

525
JUNCTION RD
MIDDLETON, WI





LOCATION

Conveniently located two blocks from Highway 12/14 with quick access to the western/southern suburbs, University Campus and Captial Square. This site offers unmatched access, visibility and first class amenities. Vibrant neighborhood location with numerous restaurant options, retail and hotel accommodations located within walking distance.



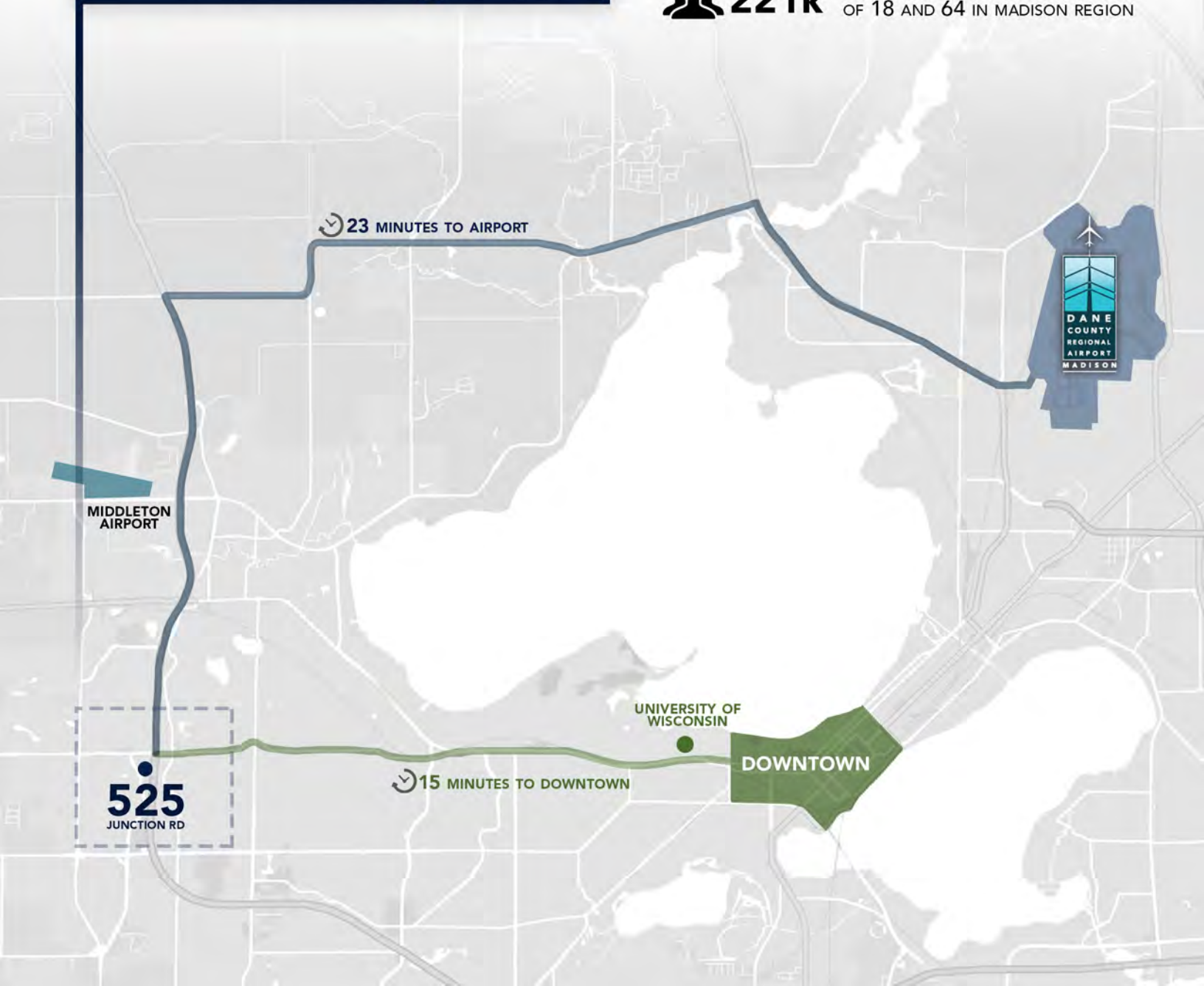
VARIOUS CHOICES OF RESTAURANTS WITHIN 2 MILES



PARKS AND 5 AREA LAKES FOR OUTDOOR RECREATION.



THE WORKFORCE BETWEEN THE AGES OF 18 AND 64 IN MADISON REGION



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PROPERTY

525 Junction Road offers eight stories and 412,708 square feet of Class-A office space. Located at City Center West in the west Madison business community.

AMENITIES

On-site conference center, board rooms, full-service cafe (serving breakfast & lunch), no-fee fitness center, security cameras, card access, fiber optics, large covered parking ramp, and first class property management. Artis provides in-house maintenance staff and 24/7 emergency response service.

OVERVIEW

BUILDING HOURS	7:00 a.m. - 7:00 p.m. M-F 7:00 a.m. - 6:00 p.m. M-F 2nd floor doors
SIGNAGE	Building & monument signage available
STORIES	8
PARKING	Ramp and underground Parking
HVAC SYSTEM	Heat pump
SEVURITY FEATURES	Cameras and key card access
TELEPHONE/CABLE/ INTERNET PROVIDERS	TDS Metrocom/Charter Communica- tions/Globalcom Technologies
FIBER OPTIC BROADBAND SERVICE	2 Fiber providers



Parking Ramp



Fitness Center



Conference Center



Board Rooms

525 |
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LEASING CONTACT



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ABOUT US

Artis REIT (TSX: AX.UN) is one of the largest diversified commercial real estate investment trusts in Canada and is an unincorporated closed-end real estate investment trust primarily focused on creating value for unitholders through the investment in and ownership of quality commercial properties in select markets.

Artis REIT's portfolio consists of industrial, retail and office properties in Canada and the United States.

