

525 Junction Road, home to City Center West, is an award-winning Class A office asset offering over 360,000 square feet of premium workspace across eight stories. Constructed in 2001 with renovations completed in 2003, the building delivers best-in-class amenities, exceptional visibility, and a distinguished tenant mix. Ideally located just two blocks from Highway 12/14, it provides quick access to the western and southern suburbs, the University campus, and Capitol Square. The surrounding vibrant neighborhood offers numerous dining, retail, and hotel options within walking distance, creating a highly accessible and amenity-rich environment for today's businesses.

## SPACE & PROPERTY HIGHLIGHTS

|                 |  |
|-----------------|--|
| Building Size   | 358,241 SF   |
| Available Space | SUITE 2000 • 21,809 SF<br>SUITE 3800 • 5,118 SF<br>SUITE 5400 • 5,662 SF<br>SUITE 6800 • 8,965 SF<br>SUITE 7000 • 23,390 SF<br>SUITE 7500 • 23,353 SF<br>SUITE 8600 • 641 SF |
| Floors          | 8  |
| HVAC System     | VAV/Heat Pump  |
| Building Hours  | 7:00 a.m. - 7:00 p.m.   M-F<br>7:00 a.m. - 6:00 p.m.   M-F 2nd floor doors   |
| Parking         | 3.46/1000<br>1,516 Stalls/1,433 Ramp/11 Underground  |





**ON-SITE SELF-SERVE COFFEE LOUNGE AND VENDING**



**ON-SITE FITNESS CENTERS**



**ON-SITE GOLF LOUNGE**



## AMENITIES

### ON-SITE:

- Bright Welcoming Lobby
- No-Fee Fitness Center
- Golf Simulator Lounge
- Self-Serve Casual Coffee Lounge and Cafe
- 120-Person Conference Room and Board Room
- Covered Parking Ramp

### SHARED/OFF-SITE :

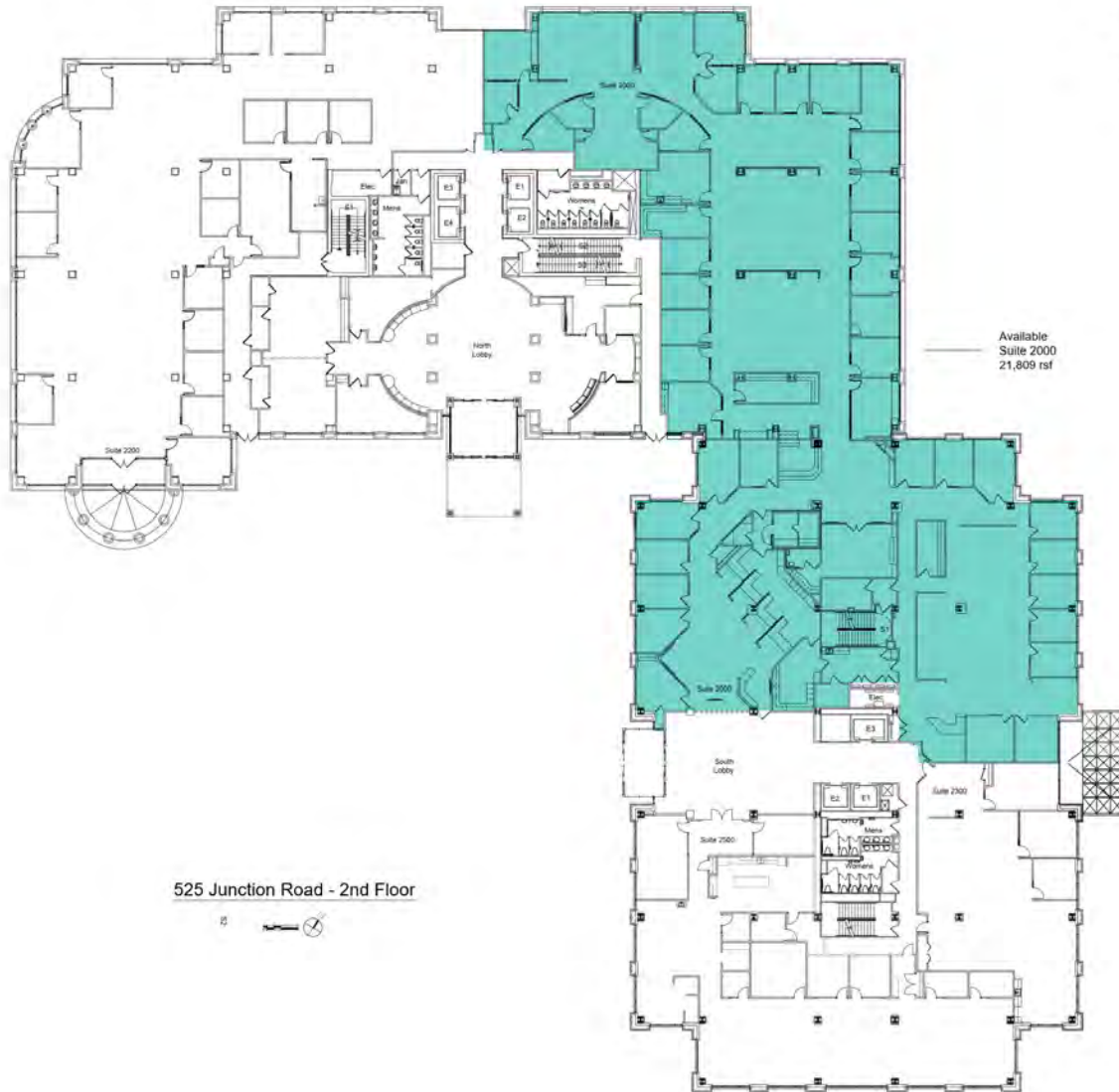
- Full Service Cafe
- No-Fee Workout Facility
- Wellness Rooms
- Golf Simulator Lounge
- Self-Serve Coffee Lounges
- Conference Centers and Board Rooms

### FOR MORE INFORMATION:

<https://madison.rfaassetmanagement.ca>

# AVAILABLE SUITES

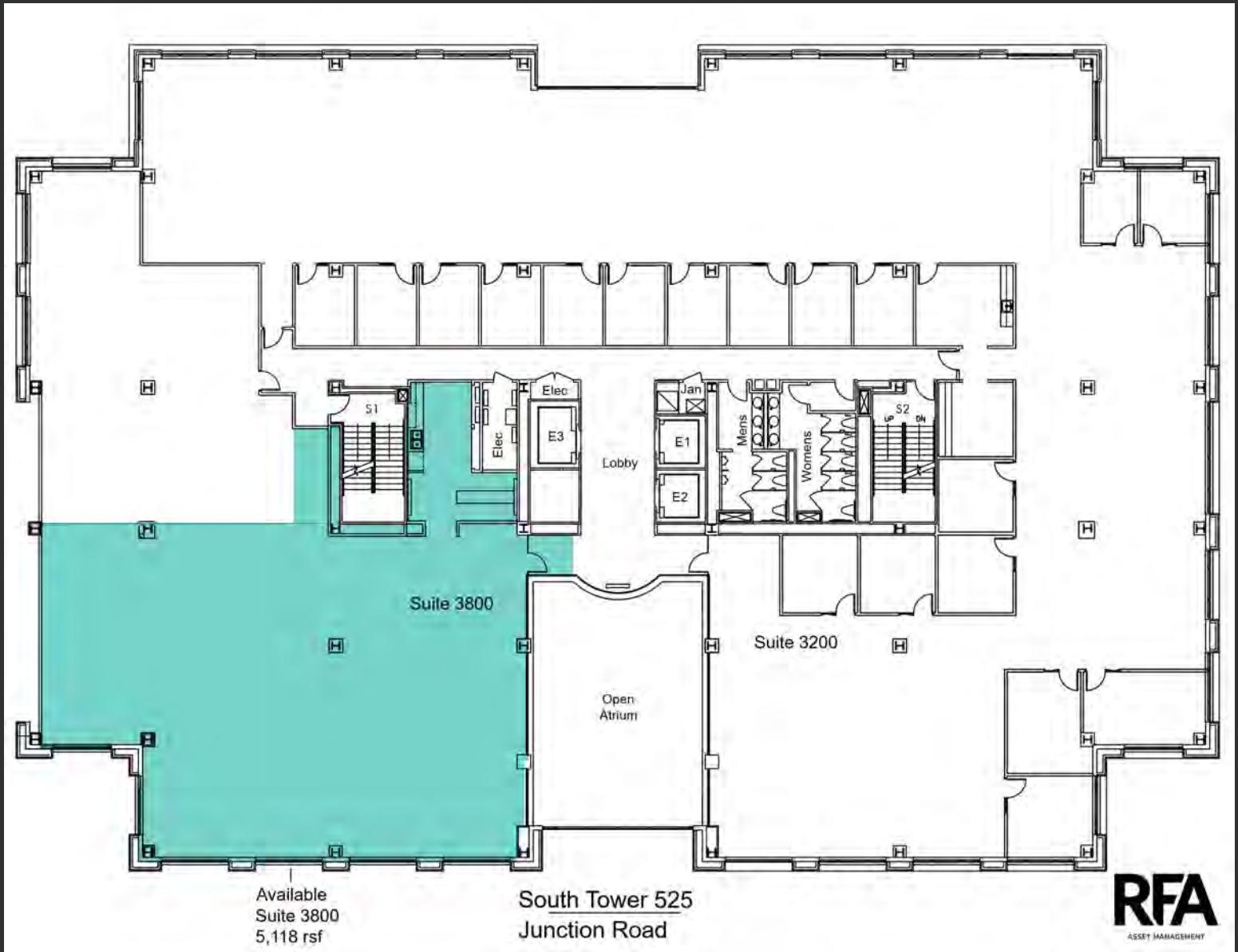
| Unit # | Size       | Availability |
|--------|------------|--------------|
| 2000   | 21,809 rsf | Immediately  |



525 Junction Road - 2nd Floor

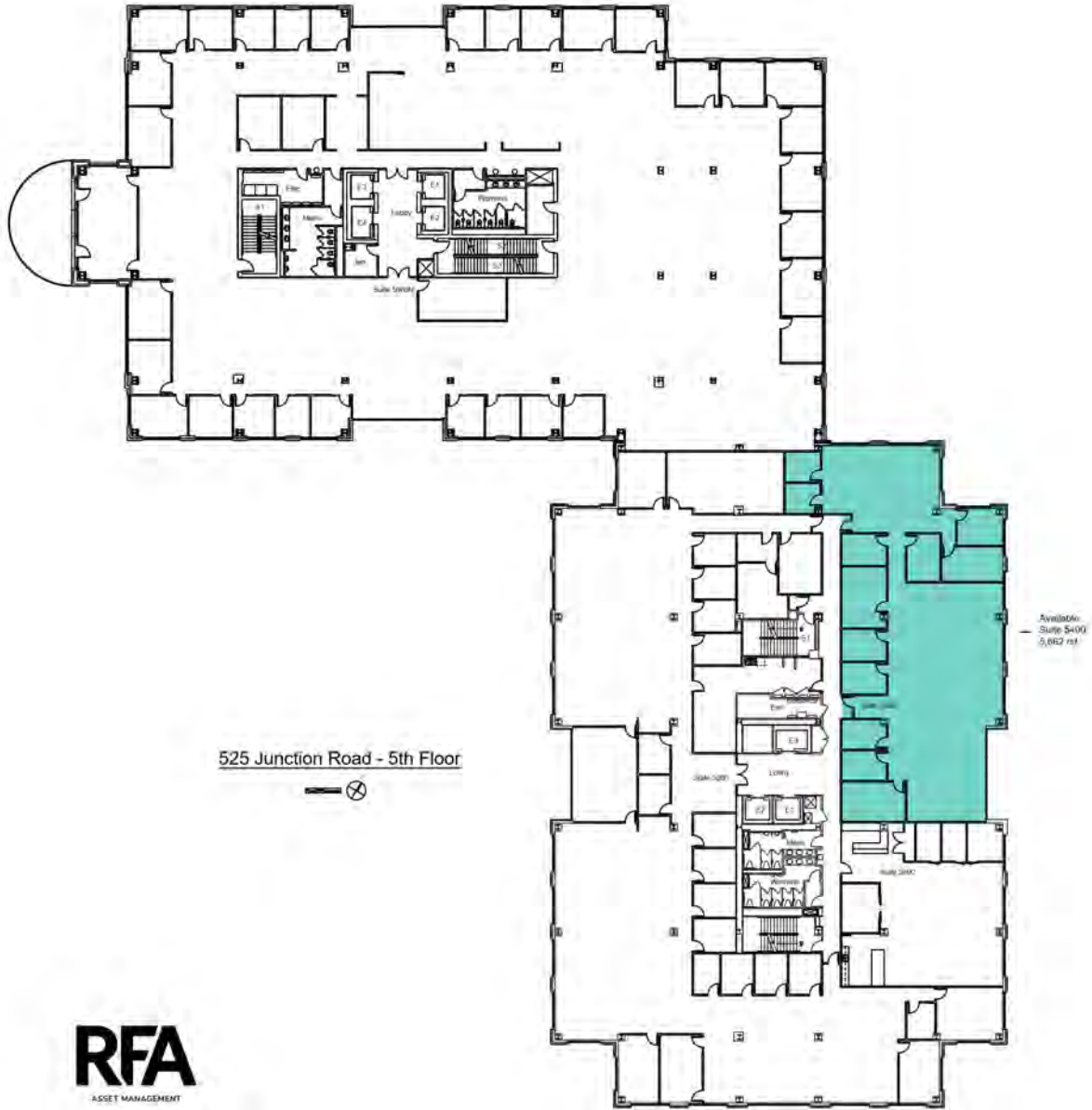
# AVAILABLE SUITES

| Unit # | Size      | Availability |
|--------|-----------|--------------|
| 3800   | 5,118 rsf | Immediately  |



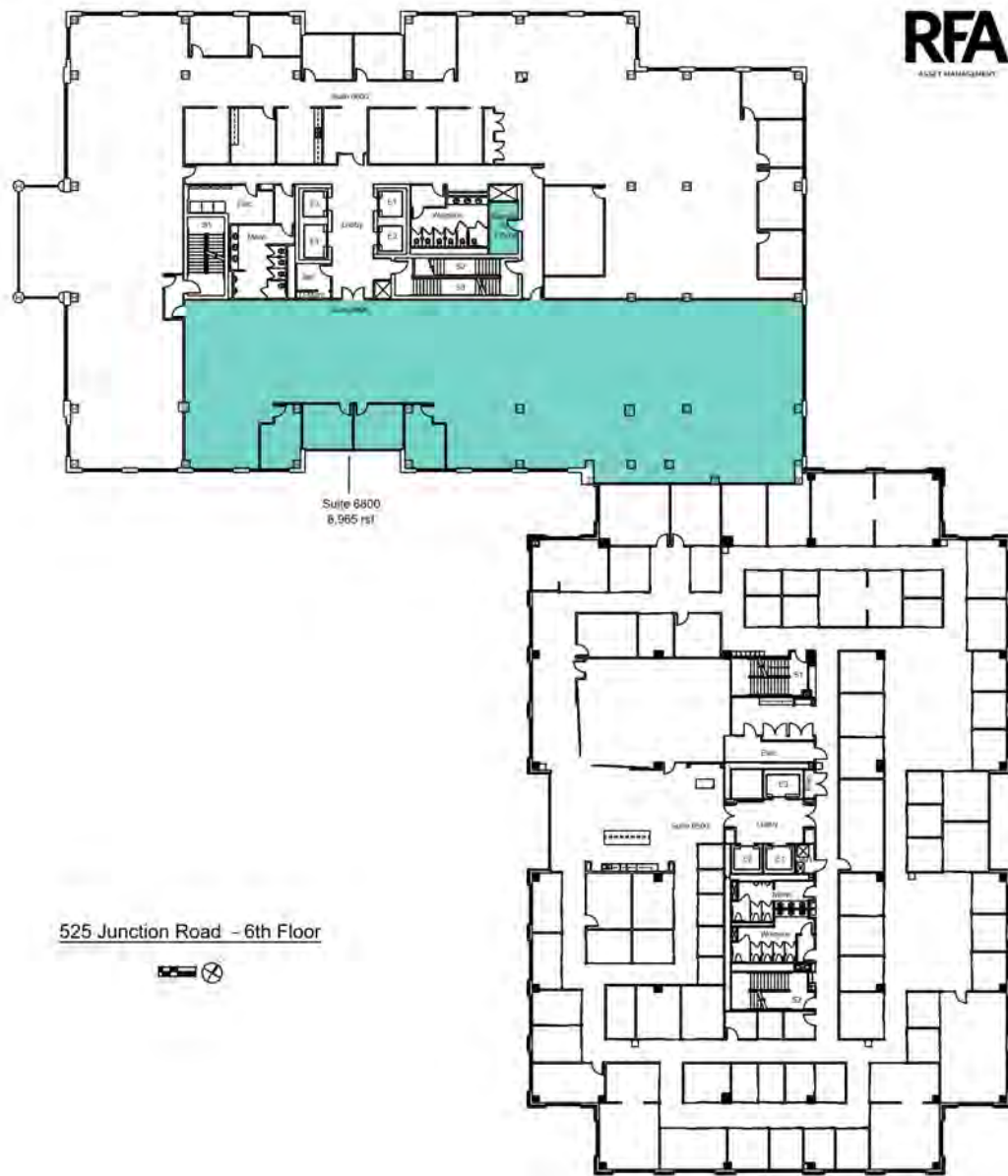
# AVAILABLE SUITES

| Unit # | Size      | Availability |
|--------|-----------|--------------|
| 5400   | 5,662 rsf | Immediately  |



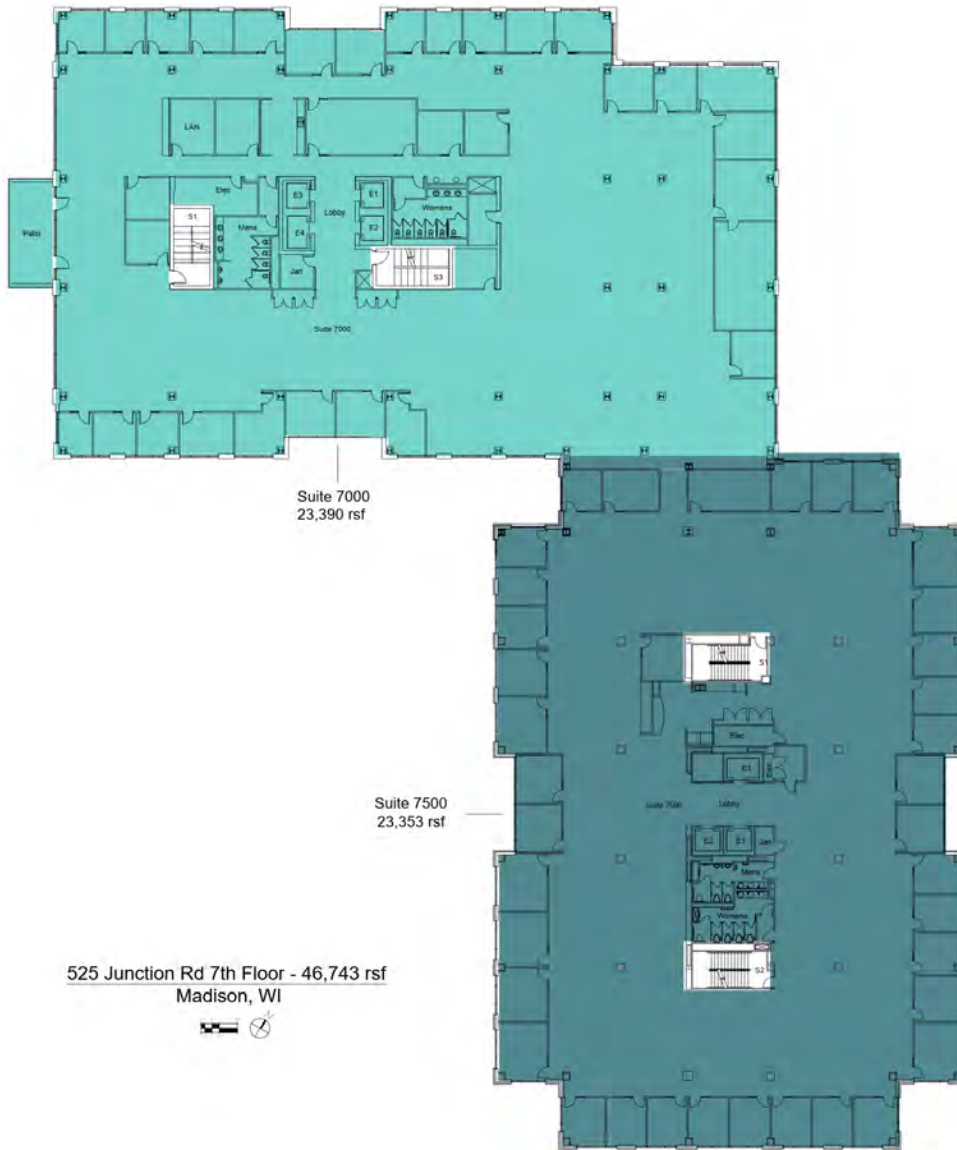
# AVAILABLE SUITES

| Unit # | Size      | Availability |
|--------|-----------|--------------|
| 6800   | 8,965 rsf | Immediately  |



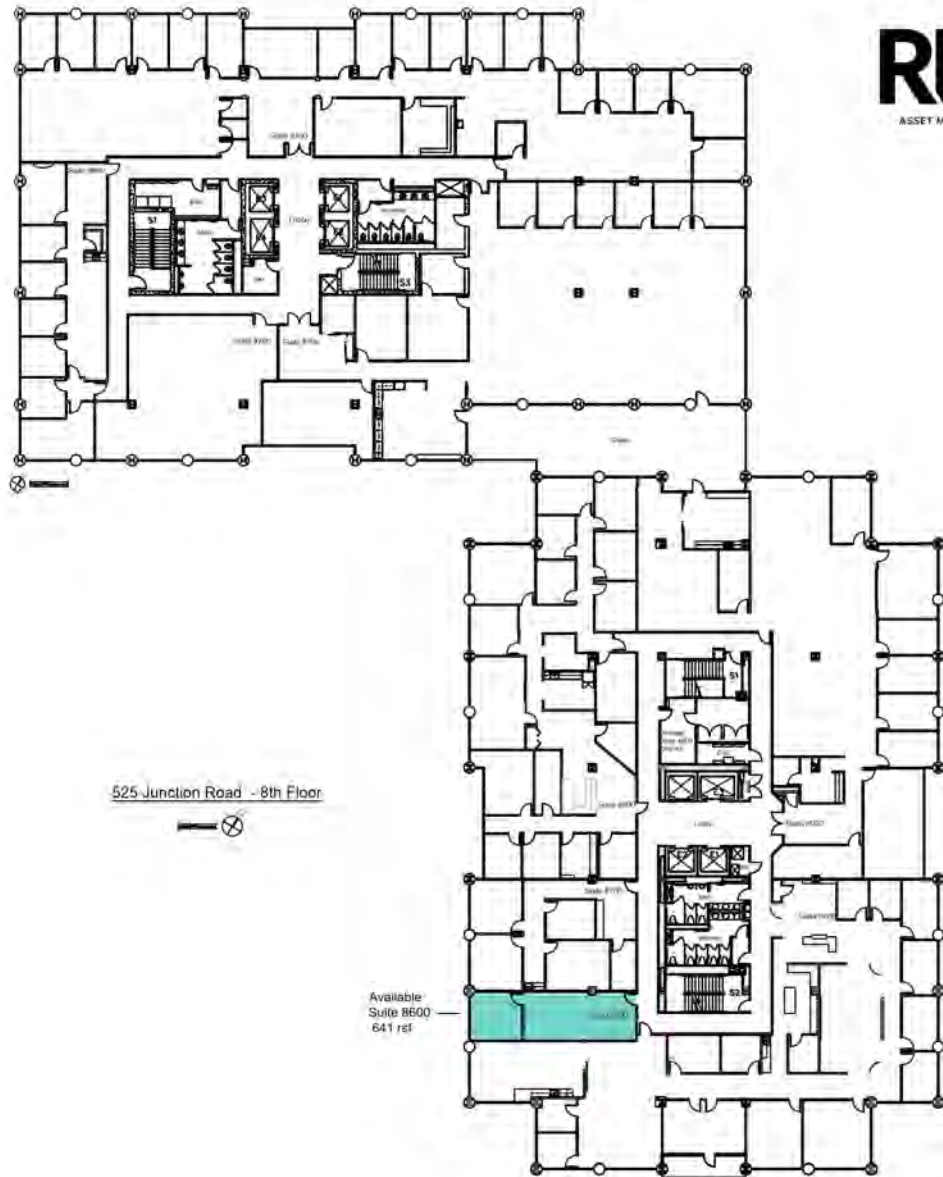
# AVAILABLE SUITES

| Unit # | Size       | Availability |
|--------|------------|--------------|
| 7000   | 23,390 rsf | Immediately  |
| 7500   | 23,353 rsf | Immediately  |

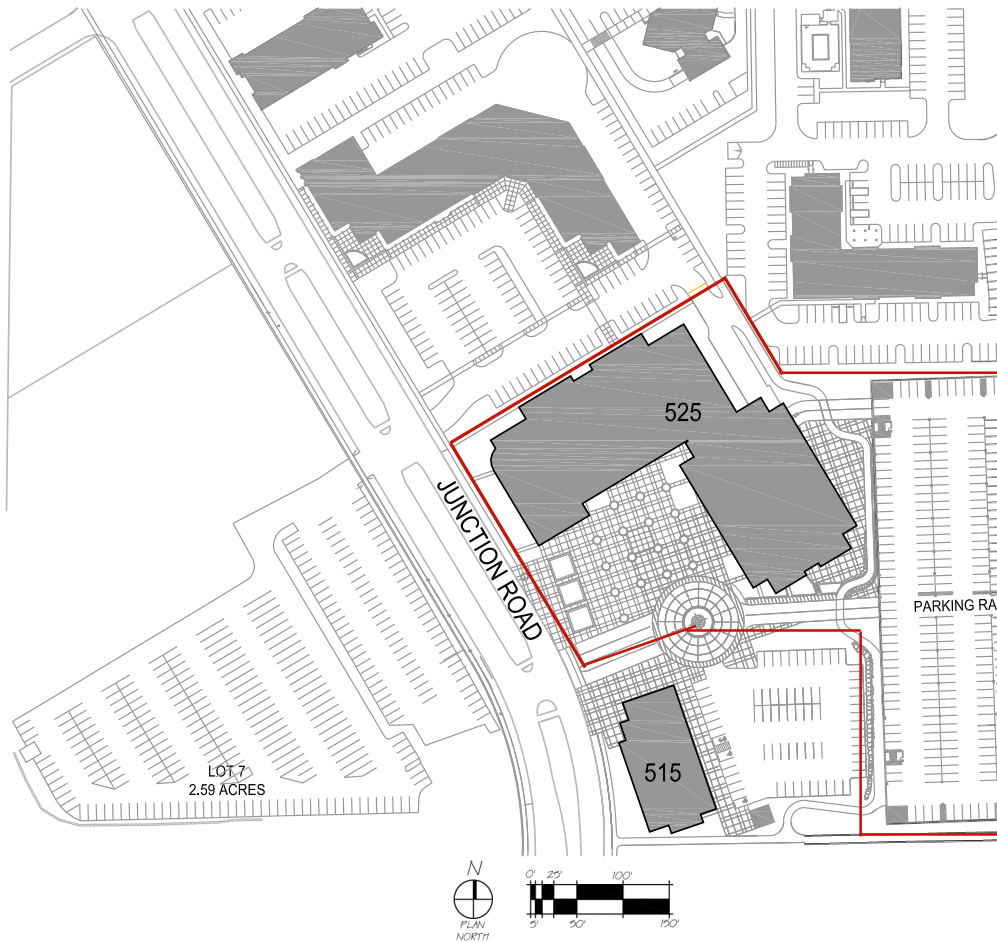


# AVAILABLE SUITES

| Unit # | Size    | Availability |
|--------|---------|--------------|
| 8600   | 641 rsf | Immediately  |



# SITE MAP



FIND US HERE  
525 Junction Rd

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

\*Within 7 miles of 525 Junction Road (2023 estimates)

• **Gross Leasable Area:** 358,241 SF

- **Key Tenant(s):** TDS Telecommunications, Serendipity Labs
- **Major Arterials & Access:** Junction Rd, W Beltline Highway, Old Sauk Road



**525 JUNCTION RD, MADISON, WI  
CITY CENTER WEST**

**FOR OFFICE LEASING INQUIRIES**

**KYLE ROBB, CCIM**  
Director - Leasing  
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**RFA**

ASSET MANAGEMENT

**MADISON.RFAASSETMANAGEMENT.CA**

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