





**One Financial Place at 8215 Greenway Boulevard** is a six story, Energy Star certified Class A office building offering modern, efficient workspace. Ideally positioned in the West Madison/Middleton business corridor, it provides quick access to Hwy 12/14 and the nearby dining and shopping at Greenway Station. With on site amenities including a boardroom, gaming lounge, and heated underground parking, and a strong tenant roster featuring Morgan Stanley, CliftonLarsonAllen, and Ameriprise, the property delivers a convenient, high quality setting for today's businesses.

## SPACE & PROPERTY HIGHLIGHTS

Building Size	128,871 SF
Current Available Space	SUITE 140 • 3,661 SF SUITE 480 • 8,785 SF SUITE 500 • 10,931 SF
Floors	6
Building Hours	7:00 AM - 6:00 PM (Front Door) 7:15 AM - 5:00 PM (Loading Dock Door) M-F
Signage	Building & monument signage available
Parking	2.78/1000 389 Stalls / 47 Underground

### EV CHARGING STATIONS





**ON-SITE BOARD ROOM**



**ACCESS TO FITNESS CENTER @ 8401 GREENWAY BLVD**



**ON-SITE GAMING LOUNGE**



## AMENITIES

### ON-SITE:

- Two-Story Open Lobby
- Secured Heated Underground Parking
- Ample Surface Parking
- Gaming Lounge
- Board Room

### SHARED/OFF-SITE:

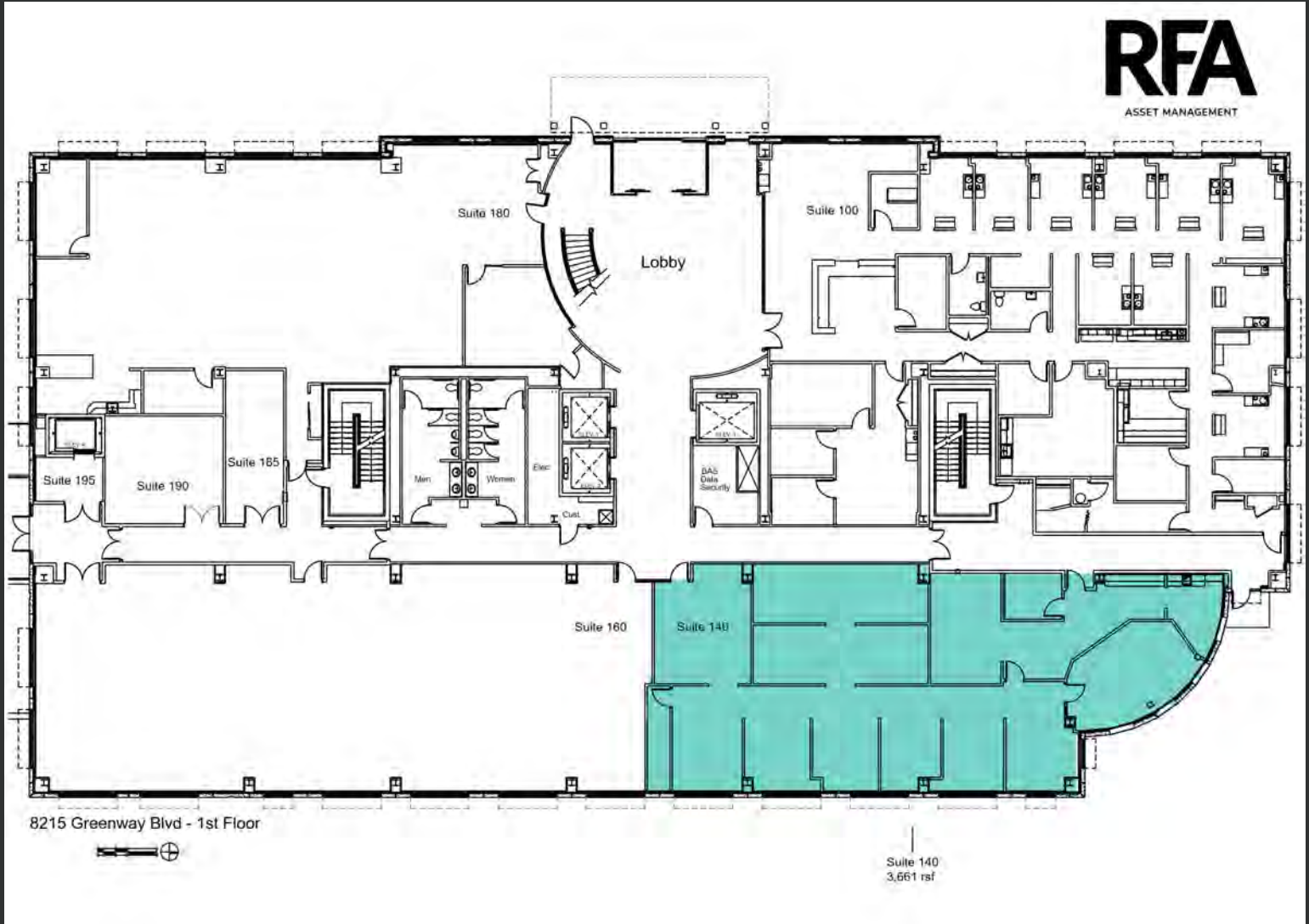
- Full Service Cafe
- Workout Facilities
- Wellness Rooms
- Golf Simulator Lounges
- Self-Serve Coffee Lounges
- Conference Centers & Board Rooms

### FOR MORE INFORMATION:

<https://madison.rfaassetmanagement.ca>

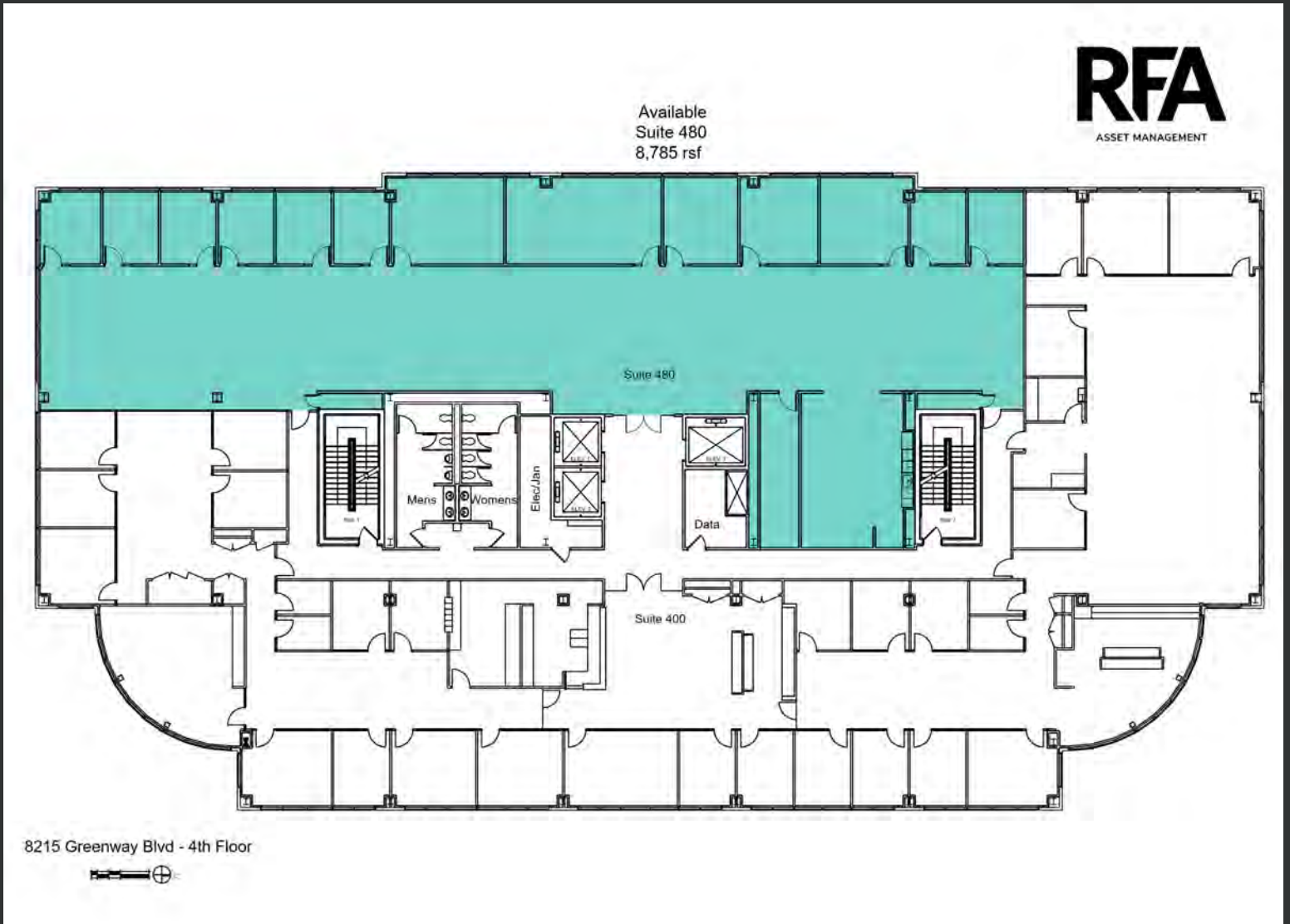
# AVAILABLE SUITES

Unit #	Size	Availability
140	3,661 rsf	Immediately



# AVAILABLE SUITES

Unit #	Size	Availability
480	8,785 rsf	Immediately

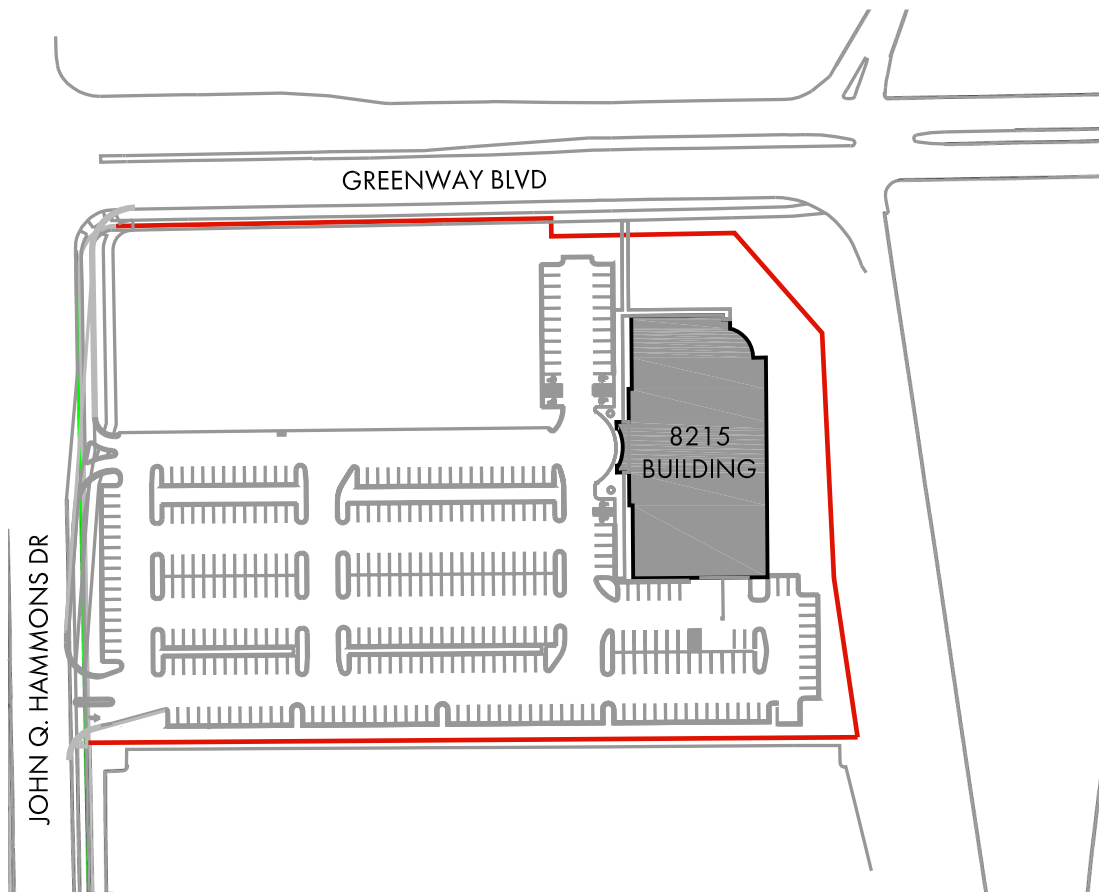


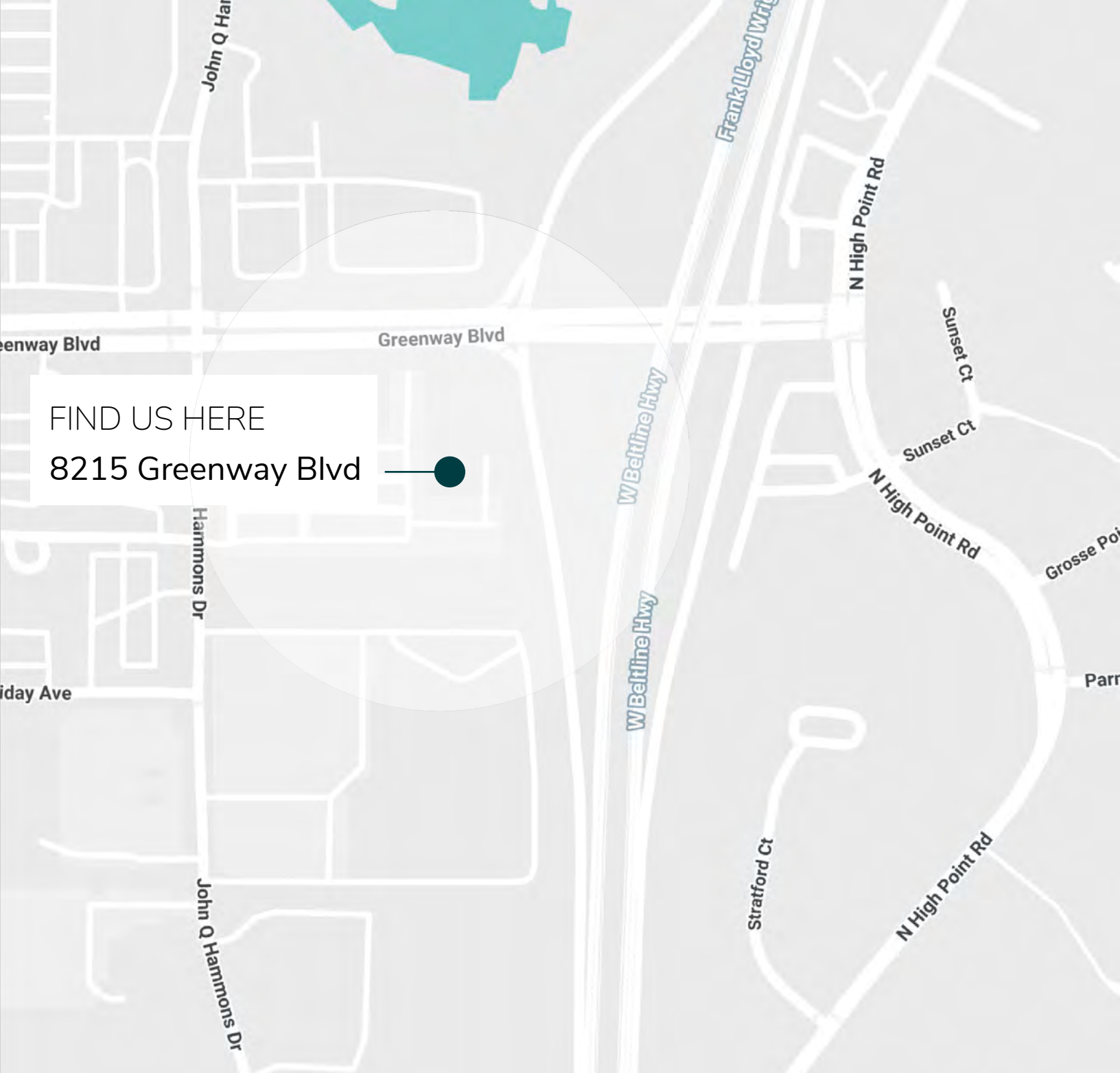
# AVAILABLE SUITES

Unit #	Size	Availability
500	10,931 rsf	Immediately



# SITE MAP





FIND US HERE

8215 Greenway Blvd

### AREA DEMOGRAPHICS\*

206,972  
Population

252,251 Daytime  
Population

192,240  
Employees

\$127,557  
Avg. Household Income

6% Population  
with  
Bachelor's, Graduate,  
or Professional Degree

\*Within 7 miles of 8215 Greenway Blvd (2023 estimates)

- **Gross Leasable Area:** 128,871 SF
  - **Key Tenant(s):** CliftonLarsonAllen, Morgan Stanley Smith Barney Financing
  - **Major Arterials & Access:** Greenway Boulevard, W Beltline Highway

# 8215 GREENWAY BOULEVARD ONE FINANCIAL PLACE

FOR OFFICE LEASING INQUIRIES

**KYLE ROBB, CCIM**

Director - Leasing

(+1) 608-830-6308

kyle.robbs@rfa.ca

# RFA

ASSET MANAGEMENT

[MADISON.RFAASSETMANAGEMENT.CA](http://MADISON.RFAASSETMANAGEMENT.CA)

ONE FINANCIAL PLACE

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