





8333 Greenway Boulevard is a three story mixed use building offering 36,633 square feet of leasable space, with first floor retail and two floors of Class A office space. Constructed in 2007, the property sits prominently at Greenway Boulevard and Deming Way, providing excellent visibility and quick access to Hwy 12/14 and the Madison and Middleton business communities. The pedestrian friendly location is surrounded by retail, dining, hotels, a seasonal farmers' market, and nearby biking and walking paths. On site amenities include secure card access, ample surface parking, and underground secured parking—supported by first class property management with on site maintenance and 24/7 emergency response.

SPACE & PROPERTY HIGHLIGHTS

Building Size	36,633 SF
Current Available Space	SUITE 120 - Retail • 1,503 SF
Floors	3
Building Hours	6:30 AM - 6:00 PM M-F 7:30 AM - 4:00 PM SAT
Signage	Building & monument signage available
Parking	4.74/1000
Rent	\$20.00/SF, NNN Retail
Security Features	Cameras and Key Card Access



OFF-SITE SELF-SERVE COFFEE LOUNGES



VARIOUS NO-FEE FITNESS CENTERS



OFF-SITE GOLF AND GAMING LOUNGES



AMENITIES

ON-SITE:

- Bright Welcoming Lobby
- Ample Surface Parking
- Heated Underground Parking
- Easy Access

SHARED/OFF-SITE:

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

FOR MORE INFORMATION:

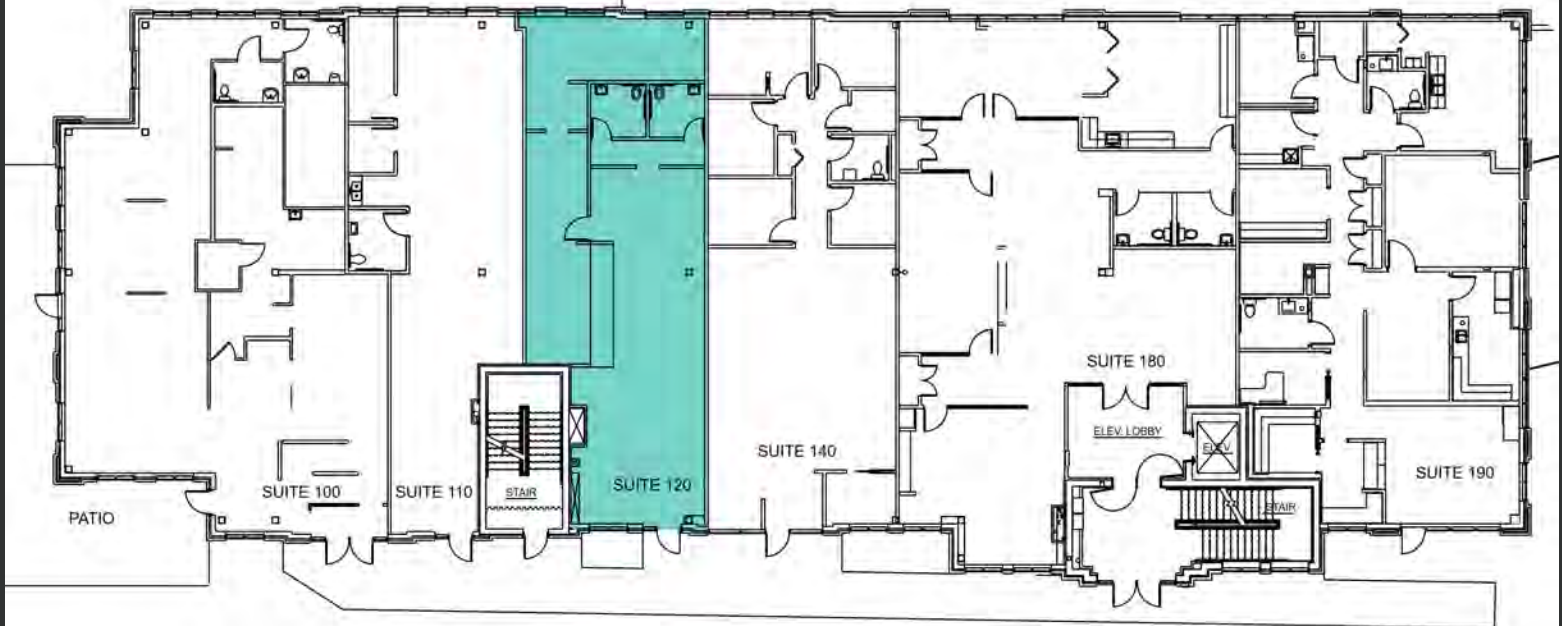
<https://madison.rfaassetmanagement.ca>

AVAILABLE SUITES

Unit #	Size	Availability
120 - RETAIL	1,503 rsf	Immediately



Available Suite 120
1,503 rsf

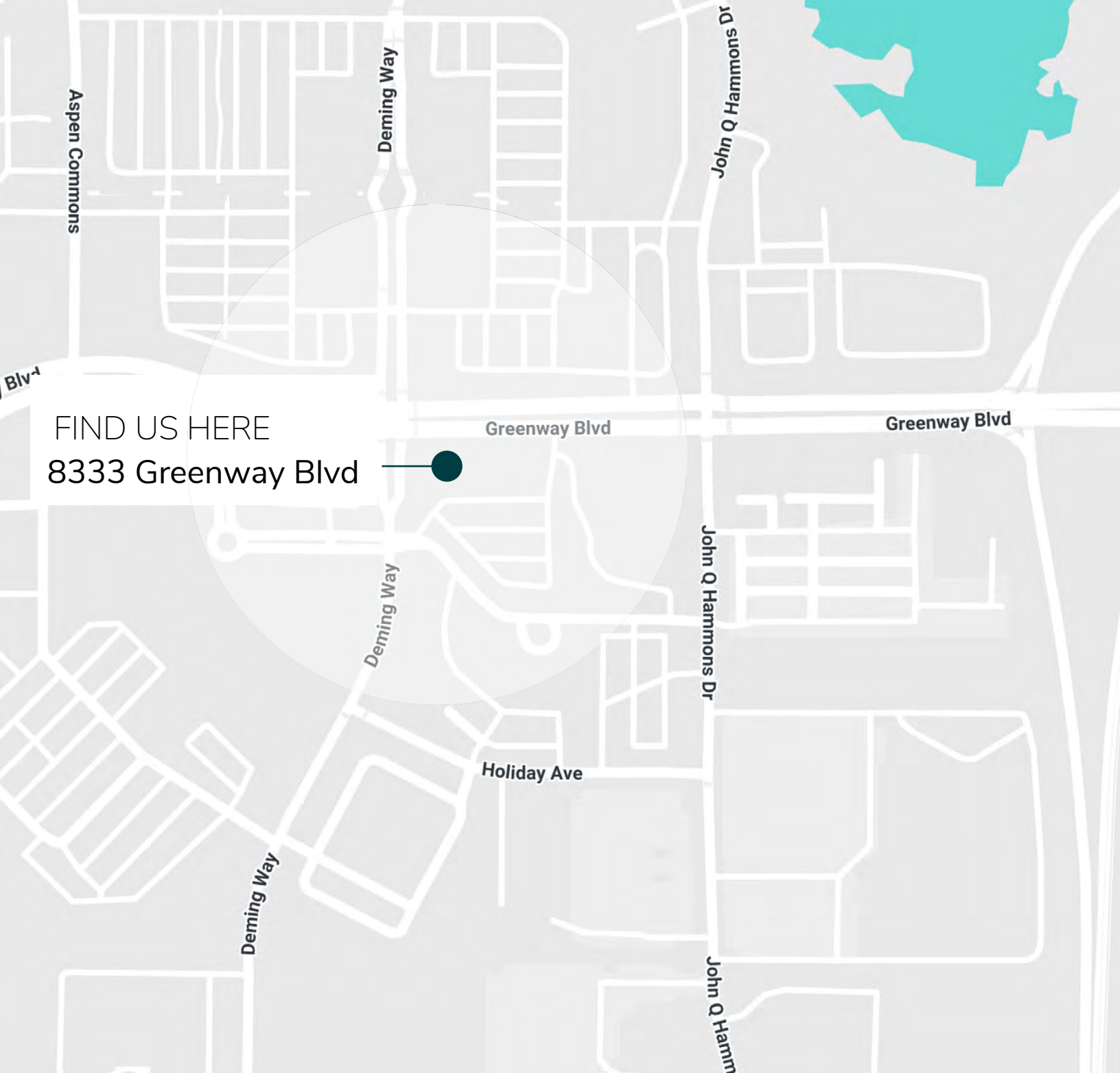


8333 Greenway Blvd - 1st Floor



SITE MAP







FIND US HERE


8333 Greenway Blvd


AREA DEMOGRAPHICS*

 206,972
Population

 252,251
Daytime Population

 192,240
Employees

 \$127,557
Avg. Household Income

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

*Within 7 miles of 8333 Greenway Blvd (2023 estimates)

• **Gross Leasable Area:** 36,633 SF

- Pedestrian friendly area with retail, restaurants, hotel accommodations, farmers' market and biking/walking paths
- Major Arterials & Access: Greenway Boulevard, West Beltline Highway

8333 GREENWAY BOULEVARD

8 3 3 3

FOR OFFICE LEASING INQUIRIES

KYLE ROBB, CCIM

Director - Leasing

(+1) 608-830-6308

kyle.robbs@rfa.ca

RFA

ASSET MANAGEMENT

MADISON.RFAASSETMANAGEMENT.CA