

8383 Greenway Boulevard is a Class A mid rise office building offering 76,997 square feet of leasable space in a highly accessible location within the Greenway Center office park. Situated just off Highway 12/14, the property provides excellent visibility and easy access to both the Madison and Middleton business communities. Directly across from Greenway Station—a 300,000 square foot lifestyle center with a wide range of shopping and dining—the building features abundant free surface parking and recently updated common areas with high quality finishes. Together, these attributes create a professional, well maintained environment in one of the area’s most desirable office parks.

SPACE & PROPERTY HIGHLIGHTS

| | |
|-----------------|---|
| Building Size | 76,997 SF |
| Available Space | SUITE 81-86 and 90 • 9,619 SF SUITE 120 • 3,050 SF SUITE 180 • 3,104 SF SUITE 200 • 6,380 SF SUITE 320 • 2,345 SF SUITE 380 • 2,384 SF |
| Floors | 6 |
| Building Hours | 6:30 AM - 6:00 PM M-F 7:30 AM - 4:00 PM SAT |
| Parking | 2.42/1000 |



OFF-SITE SELF-SERVE COFFEE LOUNGES



OFF-SITE FITNESS CENTERS



OFF-SITE GOLF LOUNGE



AMENITIES

ON-SITE:

- Bright Welcoming Lobby
- Ample Surface Parking
- Common Area Lounge Seating
- Various Vending Machines

SHARED/OFF-SITE:

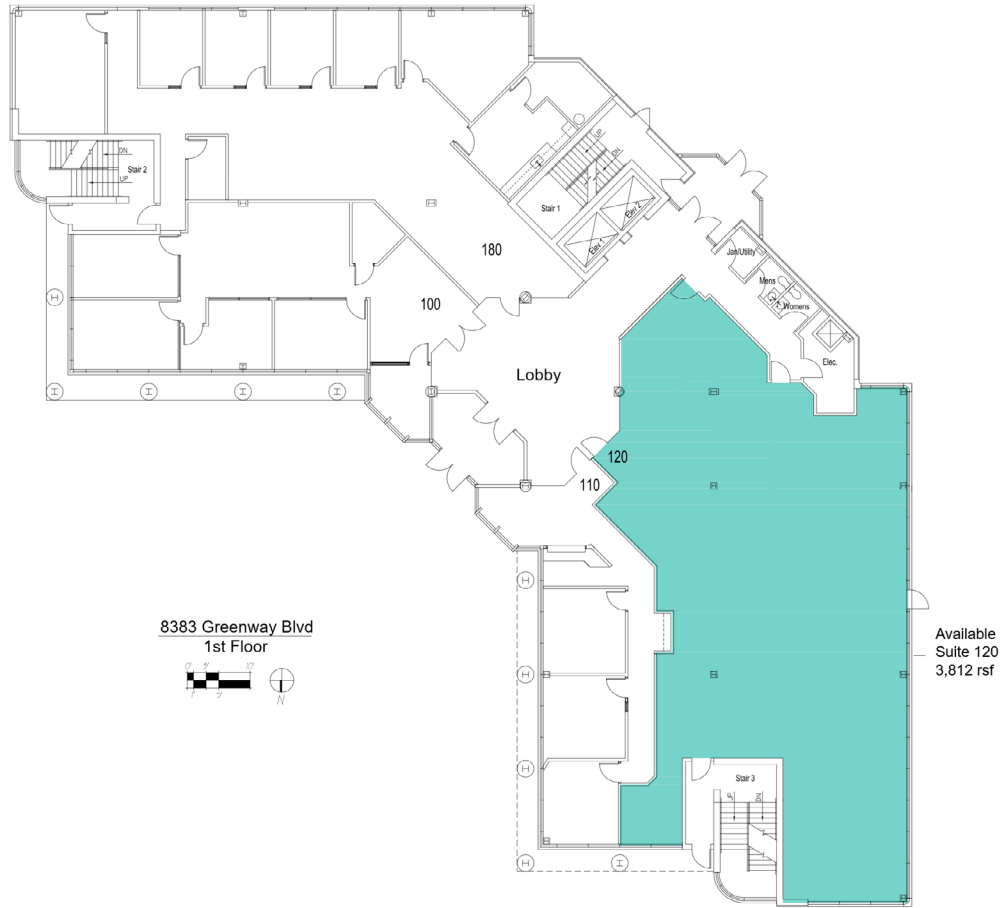
- Full Service Cafe
- Multiple No-Fee Workout Facilities
- Wellness Rooms
- Golf Simulator Lounges
- Self-Serve Coffee Lounges
- Conference Centers and Board Rooms

FOR MORE INFORMATION:

<https://madison.rfaassetmanagement.ca>

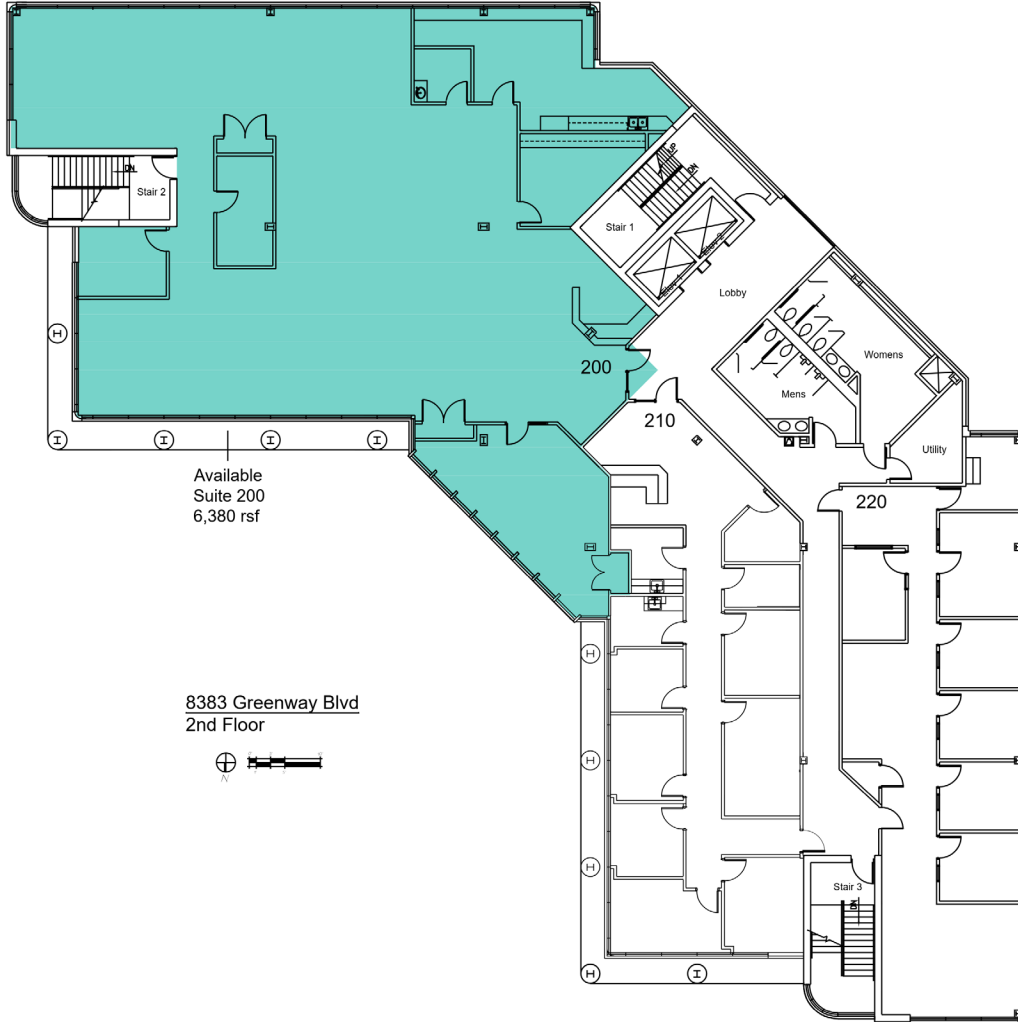
AVAILABLE SUITES

| Unit # | Size | Availability |
|--------|----------|--------------|
| 120 | 3,812 SF | Immediately |



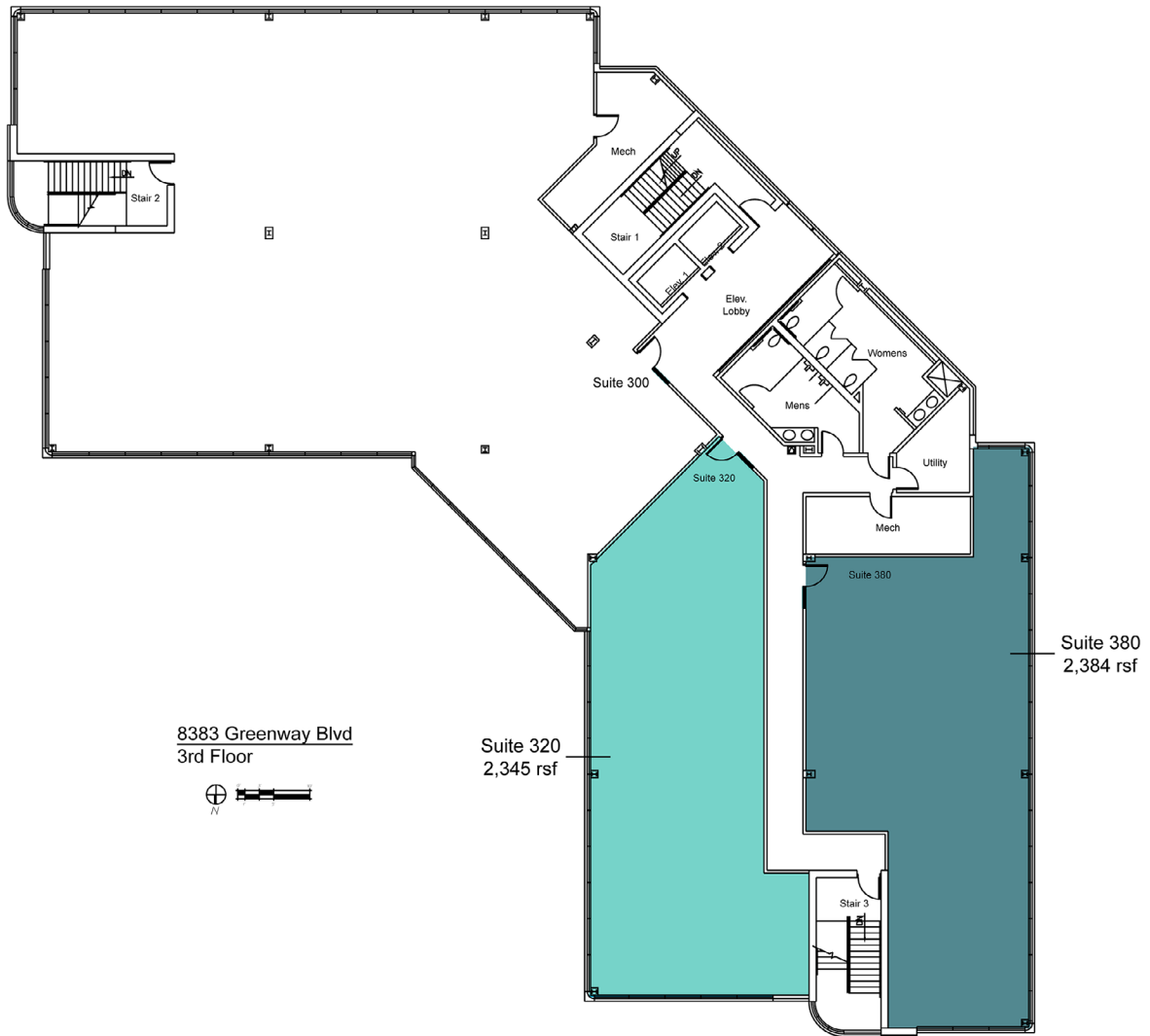
AVAILABLE SUITES

| Unit # | Size | Availability |
|--------|----------|--------------|
| 200 | 6,380 SF | Immediately |

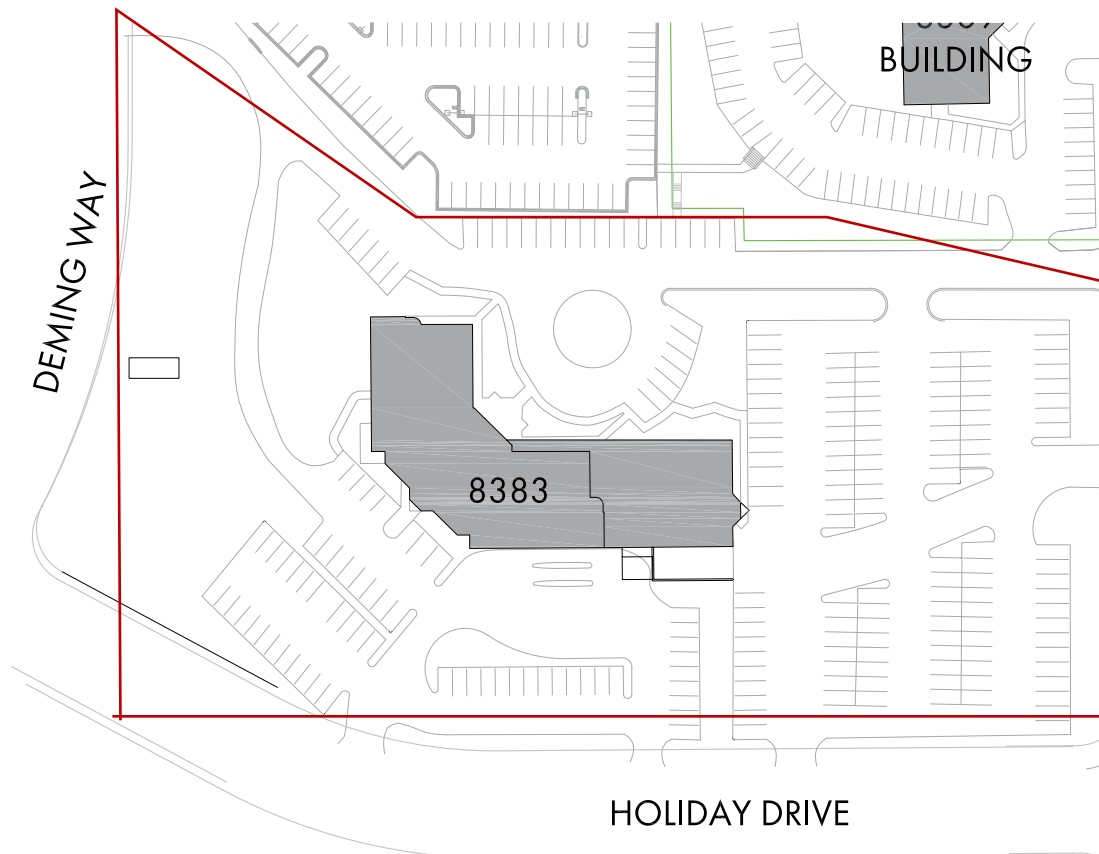


AVAILABLE SUITES

| Unit # | Size | Availability |
|--------|----------|--------------|
| 320 | 2,345 SF | Immediately |
| 380 | 2,384 SF | Immediately |



SITE MAP



8383 Greenway Blvd

FIND US HERE

- **Gross Leasable Area:** 76,997 SF
- **Key Tenant(s):** Regus
- **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 8383 Greenway Blvd (2023 estimates)

8383 GREENWAY BOULEVARD

FOR OFFICE LEASING INQUIRIES

KYLE ROBB, CCIM

Director - Leasing
(+1) 608-830-6308
kyle.robbs@rfa.ca

RFA

ASSET MANAGEMENT

MADISON.RFAASSETMANAGEMENT.CA

2026 RFA. ALL RIGHTS RESERVED. THE INFORMATION CONTAINED IN THIS COMMUNICATION IS STRICTLY CONFIDENTIAL. THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE BUT HAS NOT BEEN VERIFIED. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.