



86,435 SF
FOR LEASE

1212

DEMING WAY

Madison, Wisconsin

CBRE

1212 DEMING WAY

CLASS A OFFICE BUILDING FOR LEASE

Located at 1212 Deming Way, Madison, Wisconsin, this three-story Class A office building totals approximately 86,435 square feet and offers multiple leasing opportunities, including full floors ranging from 27,774 RSF to 30,315 RSF. The property underwent a comprehensive renovation in 2017, introducing updated interiors and furnishings that provides an opportunity for immediate occupancy. The property is professionally managed, as evidenced by the well-kept landscaping, and recently resurfaced parking lot.

The property features a robust amenity package, including a two-story lobby, conference and board rooms, fitness facility, and outdoor patios. Additional functional features such as ample surface parking (4.29/1,000; 371 stalls), a backup generator, and loading dock access support operational flexibility for tenants. Connectivity is supported by multiple telecom providers, while building systems include rooftop cooling and boiler heat.

Positioned within the Old Sauk Trails Park, the building benefits from proximity to the West Beltline Highway, providing convenient access to both Madison and Middleton, along with surrounding retail, dining, hospitality, and professional services. The location, combined with a highly educated workforce in the surrounding area, is well suited for professional services firms, healthcare users, technology companies, and regional office users.

The property presents a competitive leasing opportunity, with updated, move-in ready suites and a full range of amenities supportive of tenant recruitment and retention.





PROPERTY OVERVIEW

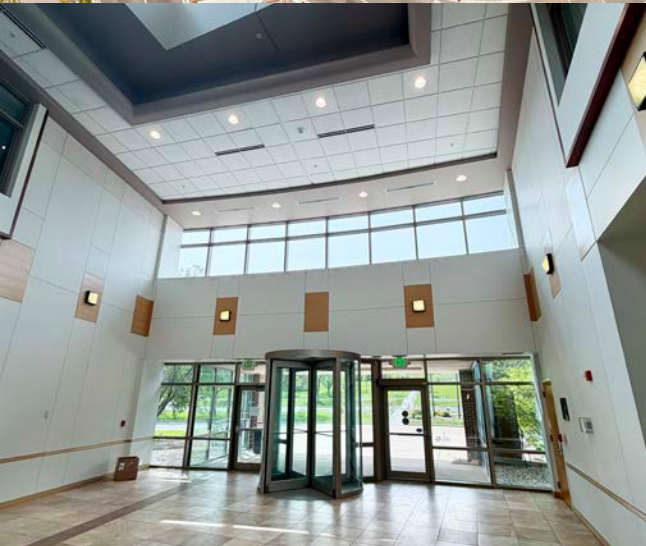
1212 DEMING WAY

Property Address	1212 Deming Way, Madison, WI 53717
Building Size	86,435 SF
Year Built	1995
Floors	3
Available Space	6,000 - 86,435 SF (Divisible)
Asking Rate	\$15.75-16.75/SF, NNN
Operating Exp.	Est. \$9.43/SF
Utilities	<i>Included in est. Operating Expenses</i>
Janitorial	<i>Included in est. Operating Expenses</i>
Signage	Monument and building signage available
Parking	371 Stalls (4.3 Stalls/1,000 RSF) <i>Lot resurfaced and striped in 2025</i>
HVAC	The building is heated and cooled by three (3) rooftop units with hot water VAVs

Backup Power & IT Infrastructure

The building is equipped with a **backup generator** that supports critical operational and IT functions. The generator serves the receiving/storage and IT rooms near the loading dock, providing emergency power to approximately 90% of receptacles in those areas.

The building also has a separate **UPS (Uninterruptible Power Supply) system** serving communications and data closets on the first and second floors. This provides power resiliency for network and IT infrastructure and operates independently from the backup generator.



FURNITURE

INVENTORY AVAILABLE

WORKSTATIONS & BENCHING

- Approximately 400 workstations and benching positions
- Mix of height-adjustable desks, fixed workstations, and integrated furniture systems
- Ready to support a variety of workplace strategies, from open-plan environments to team-based workspaces

CONFERENCE & COLLABORATION

Extensive collection of collaboration and meeting furnishings, including:

- Conference tables
- Nesting training tables
- Collaborative work tables
- Café and breakout tables

LOUNGE & AMENITY SPACES

Multiple furnished lounge and gathering areas featuring:

- Sofas and lounge chairs
- Ottomans
- Collaborative lounge systems
- Banquettes and benches
- Soft seating designed for informal meetings and employee amenities

STORAGE SOLUTIONS

Significant storage infrastructure, including:

- Lockers
- Storage islands
- Mobile caddies

TECHNOLOGY & COLLABORATION

- Mobile whiteboards
- Integrated power hubs
- Presentation screens
- Task and collaborative lighting
- Additional workplace and meeting room accessories



AMENITIES

ON-SITE AT DEMING WAY



Outdoor Patios



Workout Facility



Mother's Room



Loading Dock



Back-up Generator



Free Space Planning



Training Room



Monument Signage

SHARED/OFF-SITE



Full Service Cafe



Workout Facility



Golf Simulator Lounges



Self-Serve
Coffee Lounges



Conference Centers
and Board Rooms

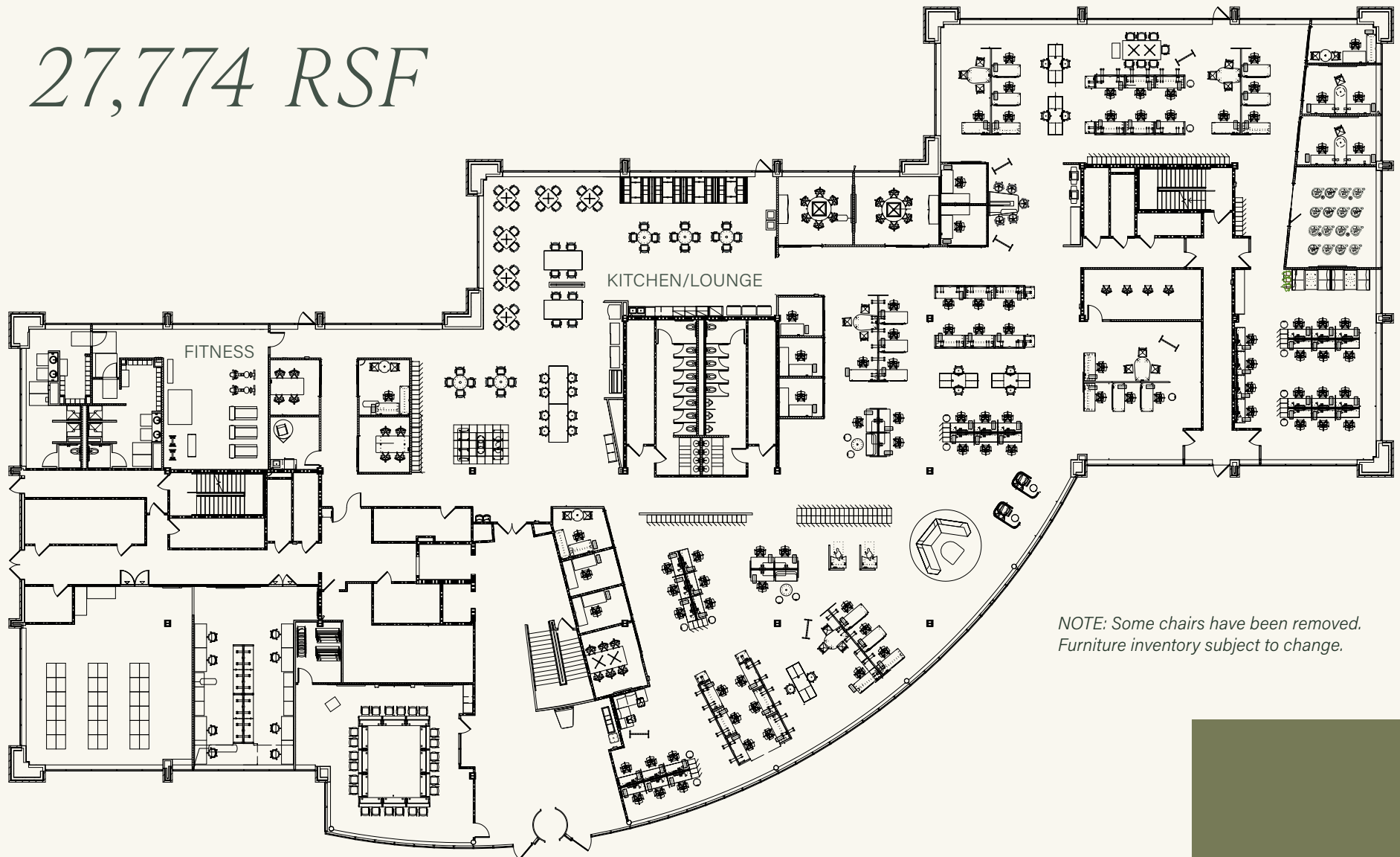


FLOOR PLAN

FIRST FLOOR

27,774 RSF

The 27,774 RSF first-floor office suite is **fully furnished** and available for **immediate occupancy**. The layout includes a mix of private workspaces, private meeting rooms, and conference rooms, complemented by a reception area and on-site restrooms to support daily operations. The accessible first-floor location and move-in-ready condition offer practical convenience for a range of office users.



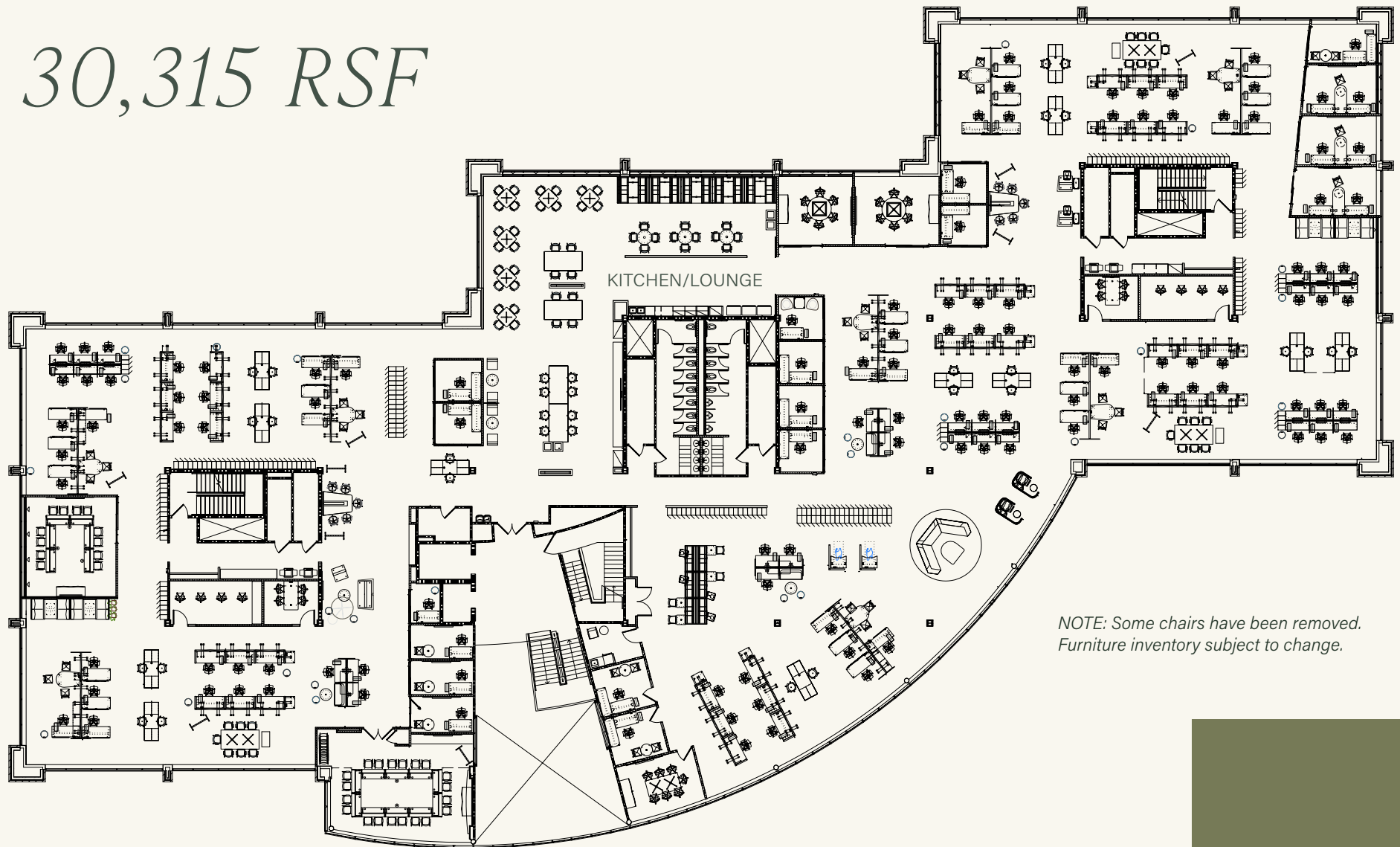
*NOTE: Some chairs have been removed.
Furniture inventory subject to change.*

FLOOR PLAN

SECOND FLOOR

30,315 RSF

The 30,315 RSF first-floor office suite is **fully furnished** and available for **immediate occupancy**. The layout includes a mix of private workspaces, private meeting rooms, and conference rooms.



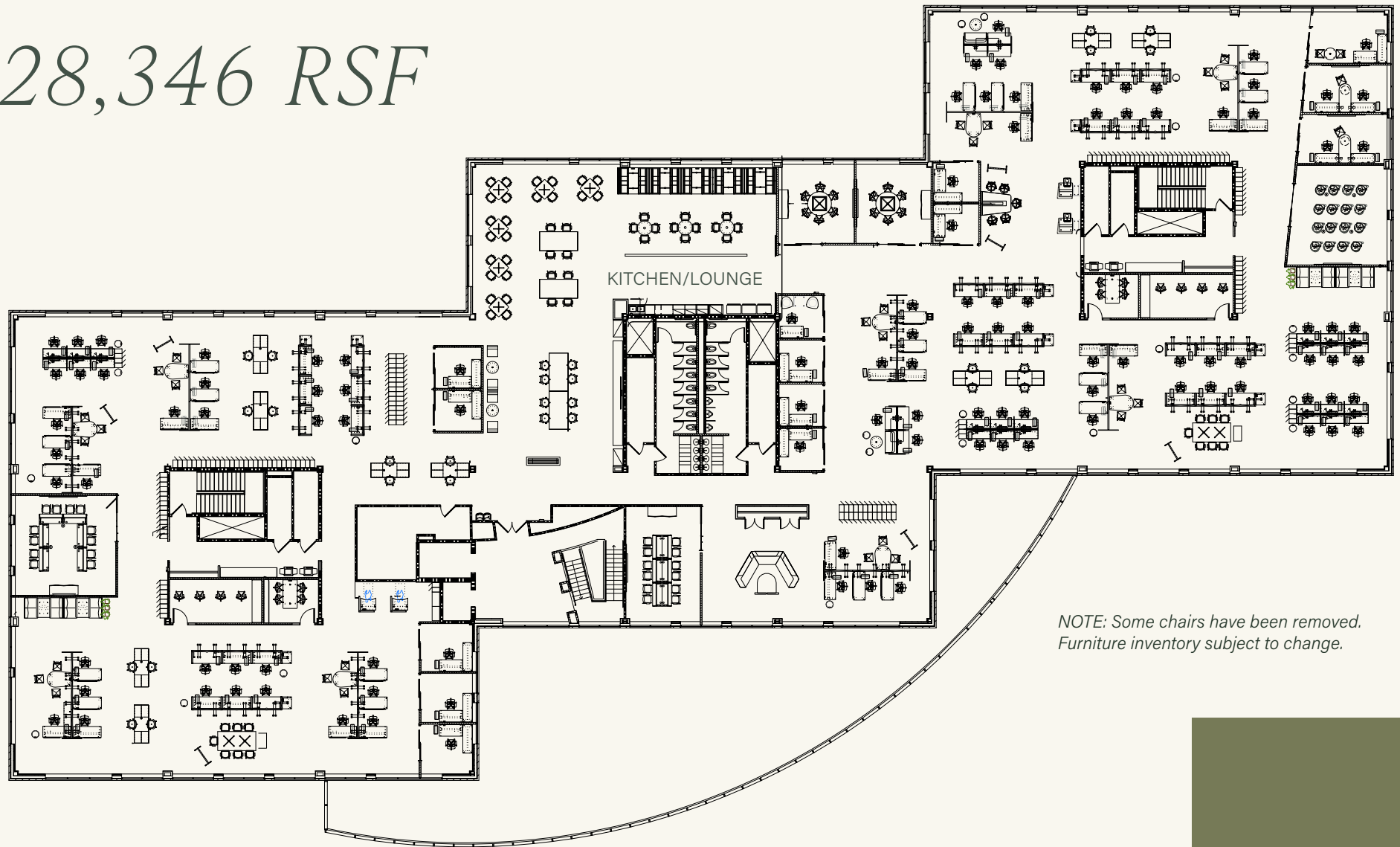
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FLOOR PLAN

THIRD FLOOR

28,346 RSF

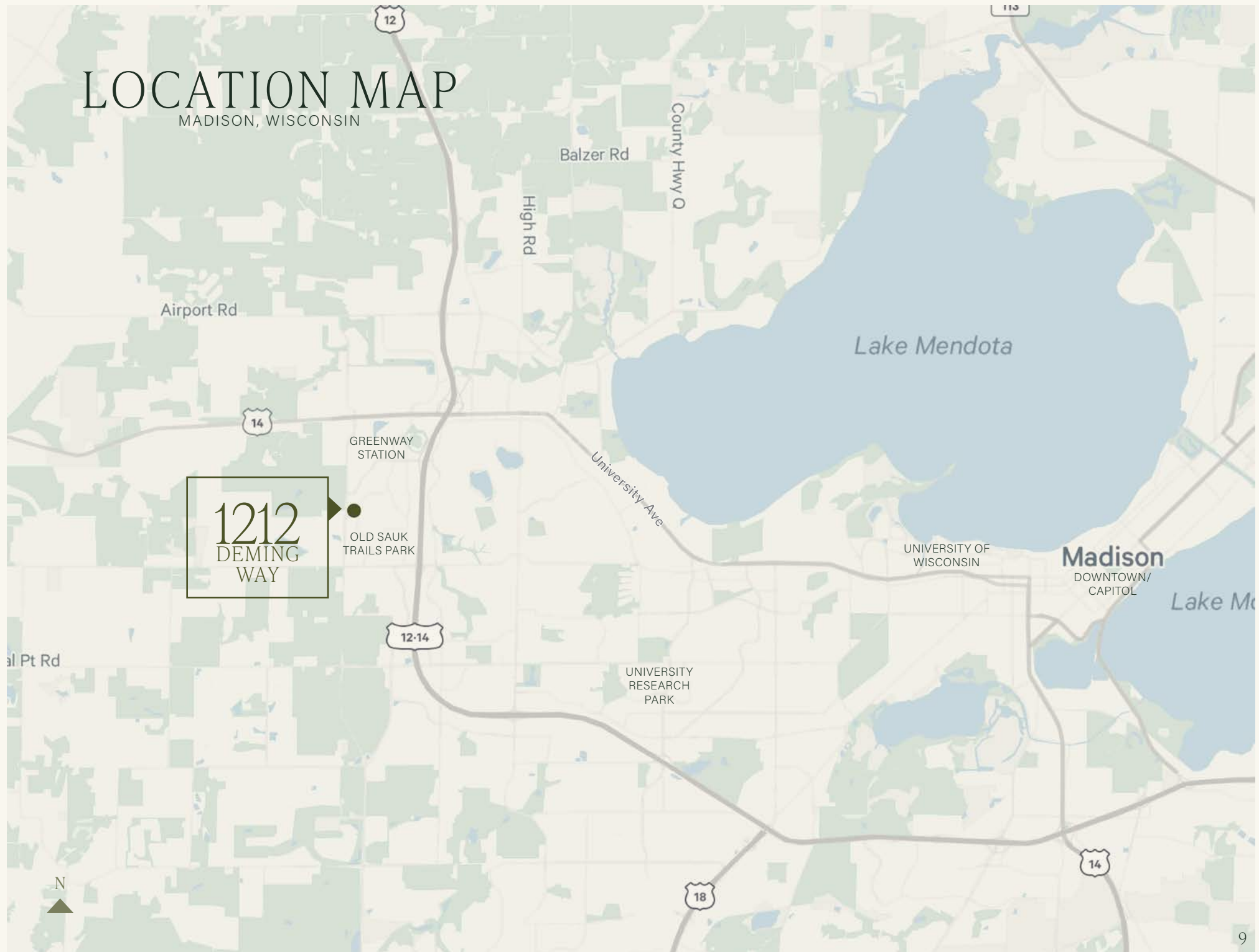
This 28,346 RSF third-floor office suite is fully furnished and offers a well-organized layout suited for a variety of workplace needs. The space includes multiple conference rooms, open workstations, a dedicated break room, and on-site restrooms to support daily operations.



*NOTE: Some chairs have been removed.
Furniture inventory subject to change.*

LOCATION MAP

MADISON, WISCONSIN





1212
DEMING
WAY

*Efficient, fully furnished
office space with on-site
amenities designed for
today's workforce.*



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WAY

Madison, Wisconsin

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CBRE

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RFA

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