





**515 Junction Road** is a two story Class A mixed use building offering 21,662 square feet of leasable space, with main floor retail and second floor office suites. The property provides excellent visibility, high traffic counts, and easy access via a controlled intersection, making it a prime location for businesses seeking strong exposure. RFA tenants also enjoy access to shared conference centers, boardrooms, and top tier property management supported by in house maintenance and 24/7 emergency services, creating a convenient and well supported workplace environment.

## SPACE & PROPERTY HIGHLIGHTS

Building Size	21,662 SF
Available Space	F - Retail • 1,593 SF
Floors	2
Building Hours	6 50 a.m. - 7:00 p.m.   M - T 6 50 a.m. - 6:00 p.m.   Friday 8 00 a.m. - 1:00 p.m.   Saturday
Signage	Building signage available
Parking	3.32/1000 75 Dedicated Stalls/Shared Parking in Covered Ramp/1433 Stalls
HVAC System	VAV/Heat pump
Security Features	Cameras and key card access
Telephone/Cable Internet Providers	Charter (Spectrum) /TDS
Fiber Optic Broadband Service	Fiber/T1/DSL



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



**OFF-SITE FITNESS CENTERS**



**OFF-SITE GOLF LOUNGE**



## AMENITIES

### ON-SITE:

- Building Signage Opportunities (1st Floor Only)
- Parking Options / Surface and Ramp

### SHARED ACCESS @ CITY CENTER WEST:

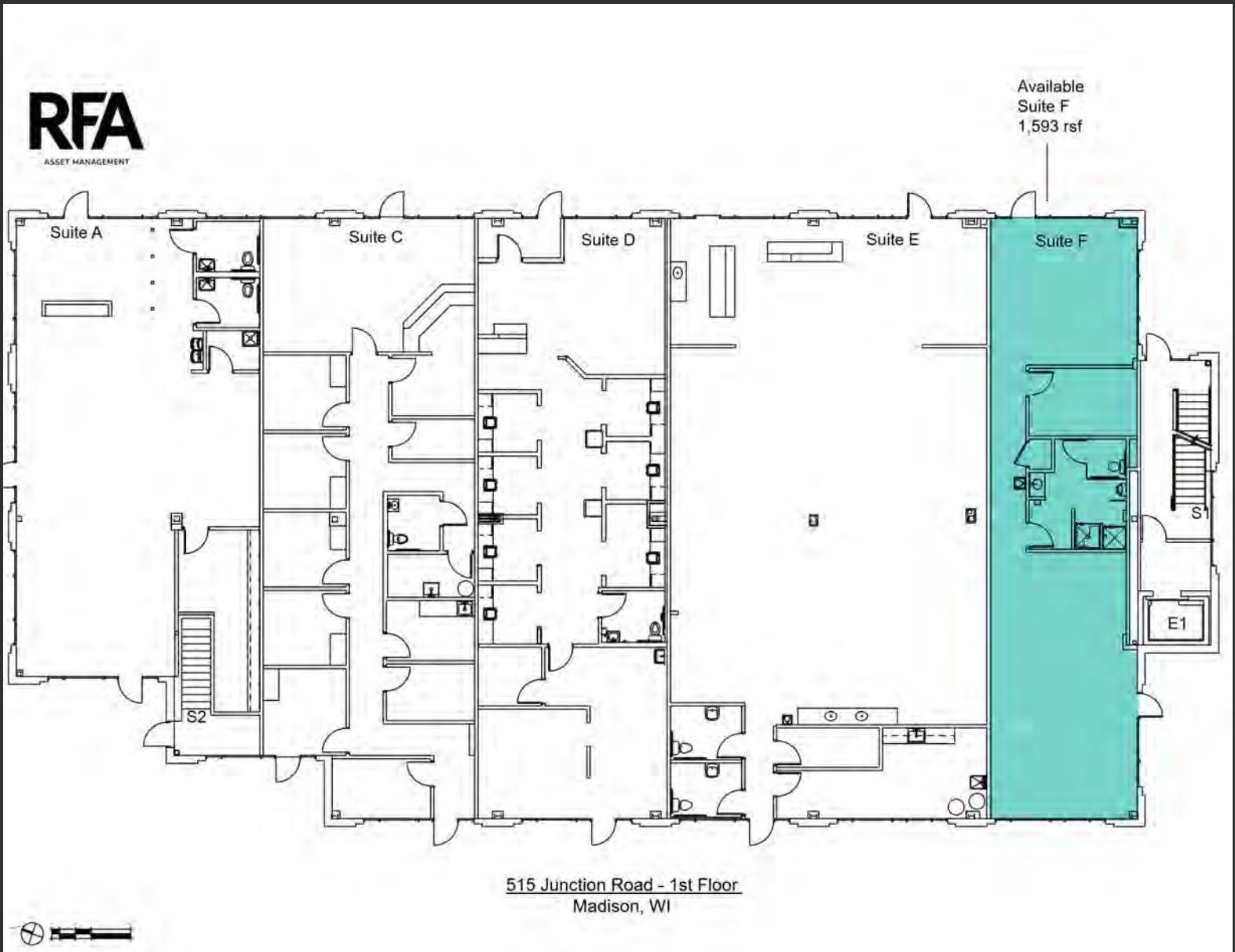
- Full Service Cafe
- No-Fee Workout Facility
- Wellness Room
- Golf Simulator Lounge
- Self-Serve Coffee Lounge
- Conference Centers and Board Rooms

### FOR MORE INFORMATION:

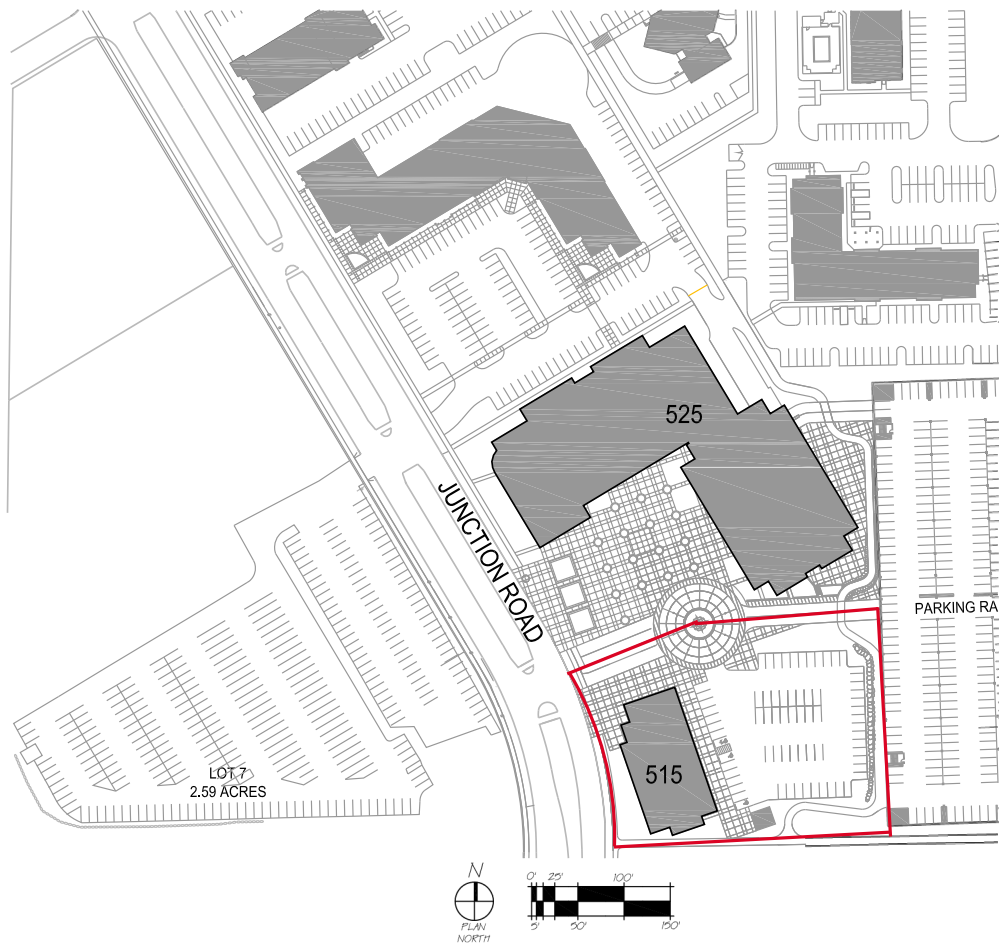
<https://madison.rfaassetmanagement.ca>

# AVAILABLE SUITES

Unit #	Size	Availability
F - Retail	1,593 rsf	Immediately



# SITE MAP



FIND US HERE  
515 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 515 Junction Road (2023 estimates)

• **Gross Leasable Area:** 21,662 SF

- **Key Tenants:** CorVel Healthcare, State Farm
- **Major Arterials & Access:** Junction Rd, W Beltline Highway, Old Sauk Rd

**515 JUNCTION RD, MADISON, WI**

**FOR OFFICE LEASING INQUIRIES**

**KYLE ROBB, CCIM**  
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**RFA**

ASSET MANAGEMENT

**MADISON.RFAASSETMANAGEMENT.CA**

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