



## Greenway Center

8383 Greenway Blvd. Middleton, WI

### PROPERTY

The 8383 Greenway building offers six stories and 89,242 square feet of Class-A office space. Conveniently located in the West Madison/Middleton business community, in the heart of the Greenway Station retail center.

### LOCATION

Located just blocks from the West Beltline Highway 12/14 with quick access to the west and southern suburbs. This office area is a pedestrian friendly neighborhood with retail, restaurants, farmers' market, hotel accommodations and bike/walking paths.

### AMENITIES

Conference centers, board rooms, full-service cafe serving breakfast & lunch, no-fee fitness center, security card access, fiber optics, large surface parking lot, first class property management with on-site maintenance and 24/7 emergency response service.



**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

8383 Greenway Blvd. Middleton, WI

BUILDING DESCRIPTION	The 8383 building is centrally located in the Greenway Center office park just off the West Beltline Highway 12/14 in Middleton. Built in 1989, this building consists of 89,242 square feet of Class-A office space. Ample free surface parking, high visibility and easy access to and from the Madison and Middleton business communities.
BUILDING HOURS	6:45 a.m. - 6:45 p.m. M-F
SIGNAGE	Building & monument signage available
STORIES	6
PARKING	2.42/1000
HVAC SYSTEM	Heat pump (6th floor rooftop cool/heat)
SECURITY FEATURES	Cameras and key card access
TELEPHONE/CABLE/INTERNET PROVIDERS	TDS Metrocom/TDS Telecom/Charter
FIBER OPTIC BROADBAND SERVICE	T1/25ML DSL/60-100 MB Broadband



**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 & Portfolio Amenities

8383 Greenway Blvd. Middleton, WI

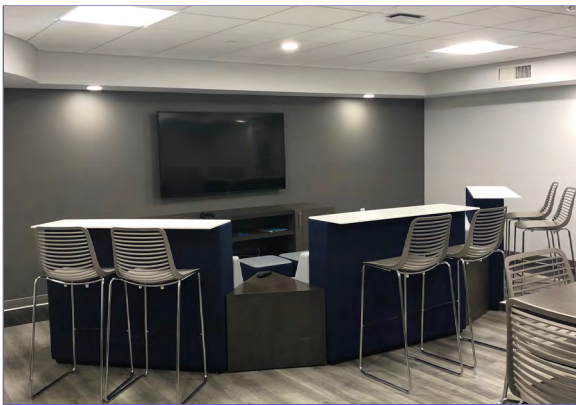
Break Area w/ Vending Machines



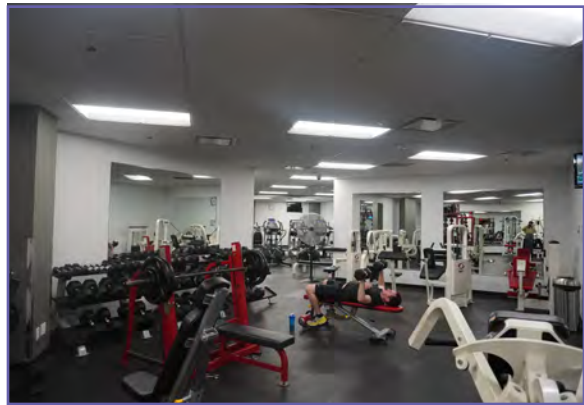
Bright and Modern Welcoming Lobby



Access to Gaming Lounge at 8215 Greenway



Access to No-Fee Fitness Center at Wisconsin Trade Center



Access to Cafe at Wisconsin Trade Center



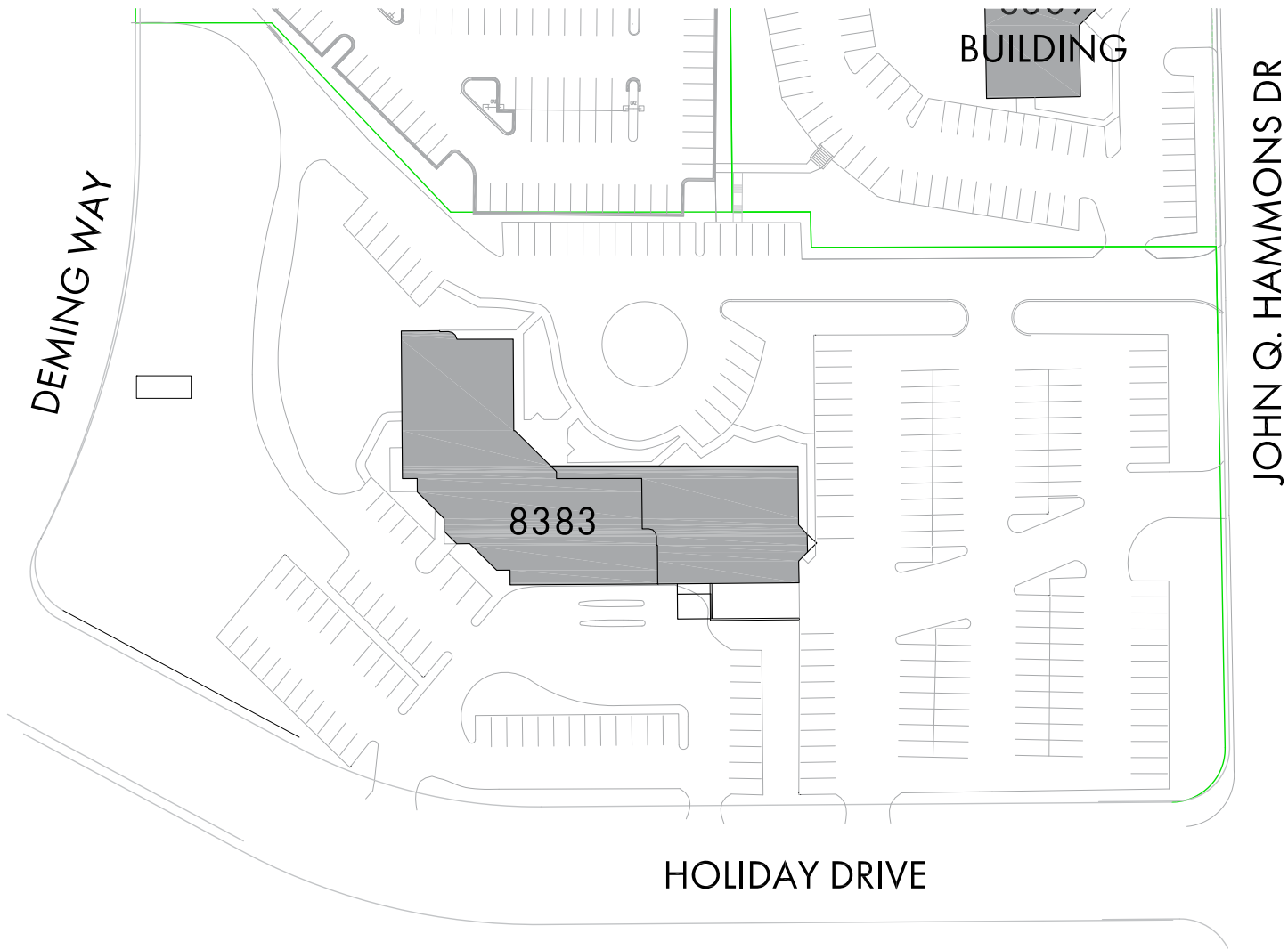
Access to Conference Center at Wisconsin Trade Center





# Site Plan

8383 Greenway Blvd. Middleton, WI



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

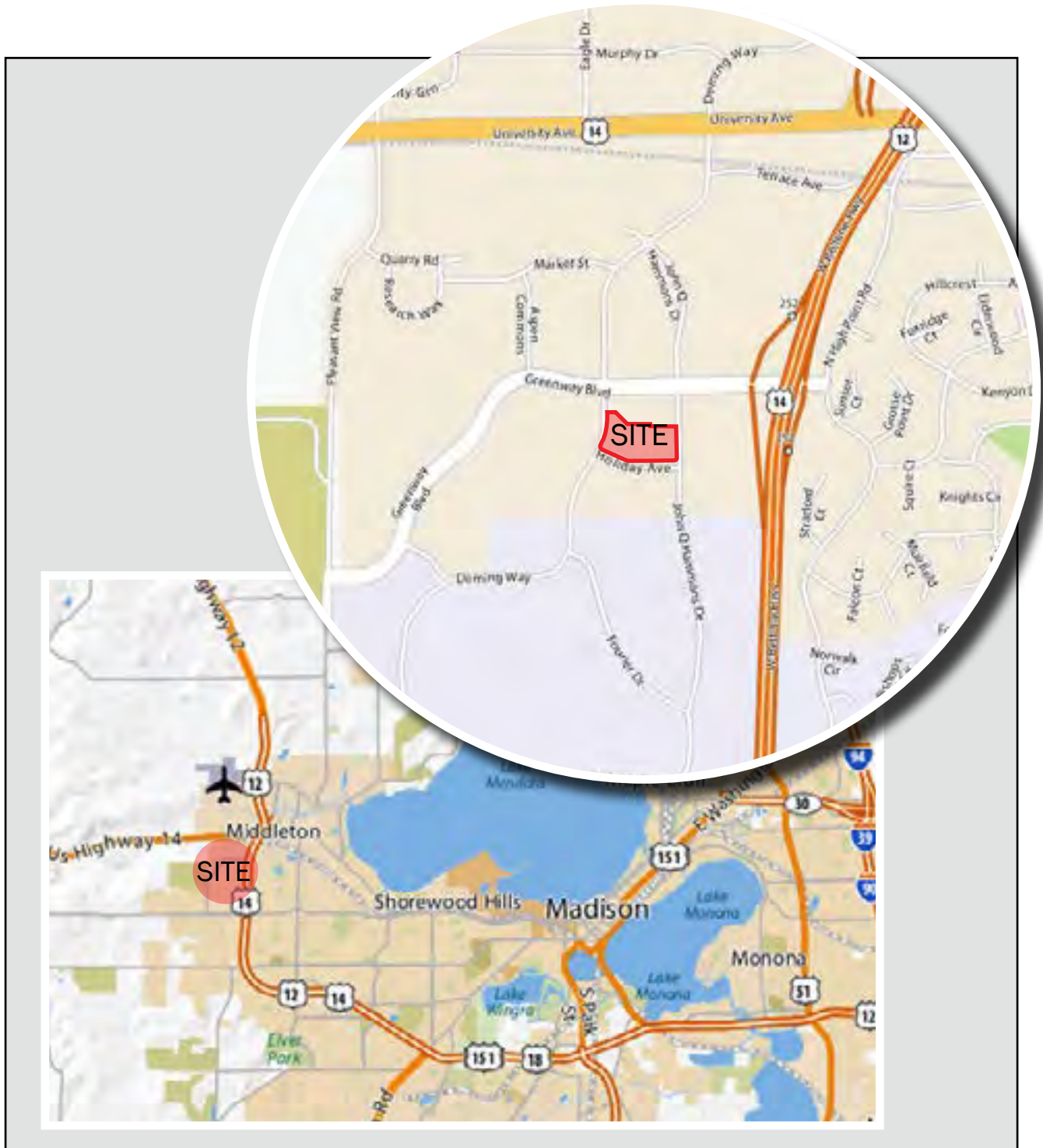
**Kyle Robb, CCIM**  
Director - Madison

608.830.6308  
krobb@artisreit.com



## Location Map

8383 Greenway Blvd. Middleton, WI



# Area Amenities

8383 Greenway Blvd. Middleton, WI

