





1600 Aspen Commons at Greenway Center is home to City Center West, is a Class A multi tenant office building offering approximately 226,000 square feet of leasable space near the West Beltline Highway and directly across from Greenway Station's dining and shopping. Connected to the Wisconsin Trade Center via a sky-walk, the property features a robust amenity package, including a fitness center, conference center, coffee bar, lounges, collaborative spaces, and heated underground and ramp parking, creating a modern, highly accessible workplace for today's businesses.

SPACE & PROPERTY HIGHLIGHTS

Building Size	225,457 SF
Available Space	SUITE 100 • 5,550 SF SUITE 101 - Lab Space • 6,661 SF SUITE 200 • 7,424 SF SUITE 201 • 1,754 SF SUITE 280 • 3,291 SF SUITE 400 • 26,569 SF SUITE 600 • 14,891 SF SUITE 700 • 26,757 SF SUITE 800 • 20,825 SF
Floors	9
Building Hours	7:00 AM - 5:30 PM M-F
Signage	Building and Monument signage available
Parking	4.26/1000 1,017 Stalls/946 in secured & covered parking ramp



ON-SITE SELF-SERVE COFFEE LOUNGE AND VENDING



ON-SITE FITNESS CENTERS



ON-SITE GOLF LOUNGE



AMENITIES

ON-SITE:

- Updated Welcoming Lobby
- Sky-walk Connection to Wisconsin Trade Center
- Covered Parking Ramp

SHARED/OFF-SITE:

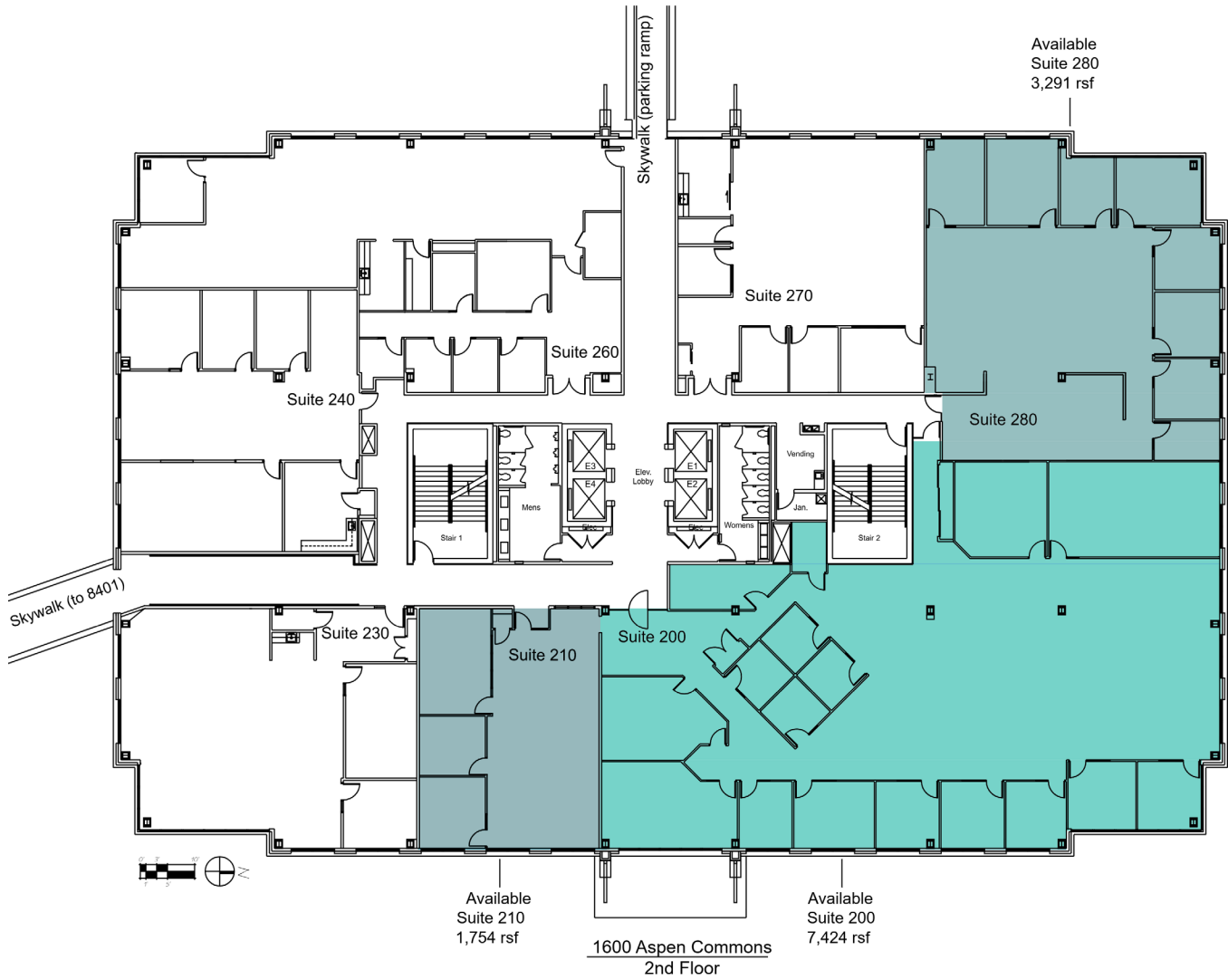
- Full Service Cafe
- Multiple No-Fee Workout Facilities
- Wellness Rooms
- Golf Simulator Lounges
- Self-Serve Coffee Lounges with Vending
- Conference Centers and Board Rooms

FOR MORE INFORMATION:

<https://madison.rfaassetmanagement.ca>

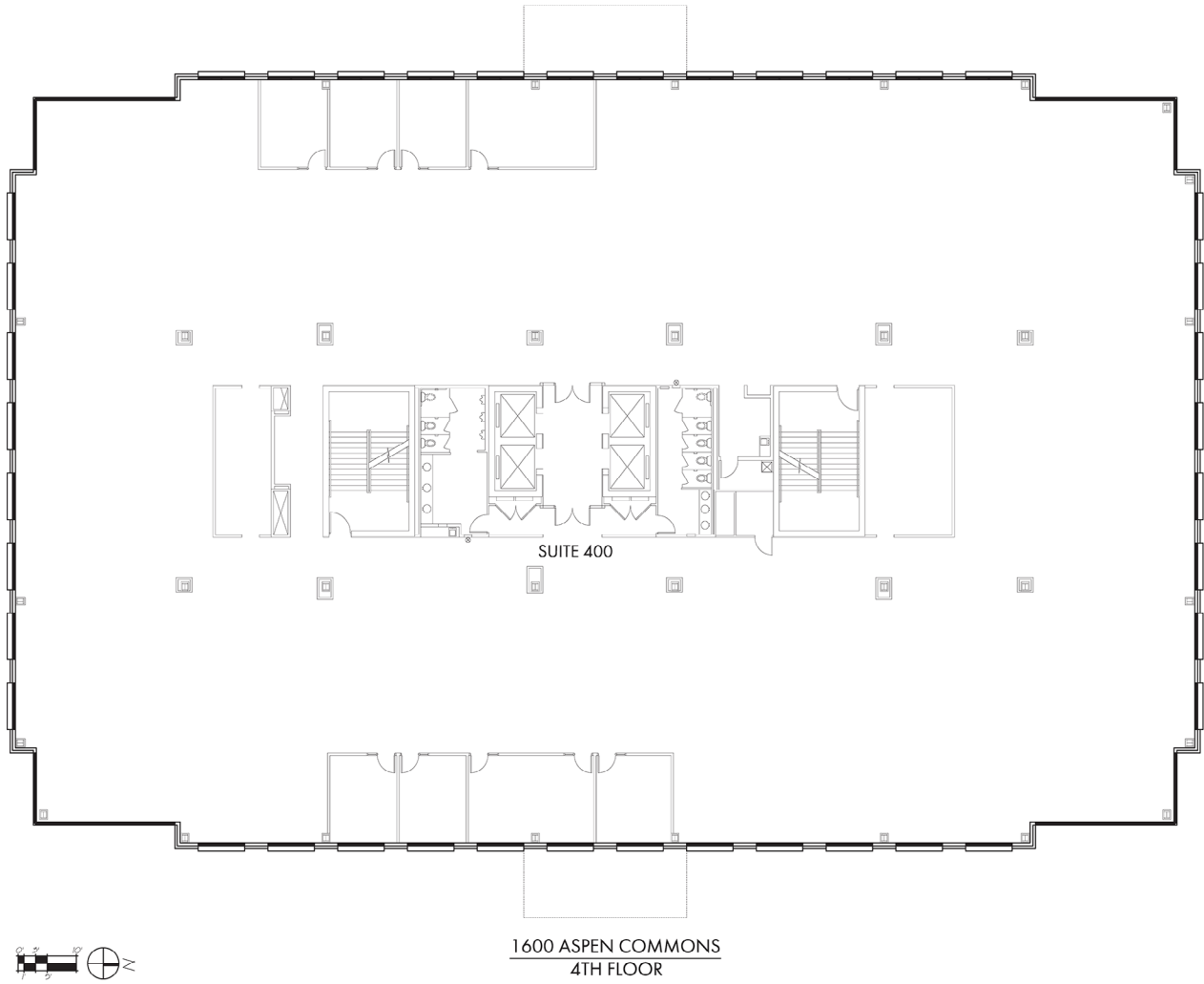
AVAILABLE SUITES

Unit #	Size	Availability
200	7,424 SF	Immediately
201	1,754 SF	Immediately
280	3,291 SF	Immediately



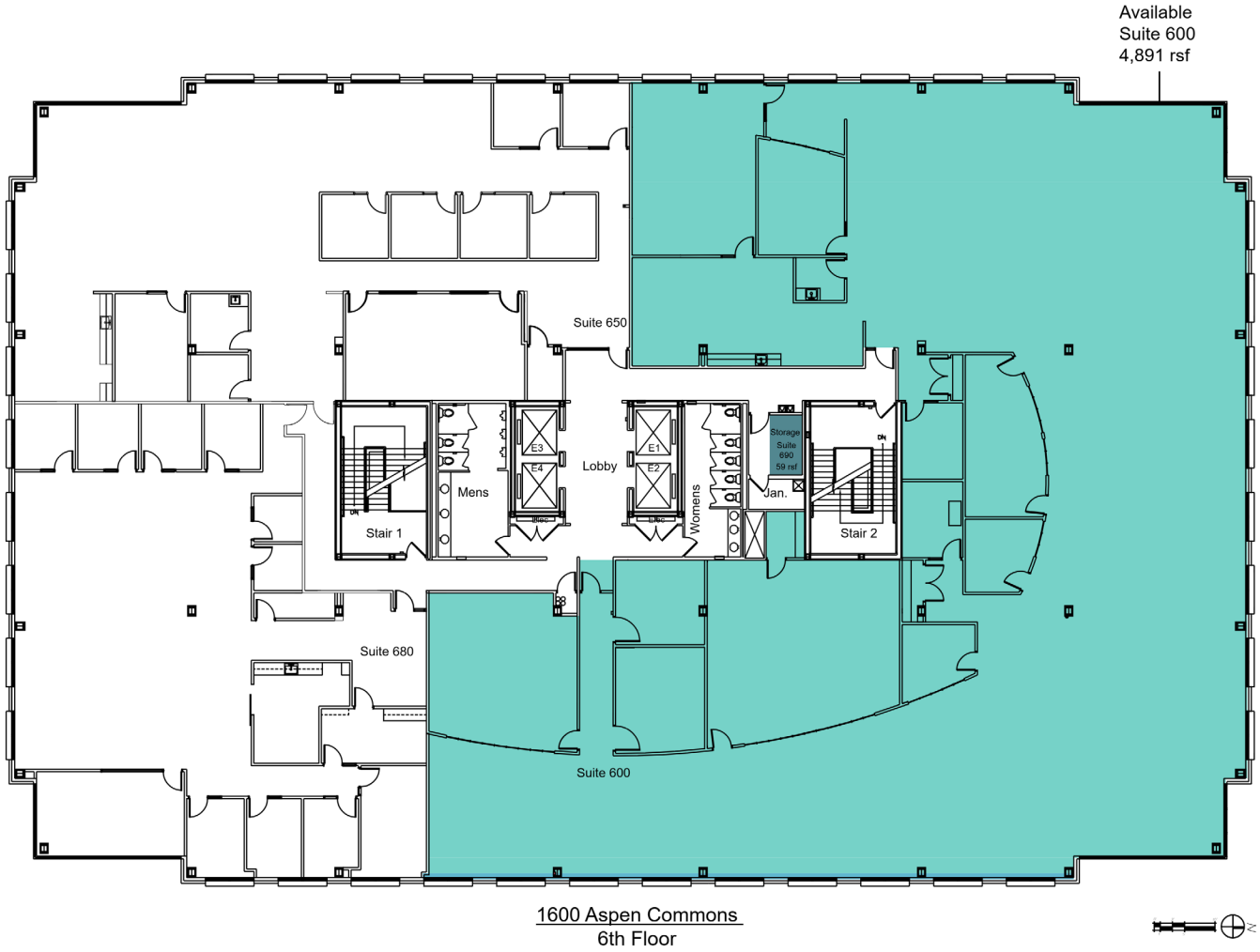
AVAILABLE SUITES

Unit #	Size	Availability
400	26,569 SF	Immediately



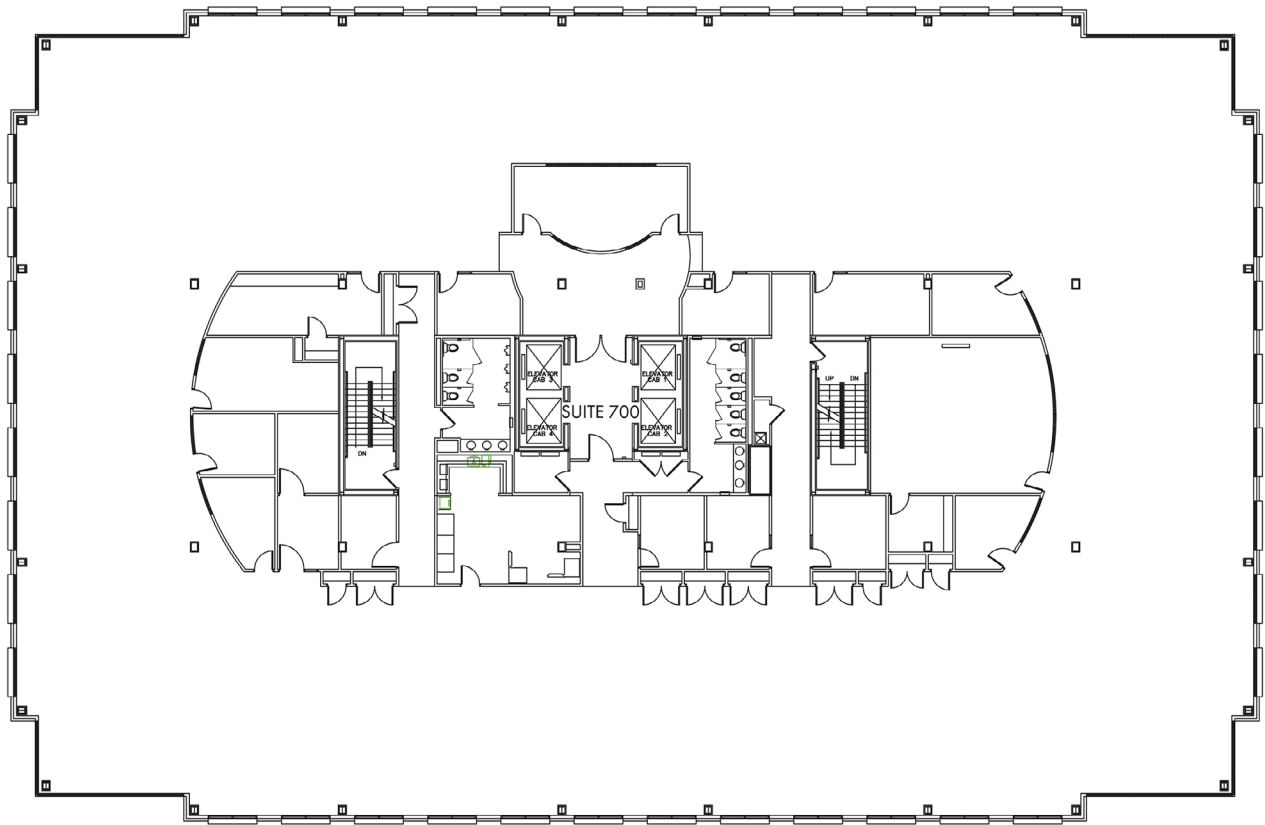
AVAILABLE SUITES

Unit #	Size	Availability
600	4,891 SF	Immediately



AVAILABLE SUITES

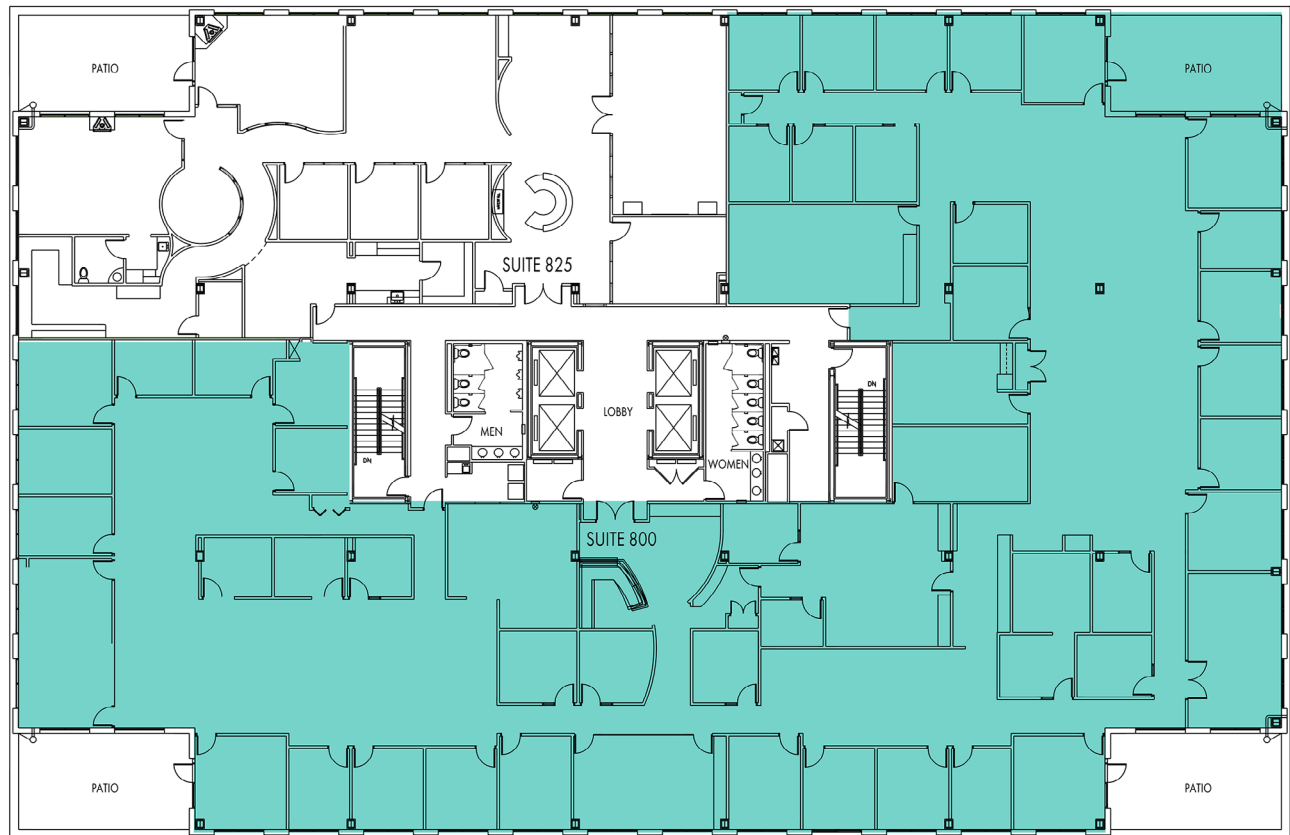
Unit #	Size	Availability
700	26,757 SF	Immediately



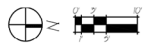
1600 ASPEN COMMONS
7TH FLOOR

AVAILABLE SUITES

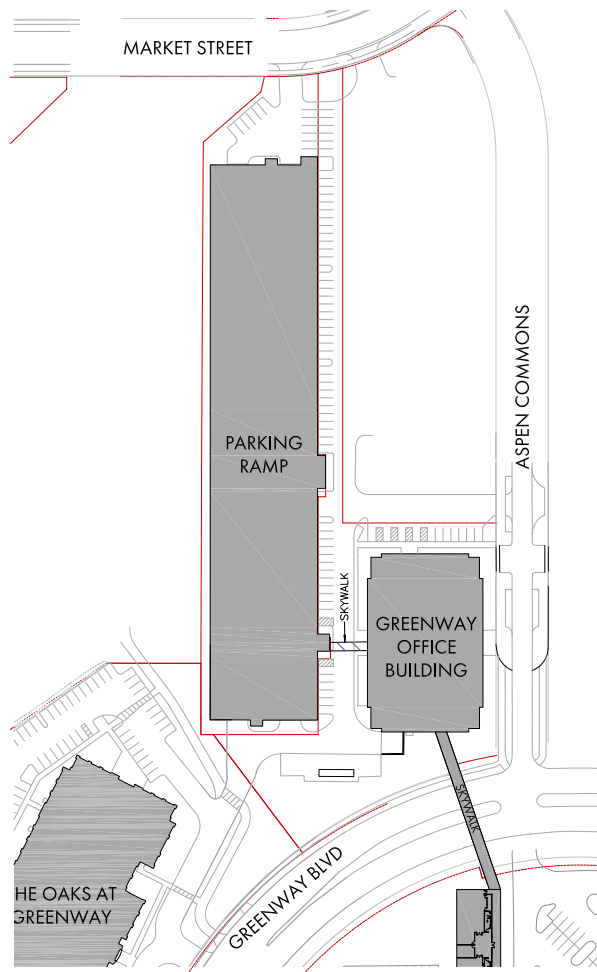
Unit #	Size	Availability
800	20,825 SF	Immediately



1600 ASPEN COMMONS
SUITE 800 - 20,825 SF



SITE MAP



Quarry Rd

Market St

Deming Way

Market St

Research Way

Aspen Commons

Deming Way

1600 Aspen Commons



FIND US HERE

- **Gross Leasable Area:** 225,457 SF
- **Key Tenant(s):** Capital Indemnity, and Northwestern Mutual
- **Major Arterials & Access:** Greenway Blvd, University Ave, W Beltline Highway

Greenway Blvd

Greenway Blvd

Greenway Blvd

Deming Way

Holiday Ave

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 1600 Aspen Commons (2023 estimates)

1600 ASPEN COMMONS GREENWAY CENTER

FOR OFFICE LEASING INQUIRIES

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RFA

ASSET MANAGEMENT

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