



## GREENWAY CENTER

8333 Greenway Blvd. Middleton, WI

**PROPERTY** This three-story building built in 2007 features 40,688 square feet of retail and Class-A office space. Easy access and high visibility, situated at the corner of Greenway Boulevard and Deming Way.

**LOCATION** Located just blocks from the West Beltline Highway 12/14 with quick access to the west and southern suburbs. This site offers unmatched access and visibility. Pedestrian friendly neighborhood with retail, restaurants, hotel accommodations, farmers' market and biking/walking paths.

**AMENITIES** Conference centers, board rooms, full-service cafeteria, fitness center, card access, fiber optics, large surface parking lot, first class property management with on-site maintenance and 24/7 in-house emergency response maintenance staff



**Artis REIT Madison Office**  
8215 Greenway Blvd, Suite 160  
Middleton, WI 53562  
P.O. Box 7700  
Madison, WI 53707  
madison.artisreit.com

**Kyle Robb, CCIM**  
Leasing Manager

608.830.6308  
krobb@artisreit.com

**Leon R. Wilkosz, CCIM, RPA®**  
Senior Vice-President  
Asset Management - Madison  
608.830.6302  
lwilkosz@artisreit.com



## BUILDING OVERVIEW

8333 Greenway Blvd. Middleton, WI

BUILDING DESCRIPTION	Located at the corner of Greenway Boulevard and Deming Way, this three-story building built in 2007 features 40,688 square feet of retail and Class-A office space. Situated right off of the Beltline Highway 12/14 and across the street from Greenway Station retail center, this building offers easy access and high visibility.
BUILDING HOURS	6:30 a.m. - 6:00 p.m. M-F 7:30 a.m. - 4:00 p.m. Sat.
SIGNAGE	Building available
STORIES	3
PARKING	4.74/1000
RENT	\$20.00/SF, NNN Retail and \$17.50/SF NNN Office
SECURITY FEATURES	Cameras and key card access
TELEPHONE/CABLE/INTERNET PROVIDERS	TDS Metrocom/TDS Telecom



**Artis REIT Madison Office**  
8215 Greenway Blvd, Suite 160  
Middleton, WI 53562  
P.O. Box 7700  
Madison, WI 53707  
madison.artisreit.com

**Kyle Robb, CCIM**  
Leasing Manager  
608.830.6308  
krobb@artisreit.com

**Leon R. Wilkosz, CCIM, RPA®**  
Senior Vice-President  
Asset Management - Madison  
608.830.6302  
lwilkosz@artisreit.com

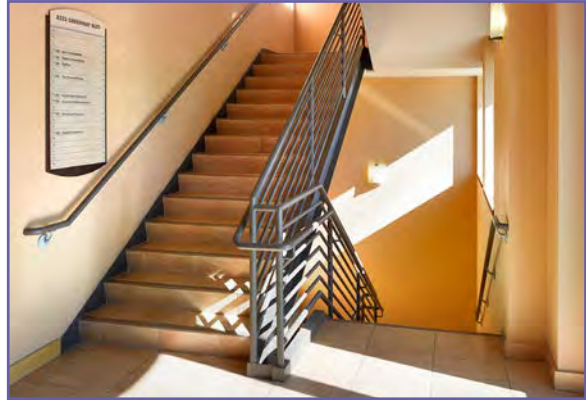
## BUILDING AMENITIES

8333 Greenway Blvd. Middleton, WI

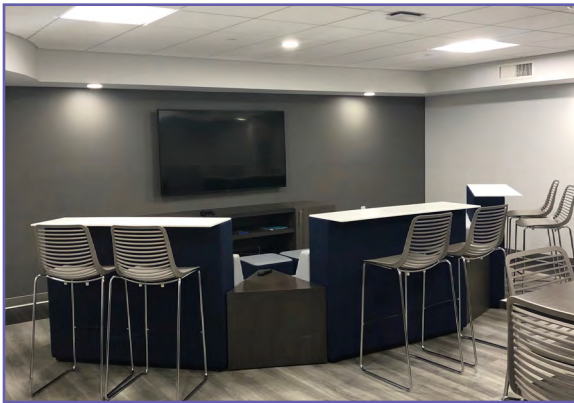
Easy Access with Plenty of Surface Parking



Bright Welcoming Lobby



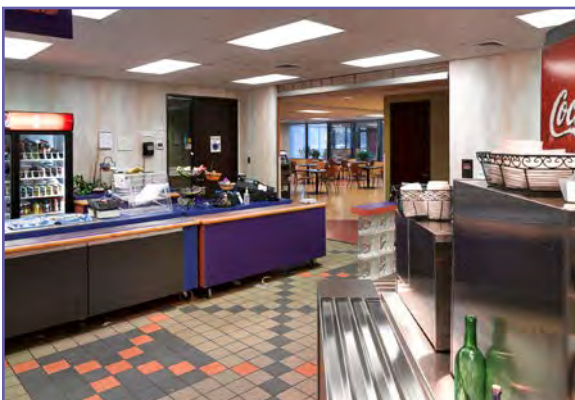
Access to Gaming Lounge at 8215 Greenway



Access to Fitness Center at 8401 Greenway



Access to Cafeteria at 8401 Greenway

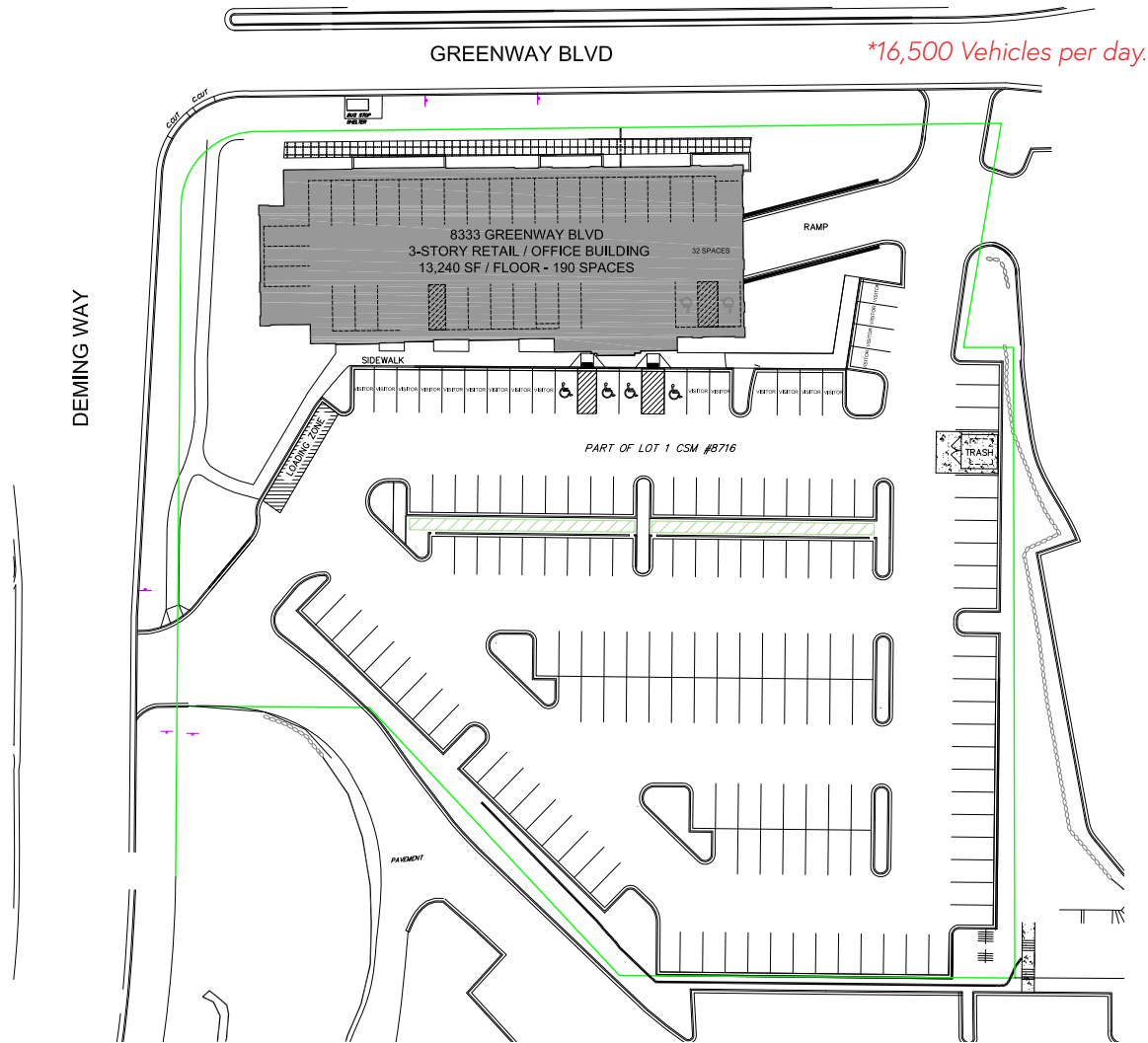


Access to Conference Center at 8401



# SITE PLAN

8333 Greenway Blvd. Middleton, WI



# AERIAL LOCATION & AMENITIES

8333 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

