





The Wisconsin Trade Center at 8401 Greenway Blvd is an 11 story Class A office building offering 274,555 square feet of modern, high quality workspace in the West Madison/Middleton business community. Located in the heart of Greenway Station, it provides excellent visibility and easy access just blocks from Hwy 12/14, connecting seamlessly to nearby suburbs. The walkable surroundings include retail, dining, hotels, bike paths, and a seasonal farmers' market, creating a vibrant and convenient environment. On site amenities feature a conference center, boardrooms, a fitness center with locker rooms and showers, secure card access, and a striking glass atrium, along with heated underground and ample surface parking and a sky-walk to the Greenway Building, making it a highly functional and attractive setting for today's businesses.

## SPACE & PROPERTY HIGHLIGHTS

|                 |  |
|-----------------|--|
| Building Size   | 255,604 SF   |
| Available Space | SUITE 230 • 29,211 SF<br>SUITE 250 • 12,442 SF<br>SUITE 300 • 62,852 SF<br>SUITE 700 • 15,508 SF |
| Floors          | 11   |
| Building Hours  | 7:00 AM. - 6:00 PM   Atrium Door M-F<br>7:30 AM - 5:30 PM   Other Doors M-F                      |
| Signage         | Building & monument signage available  |
| Parking         | 2.59/1000<br>954 Stalls / 48 Underground   |



ON-SITE SELF-SERVE COFFEE LOUNGE



FITNESS CENTER WITH LOCKER ROOMS AND SHOWERS



ON-SITE GOLF LOUNGE



## AMENITIES

### ON-SITE:

- Two-Story Open Atrium Lobby
- Patio with Outdoor Seating, Grills and Fire Pit
- Secured Heated Underground Parking
- Ample Surface Parking
- Conference Center and Training Room
- Workout Facilities
- Golf Simulator Lounge

### SHARED/OFF-SITE:

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

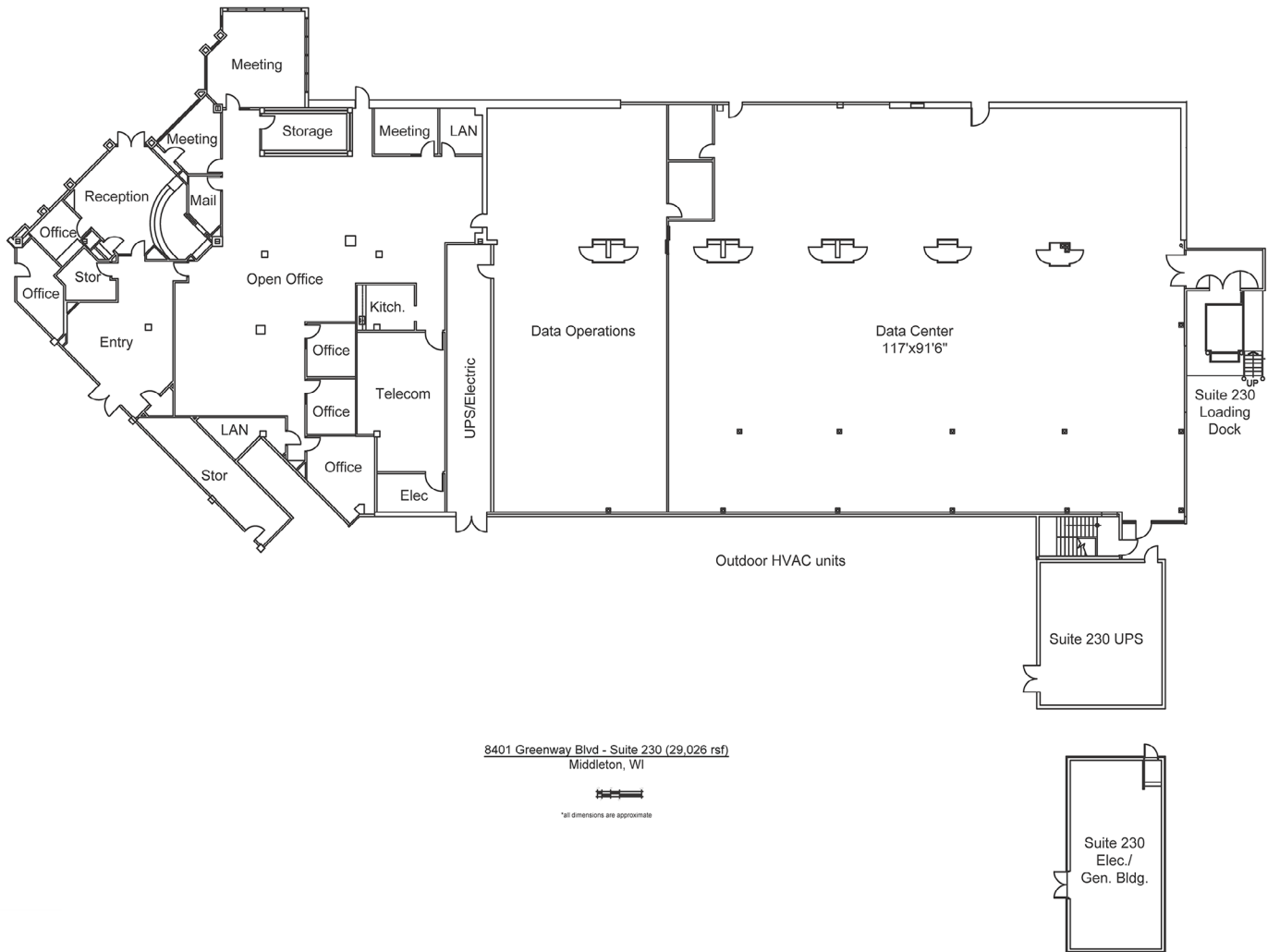
### FOR MORE INFORMATION:

<https://madison.rfaassetmanagement.ca>

# AVAILABLE SUITES

| Unit # | Size      | Availability |
|--------|-----------|--------------|
| 230    | 29,026 SF | Immediately  |

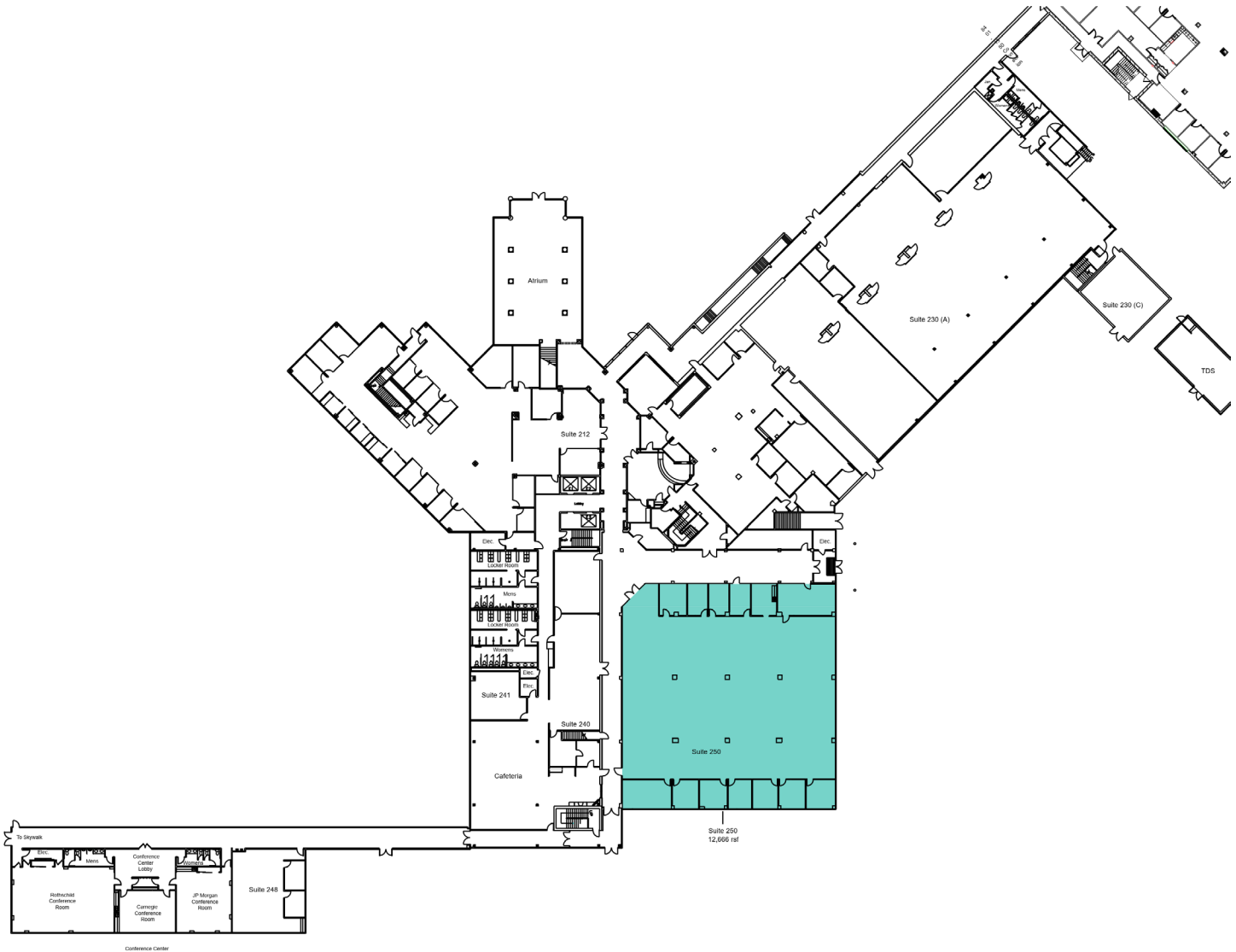
## EXISTING DATA CENTER AND COULD BE CONVERTED TO LAB/FREEZER FARM



**\*MORE DETAILED INFORMATION AVAILABLE UPON REQUEST**

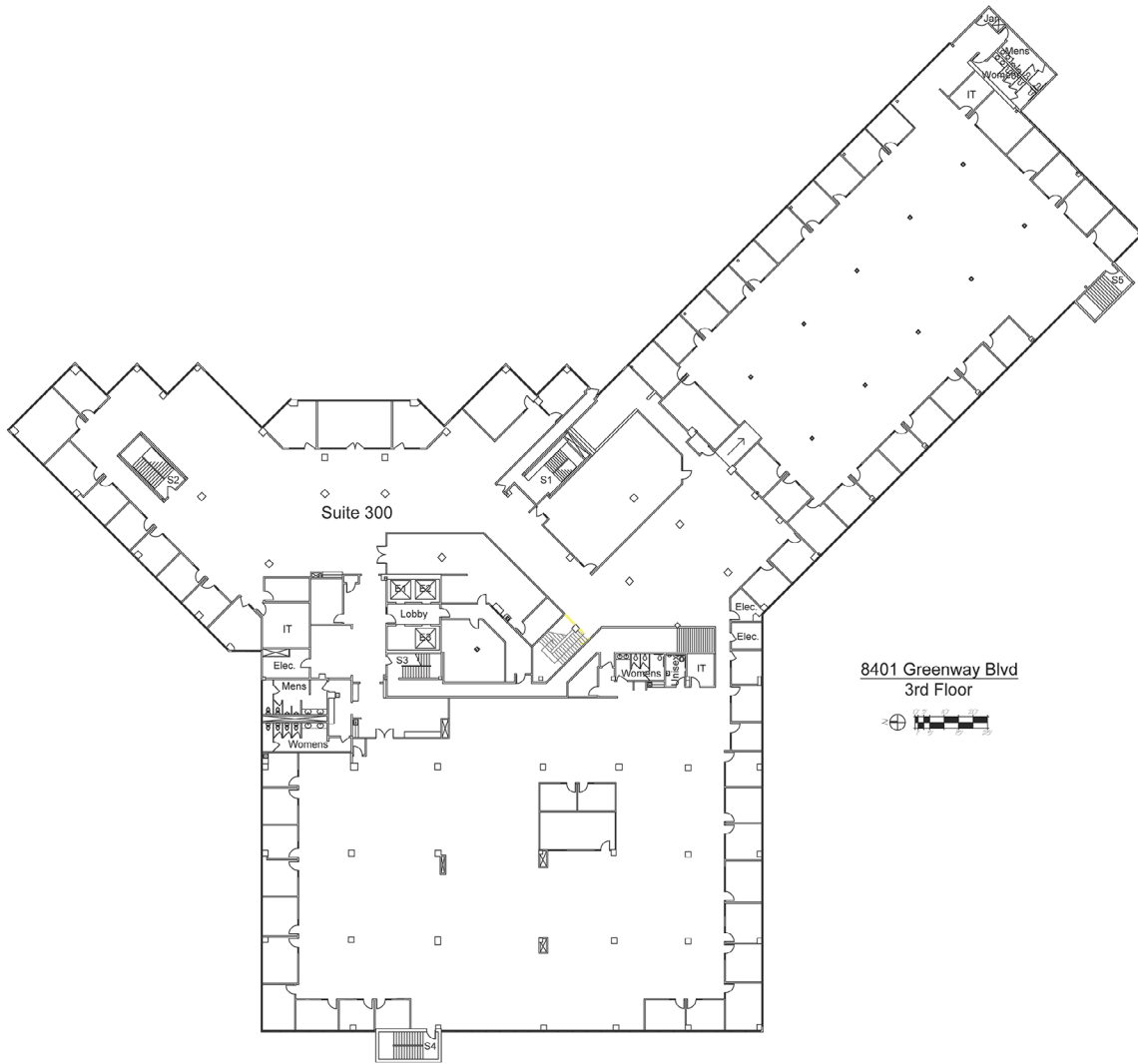
# AVAILABLE SUITES

| Unit # | Size      | Availability |
|--------|-----------|--------------|
| 250    | 12,442 SF | Immediately  |



# AVAILABLE SUITES

| Unit # | Size                  | Availability |
|--------|-----------------------|--------------|
| 300    | 62,852 SF   Divisible | Immediately  |



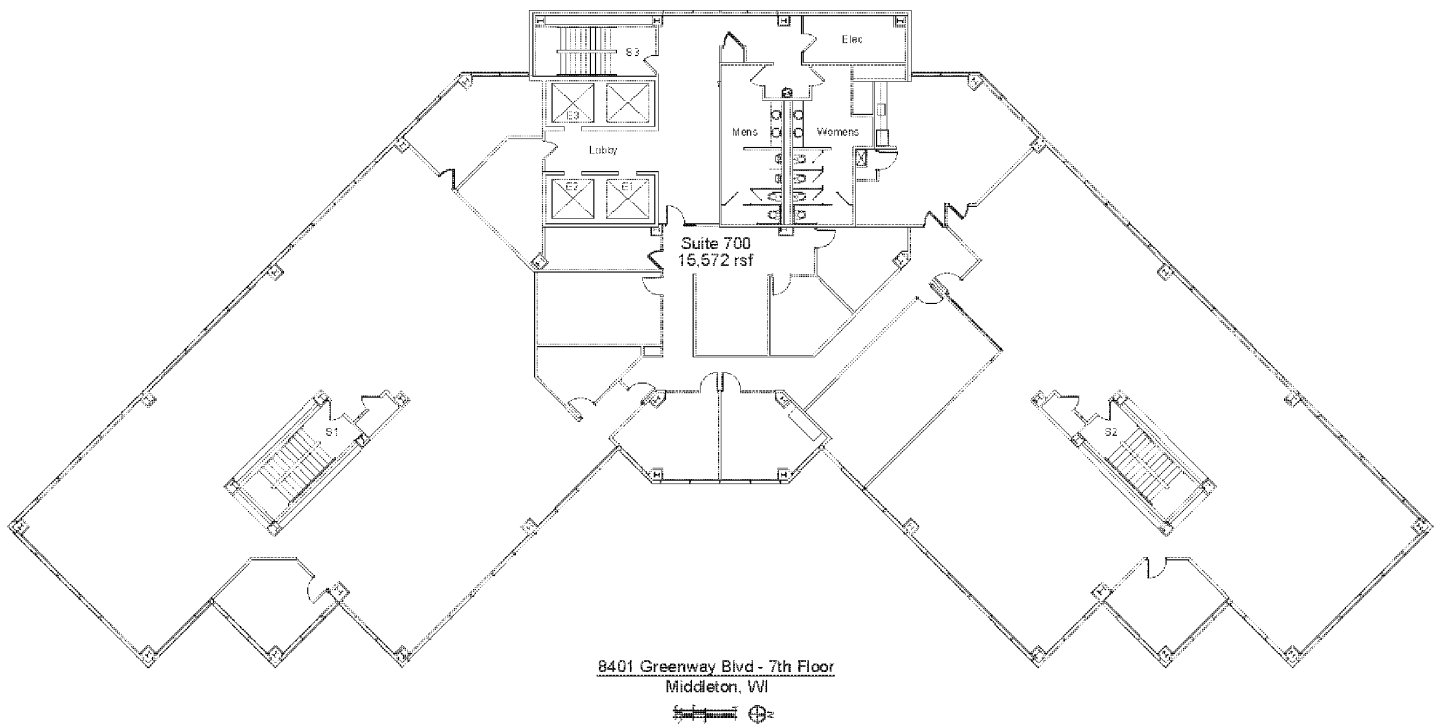
# AVAILABLE SUITES

| Unit # | Size      | Availability |
|--------|-----------|--------------|
| 300    | 40,723 SF | Immediately  |
| 350    | 23,997SF  | Immediately  |

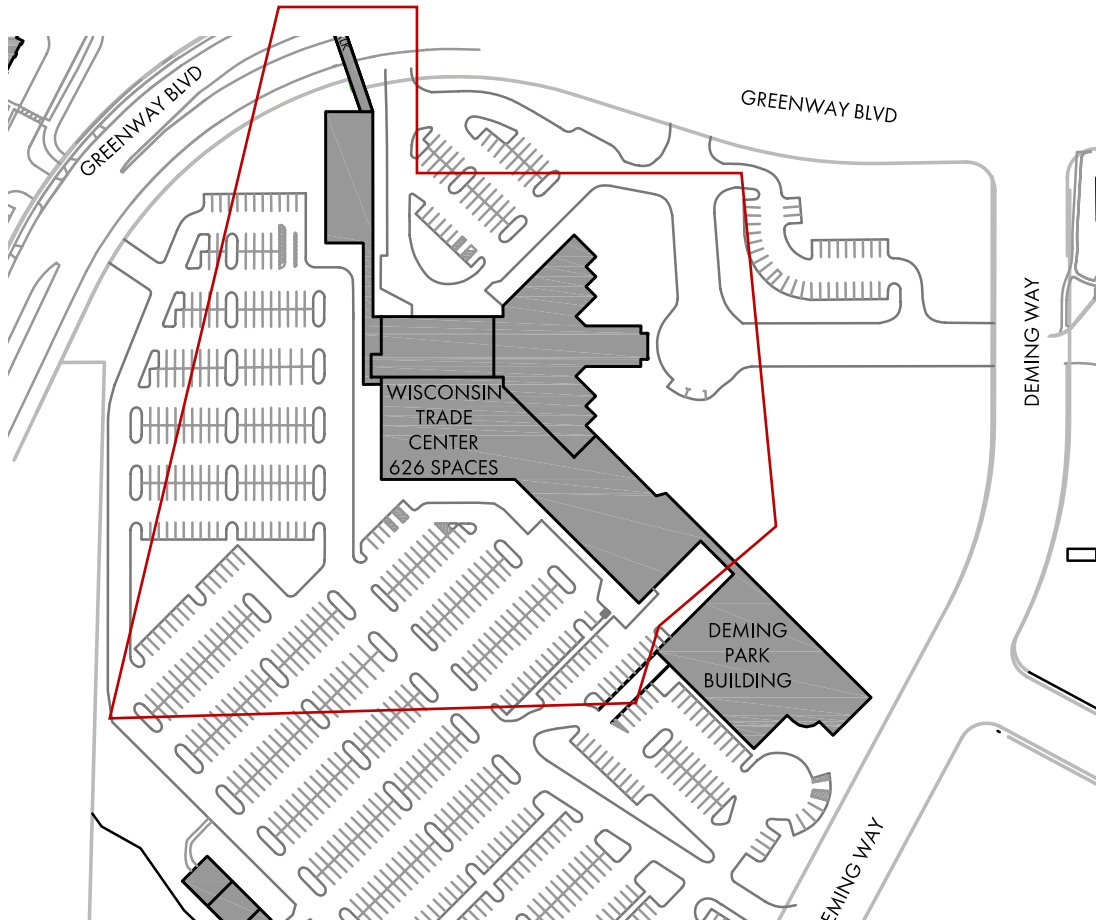


# AVAILABLE SUITES

| Unit # | Size      | Availability |
|--------|-----------|--------------|
| 700    | 15,572 SF | Immediately  |



# SITE MAP



8401 Greenway Blvd

## FIND US HERE

- **Gross Leasable Area:** 255,604 SF
- **Key Tenant(s):** Insperty Support Services and Foremost Farms [Way Ave](#)
- **Major Arterials & Access:** Greenway Blvd, W Beltline Highway

### 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 8401 Greenway Blvd (2023 estimates)

# 8401 GREENWAY BOULEVARD WISCONSIN TRADE CENTER

FOR OFFICE LEASING INQUIRIES

**KYLE ROBB, CCIM**

Director - Leasing  
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# RFA

ASSET MANAGEMENT

**MADISON.RFAASSETMANAGEMENT.CA**

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