300
350

40,723 rsf
23,997 rsf

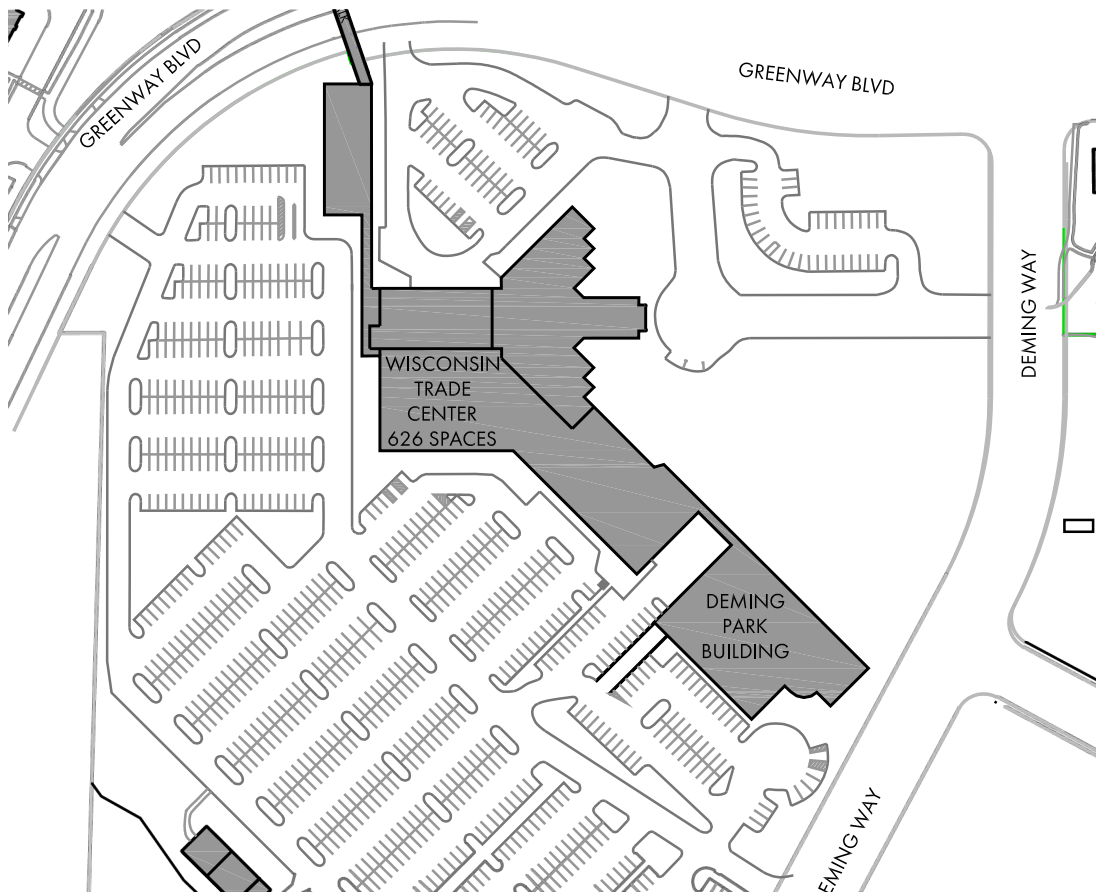


AVAILABLE SUITES

Unit #	Size	Availability
700	15,572 rsf	Immediately



SITE MAP








FIND US HERE
8401 Greenway Blvd


AREA DEMOGRAPHICS*

 206,972
Population

 \$127,557
Avg. Household Income

 252,251
Daytime Population

 66.5%
Population with
Bachelor's, Graduate,
or Professional Degree

 192,240
Employees

- **Gross Leasable Area:** 255,604 SF
- **Key Tenant(s):** Insuperity Support Services and Foremost Farms
- **Major Arterials & Access:** Greenway Blvd, W Beltline Highway

*Within 7 miles of 8401 Greenway Blvd (2023 estimates)



**8401 GREENWAY BOULEVARD
WISCONSIN TRADE CENTER**

FOR OFFICE LEASING INQUIRIES

KYLE ROBB, CCIM
Director - Leasing
(+1) 608-830-6308
kyle.robbs@rfa.ca

RFA

ASSET MANAGEMENT

MADISON.RFAASSETMANAGEMENT.CA

2026 RFA. ALL RIGHTS RESERVED. THE INFORMATION CONTAINED IN THIS COMMUNICATION IS STRICTLY CONFIDENTIAL. THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE BUT HAS NOT BEEN VERIFIED. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.