

**1350 Deming Way** is a Class A office building offering approximately 69,800 square feet of leasable space with recently updated lobbies, common areas, and spec suites available for immediate occupancy. Constructed in 1995, the property provides excellent access to the West Beltline Highway and is located near Greenway Station's dining and shopping options. The building features underground heated parking, a conference room, and a tenant lounge with kitchenette, and is directly connected to the Wisconsin Trade Center via sky-walk, allowing tenants access to an expanded amenity suite including a fitness center with locker rooms and showers, conference center, atrium, outdoor patio, lounge with fireplace, coffee bar, and recreational spaces, creating a highly connected and amenity rich workplace environment.

## SPACE & PROPERTY HIGHLIGHTS

Building Size	70,276 SF
Available Space	Suite 180 • 7,068 SF Suite 240 • 2,834 SF Suite 300 • 16,909 SF Spec Suite 420 • 3,068 SF Spec Suite 440 • 3,606 SF Spec Suite 460 • 3,174 SF
Floors	5
Building Hours	7:00 AM - 5:30 PM   M-F
Signage	Monument & building signage available
Parking	2.59/1000 954 Stalls, 48 Underground



**OFF-SITE SELF-SERVE COFFEE LOUNGE**



**ON-SITE FITNESS CENTERS**



**OFF-SITE GOLF LOUNGE**



## AMENITIES

### ON-SITE:

- Two-Story Open Lobby
- Two Outdoor Patios
- Workout Facilities
- Mother's Room
- Ample Surface Parking and Loading Dock
- Back-Up Generator

### SHARED/OFF-SITE:

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

### FOR MORE INFORMATION:

<https://madison.rfaassetmanagement.ca>

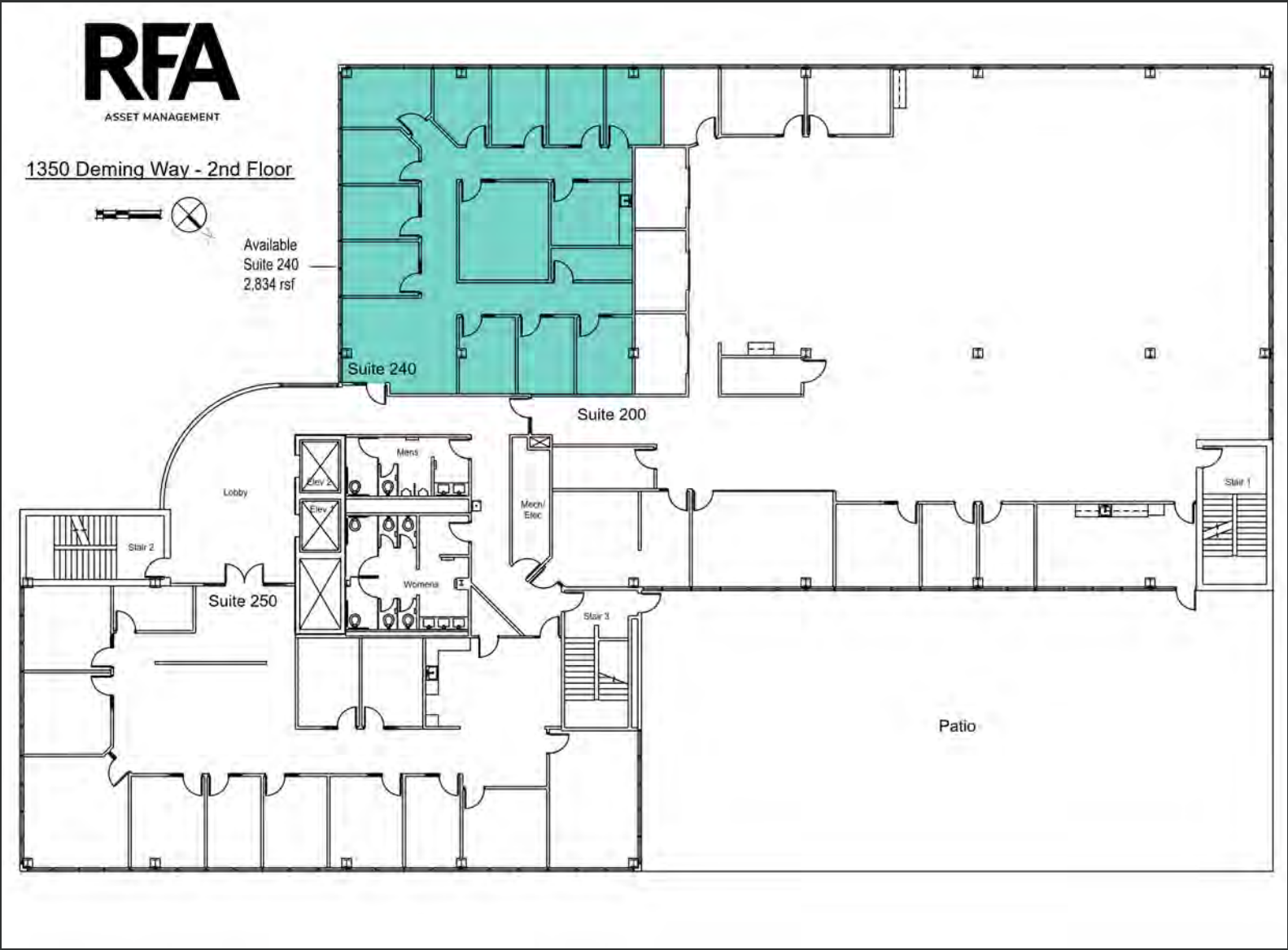
# AVAILABLE SUITES

Unit #	Size	Availability
180	7,068 rsf	Immediately



# AVAILABLE SUITES

Unit #	Size	Availability
240	2,834 rsf	Immediately



# AVAILABLE SUITES

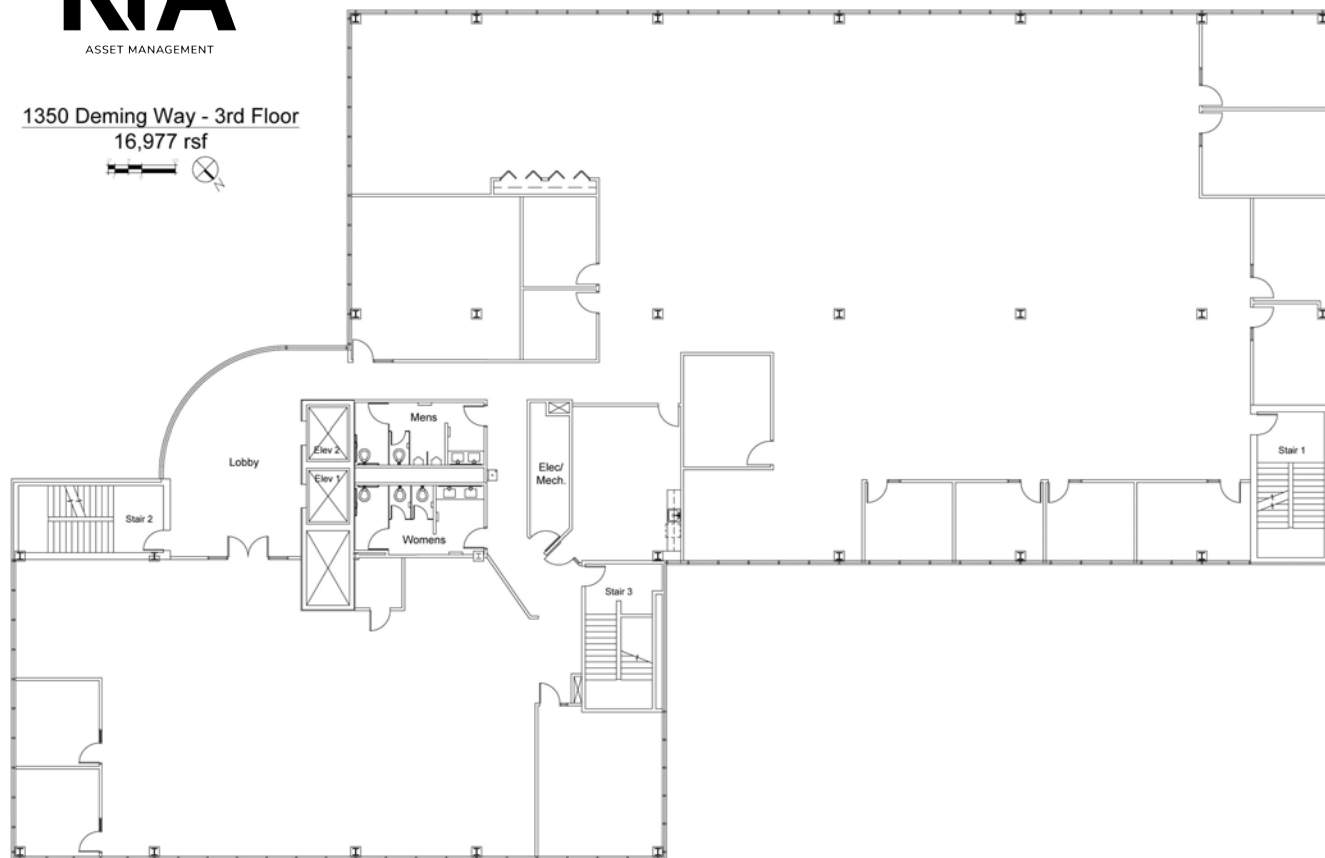
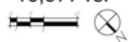
Unit #	Size	Availability
300	16,909 rsf   Divisible	Immediately

# RFA

ASSET MANAGEMENT

1350 Deming Way - 3rd Floor

16,977 rsf



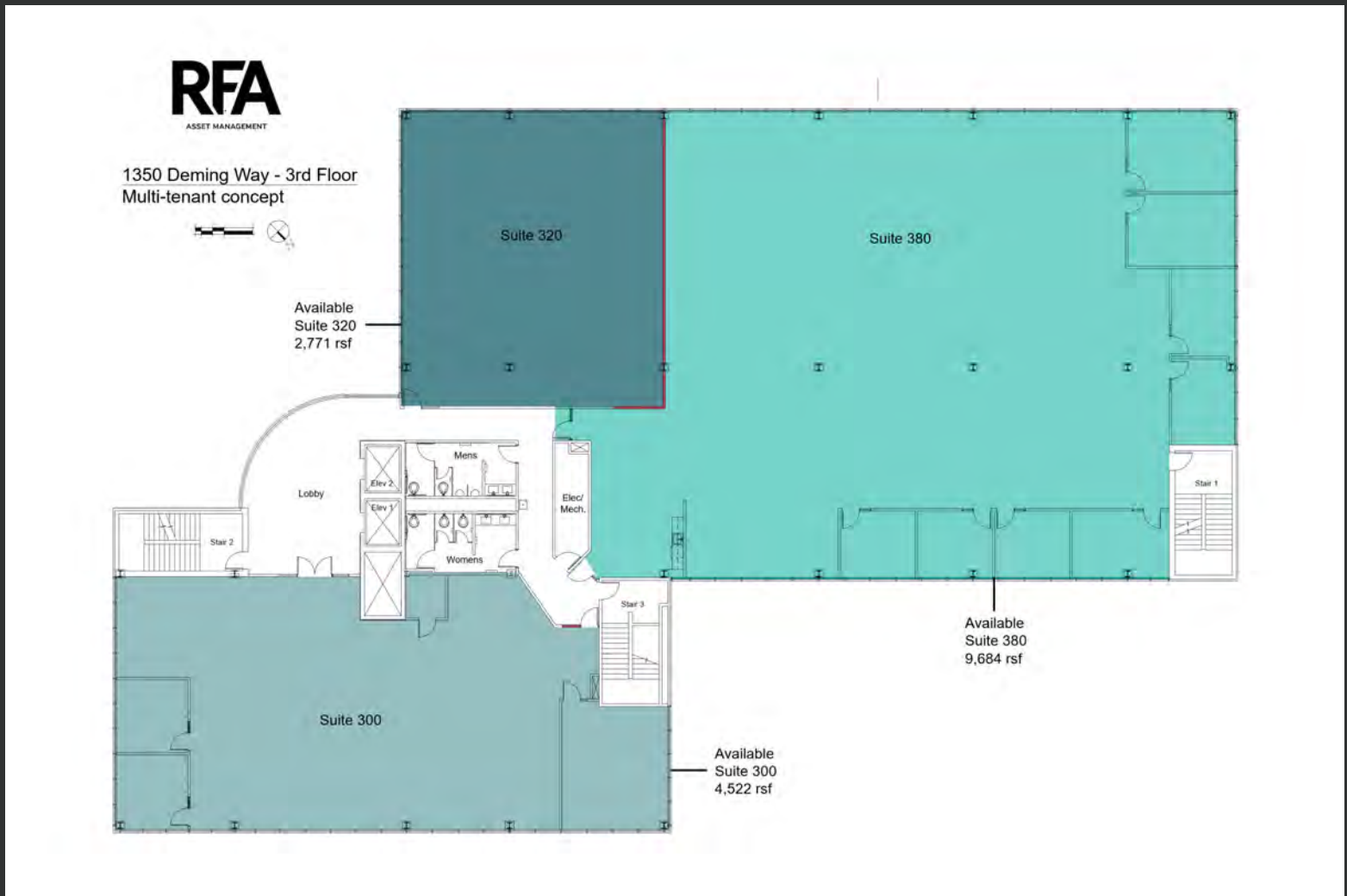
# AVAILABLE SUITES

Third Floor - Optional Spaces

Size

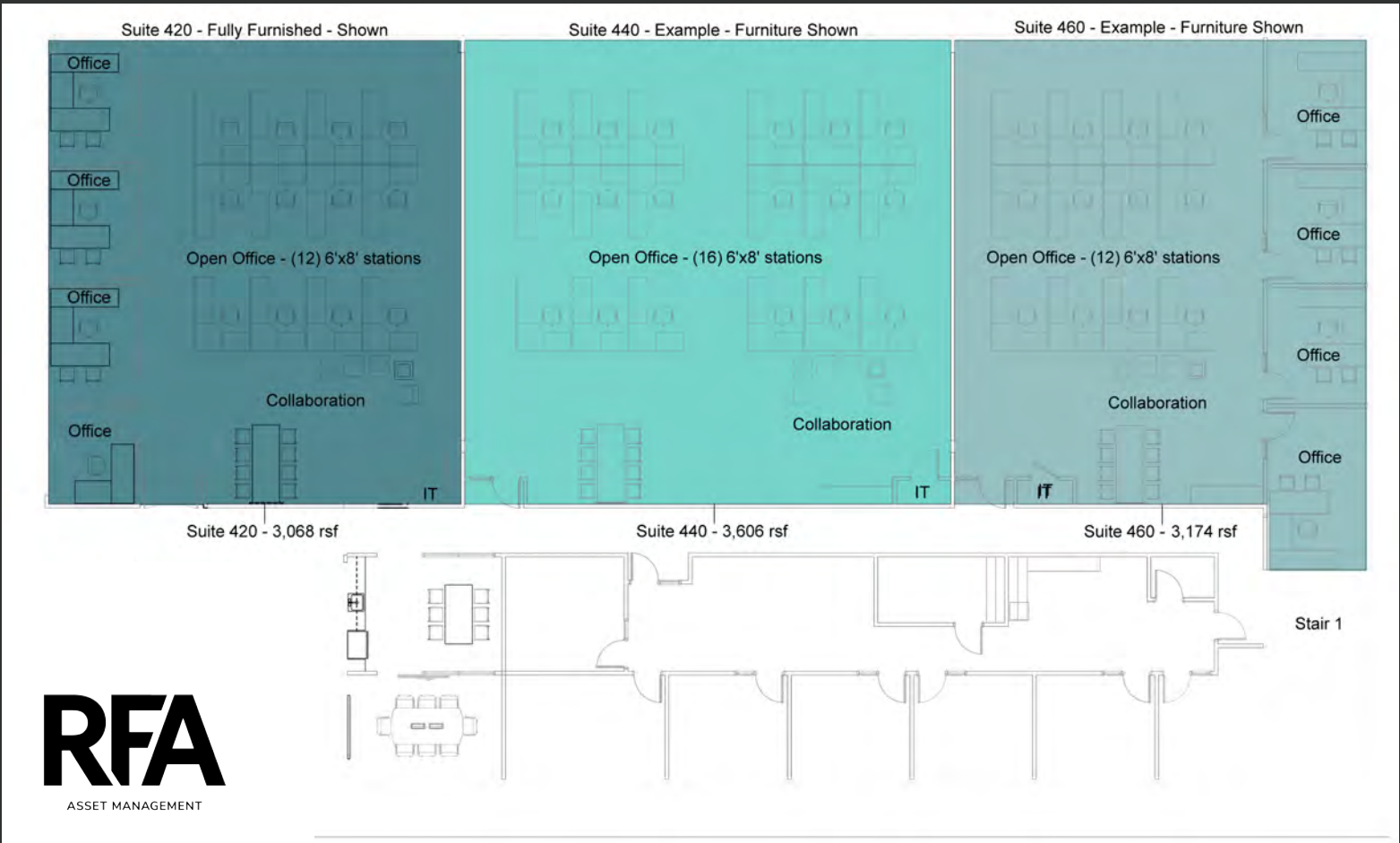
Availability

300	4,522 rsf
320	2,771 rsf
380	9,684 rsf

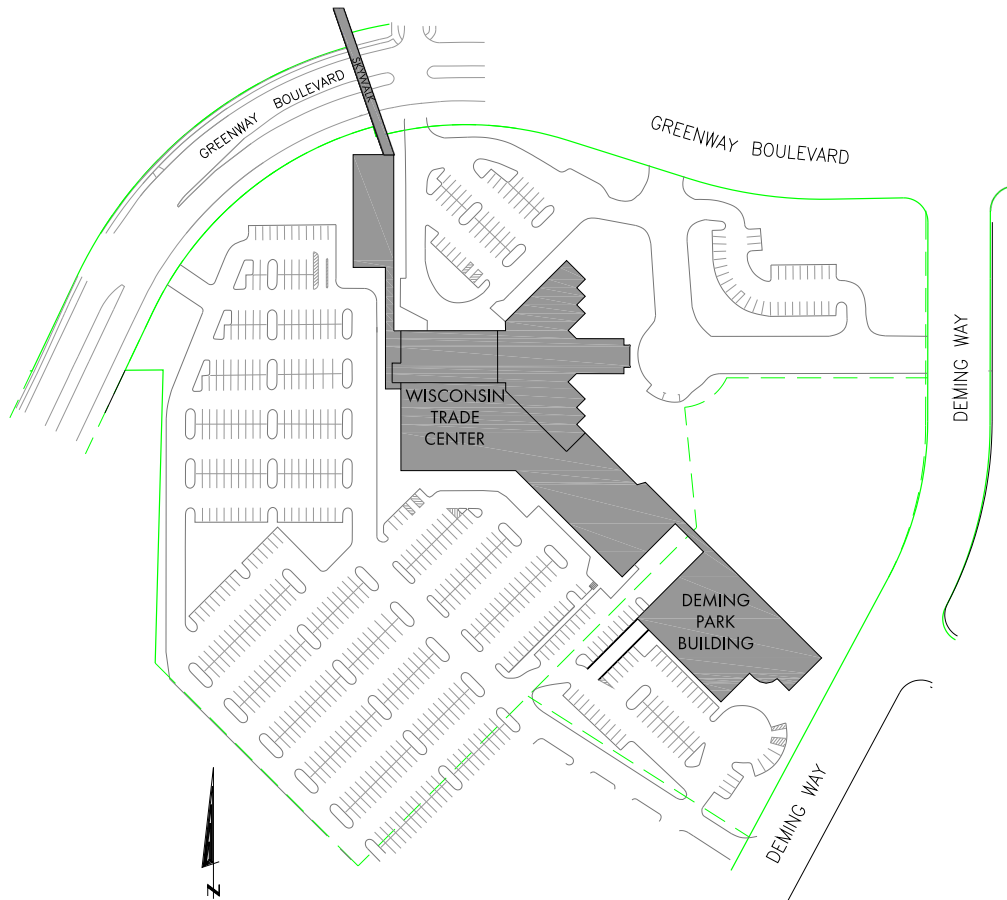


# AVAILABLE SUITES

Unit #	Size	Availability
420 - Fully Furnished	3,068 rsf	Immediately
440 - Spec Suite	3,606 rsf	Immediately
460 - Spec Suite	3,174 rsf	Immediately



# SITE MAP



FIND US HERE  
1350 Deming Way

### 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 1350 Deming Way (2023 estimates)

- **Gross Leasable Area:** 70,276 SF
- **Key Tenant(s):** Aecom Technology, Employee Benefits
- **Major Arterials & Access:** Greenway Blvd, W Beltline Highway

**1350 DEMING WAY  
MADISON, WI**

**FOR OFFICE LEASING INQUIRIES**

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ASSET MANAGEMENT

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