



Greenway Center

8401 Greenway Blvd. Middleton, WI

PROPERTY The Wisconsin Trade Center building features 11 stories and 274,555 square feet of Class-A office space. It is located in the vibrant West Madison/Middleton business community, situated at the heart of the Greenway Station retail center.

LOCATION This site provides access and visibility, situated just blocks away from the West Beltline Highway 12/14, offering swift connections to the western and southern suburbs. It is located within a pedestrian-friendly office park, with a wide range of retail outlets, restaurants, a farmers' market, hotel accommodations, and bike paths conveniently accessible right outside the office door.

AMENITIES Access to on-site conference center, board rooms, fitness center, locker rooms/showers, security cameras and card access. Impressive glass atrium, fiber optics, heated parking, large surface parking lot and sky-walk connection to the Greenway Building.



Artis REIT Madison Office
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Building Overview

8401 Greenway Blvd. Middleton, WI

BUILDING DESCRIPTION	The Wisconsin Trade Center building offers 274,555 square feet of Class-A office space. Located at the heart of the West Madison/Middleton business community with first class amenities and vibrant neighborhood.
BUILDING HOURS	7:00 a.m. - 6:00 p.m. (Atrium Door) M-F 7:30 a.m. - 5:30 p.m. (Other Doors) M-F
SIGNAGE	Building & monument signage available
STORIES	11
PARKING	2.59/1000 954 Stalls / 48 Underground
HVAC SYSTEM	Heat pump
SECURITY FEATURES	Cameras and key card access
TELEPHONE/CABLE/INTERNET PROVIDERS	TDS Metrocom/Charter Communications/SupraNet
FIBER OPTIC BROADBAND SERVICE	T1/25ML DSL/60-100 MB Broadband



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Building & Portfolio Amenities

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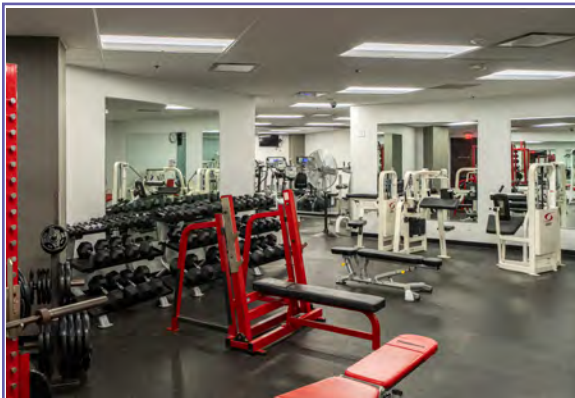
Welcoming Patio



Atrium



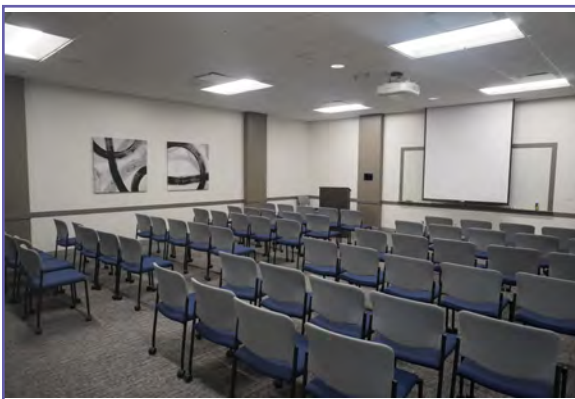
On-Site No-Fee Fitness Center



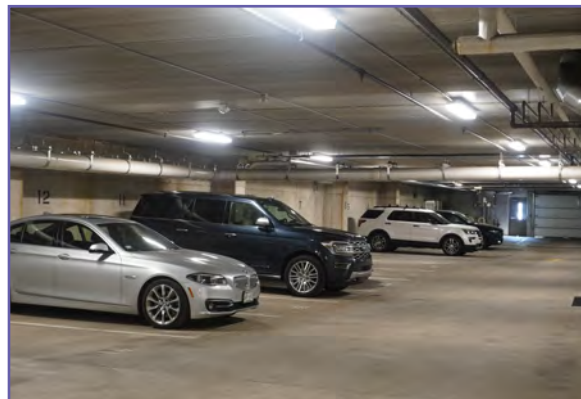
On-Site Conference Center



On-Site Training Room

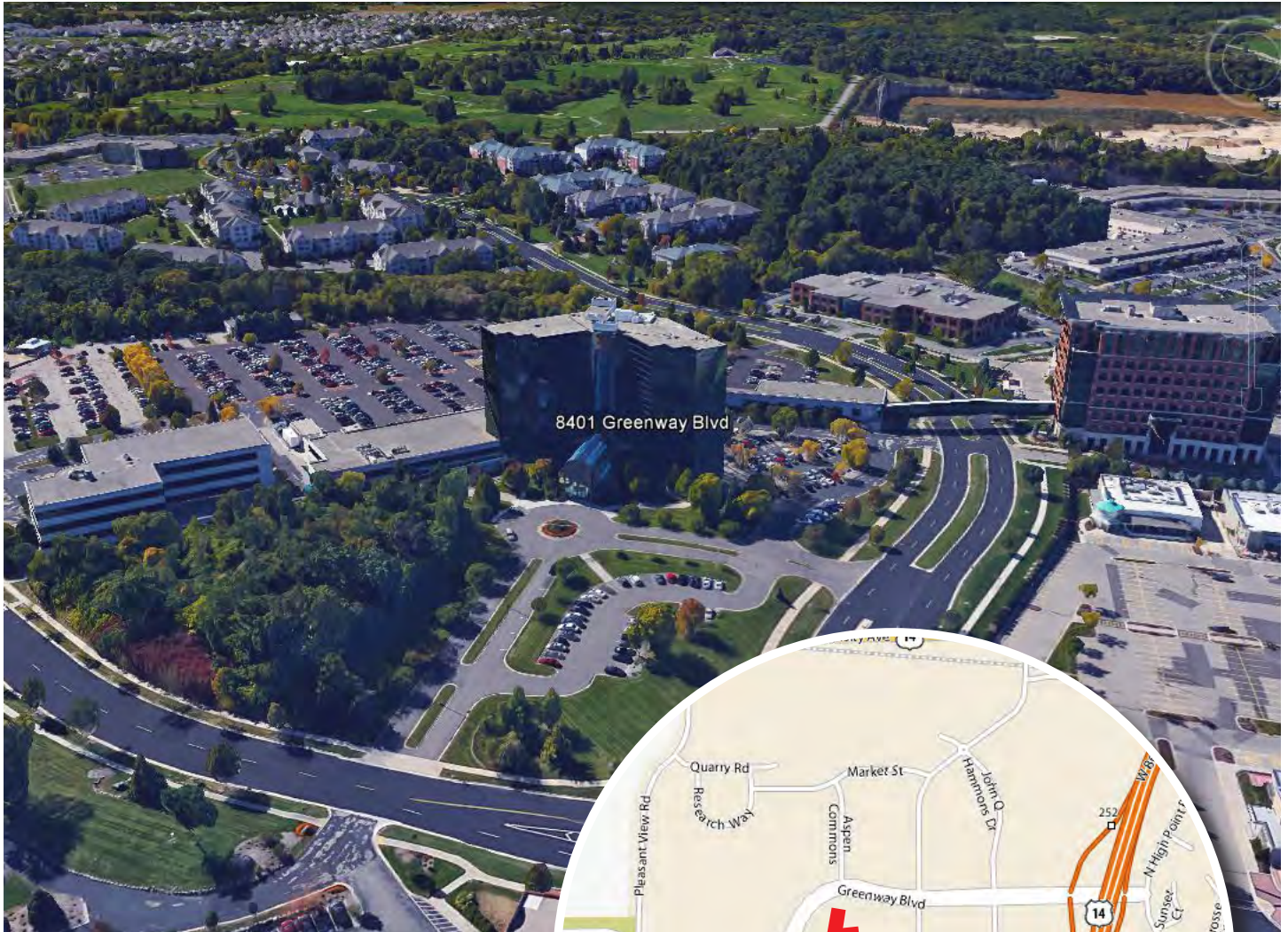


Covered Parking in Parking Ramp



LOCATION MAP

8401 Greenway Blvd. Middleton, WI



Area Amenities

8401 Greenway Blvd. Middleton, WI

Demographics

	1 mi.	3 mi.	5 mi.
Population	5,429	47,556	109,067
Daytime Population	12,453	56,323	128,826
Households	2,643	22,520	50,105
Avg HH Income (\$)	140,339	122,300	115,281
Med HH Income (\$)	98,046	85,407	81,340

