



## Old Sauk Business Park

708 Heartland Trail Middleton, WI

**PROPERTY** 708 Heartland is a 50,000 square feet of Class-A office space located on the west side of Madison in the Old Sauk Trails Office Park. This property features thoughtful landscaping and a natural light filled two-story atrium lobby.

**LOCATION** Strategically positioned near prominent retail establishments and restaurants, this office space offers seamless visibility from major roads such as Old Sauk Road, Pleasant view Road, and Heartland Trail, coupled with easy accessibility from Belt line Hwy 12/14.

**AMENITIES** Direct access to an array of amenities including a two-story atrium, fiber optics, security card access, a break room, a large surface parking lot, and access to all conference rooms, board rooms, and no-fee fitness centers. Artis REIT prides itself on delivering first-class property management, providing on-site maintenance and 24/7 emergency maintenance services.



**Artis REIT Madison Office**  
8215 Greenway Blvd, Suite 220  
Middleton, WI 53562  
P.O. Box 7700  
Madison, WI 53707  
madison.artisreit.com

**Kyle Robb, CCIM**  
Director - Madison

608.830.6308  
krobb@artisreit.com

## Building Overview

708 Heartland Trail Middleton, WI

### BUILDING DESCRIPTION

Explore a distinguished 50,000 square feet Class-A office space with access to City Center West's abundant amenities. Strategically located near retail and restaurants, this business park offers high visibility from major roads and easy accessibility, making it an ideal choice for success.

### BUILDING HOURS

6:45 a.m. - 5:30 p.m. M - F

### SIGNAGE

Building & Monument signage available

### PARKING

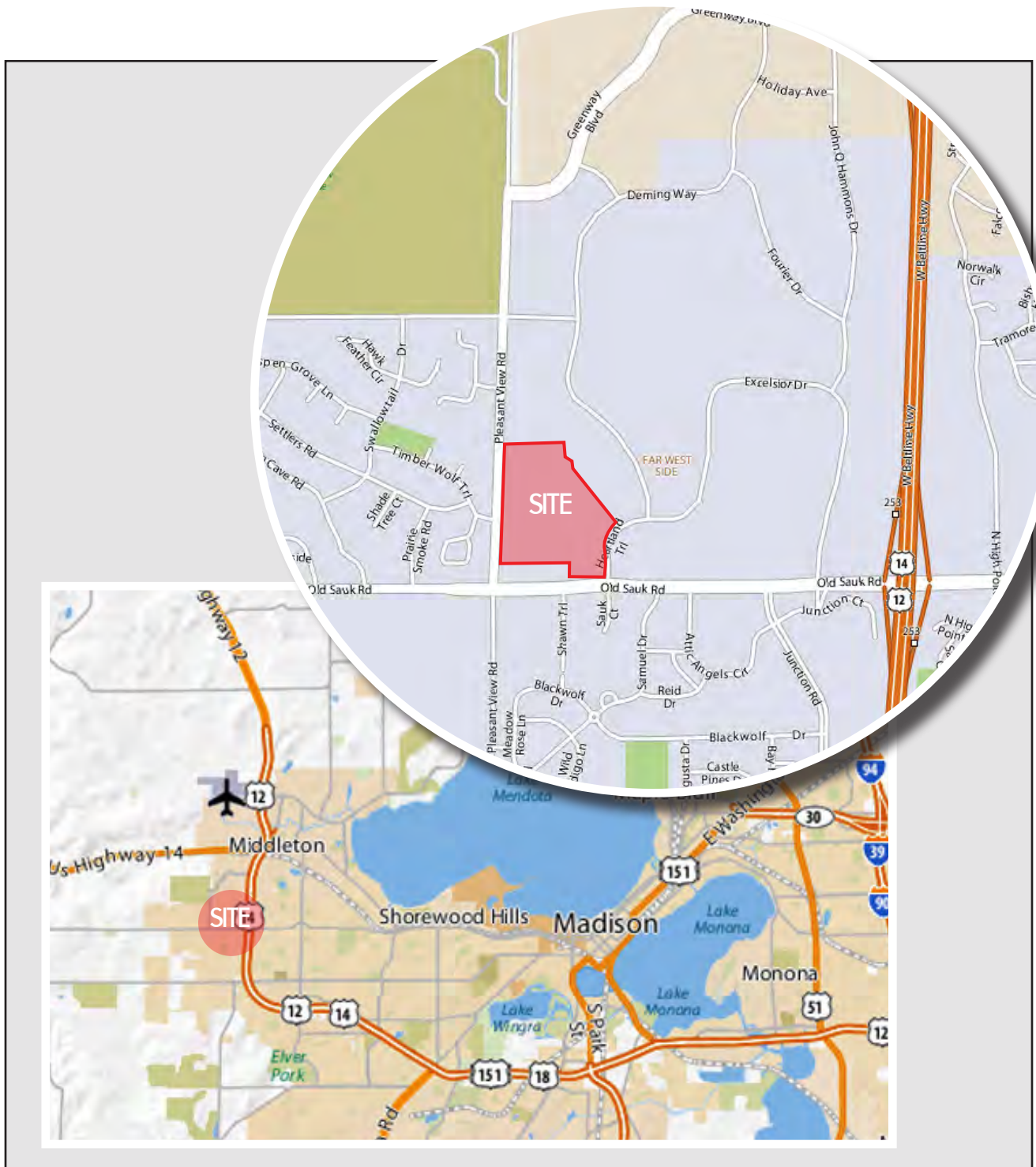
708 Heartland Trail  
3.43/1000  
169 Stalls/28 Underground

### Amenities/Features:

- 50,000 square feet of exceptional Class-A office space
- Complimentary conference rooms, no-fee fitness center, board rooms, and lunch rooms
- Portfolio Access to fitness center, conference rooms, cafes, golf lounge
- High Visibility
- Easy accessibility from Beltline Hwy 12/14

## Location Maps

708 Heartland Trail Middleton, WI



## Aerial Map

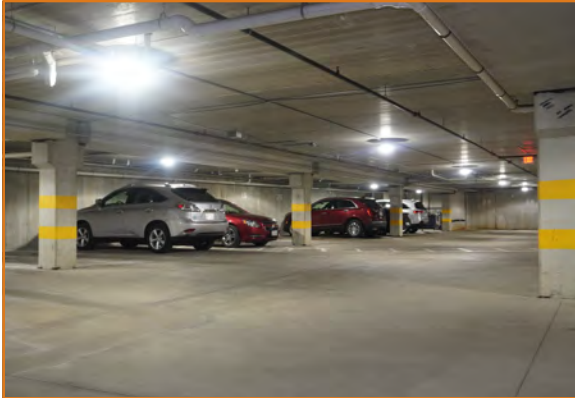
708 Heartland Trail Middleton, WI



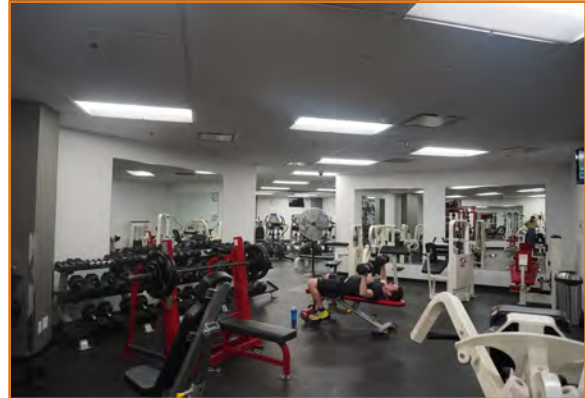
## Building & Portfolio Amenities

708 Heartland Trail Middleton, WI

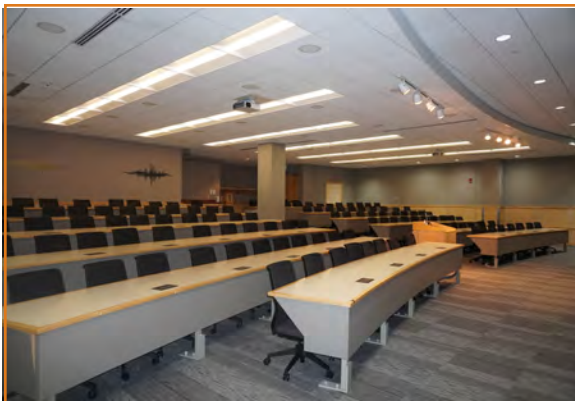
Underground Parking at 708 Heartland Trail



Access to Fitness Centers throughout Portfolio



120-Person Conference Center at City Center West



Golf Lounge at City Center West



Signage Opportunities



## Area Amenities

708 Heartland Trail Middleton, WI

