

8383

GREENWAY BLVD
MIDDLETON, WI





LOCATION

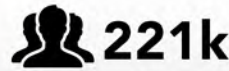
Located just blocks from the West Beltline Highway 12/14 with quick access to the west and southern suburbs. This office area is a pedestrian friendly neighborhood with retail, restaurants, farmers' market, hotel accommodations and bike/walking paths.



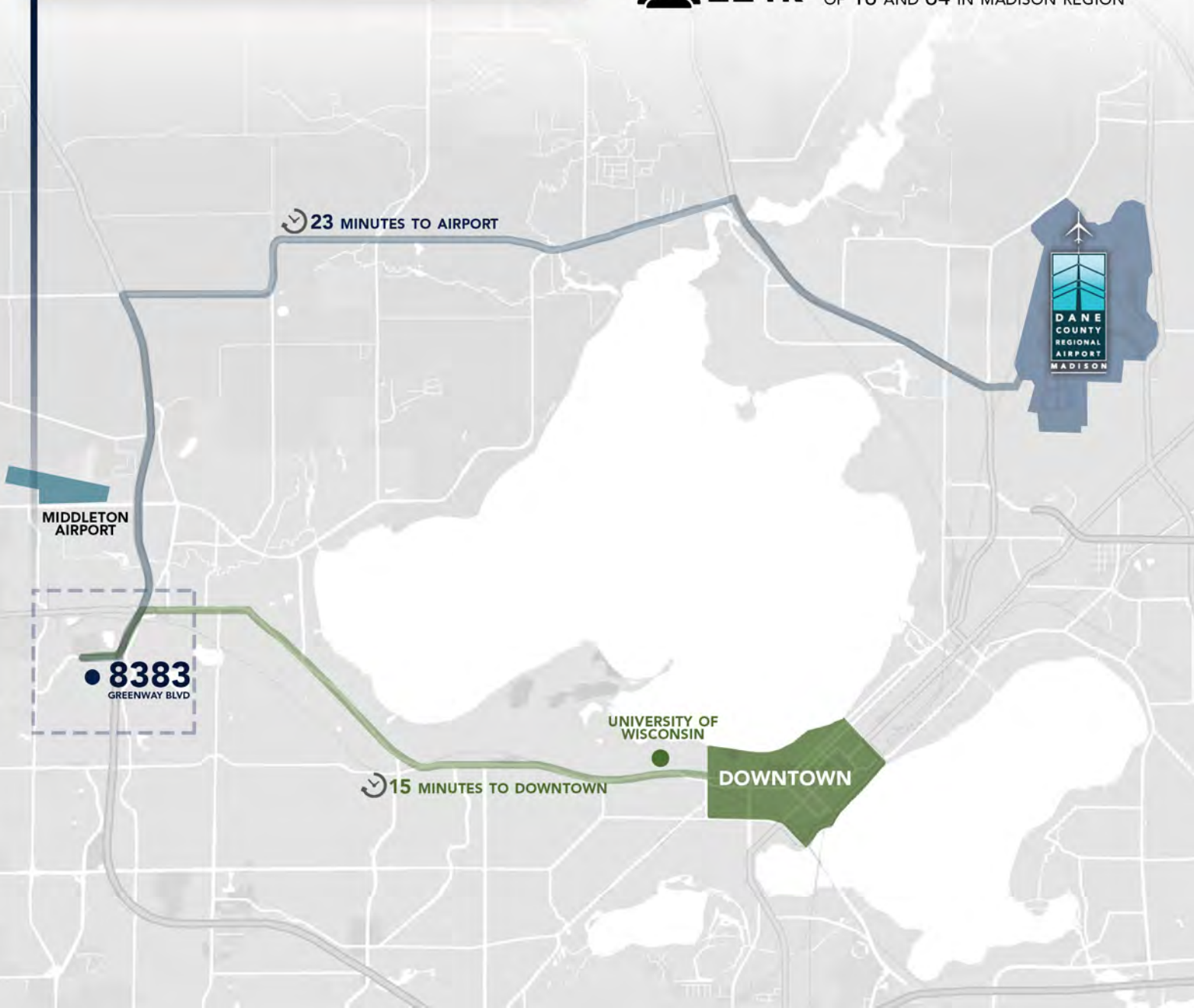
50+ VARIOUS CHOICES OF RESTAURANTS WITHIN 2 MILES



260 PARKS AND 5 AREA LAKES FOR OUTDOOR RECREATION.



221k THE WORKFORCE BETWEEN THE AGES OF 18 AND 64 IN MADISON REGION



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PROPERTY

The Smith & Gesteland 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.

AMENITIES

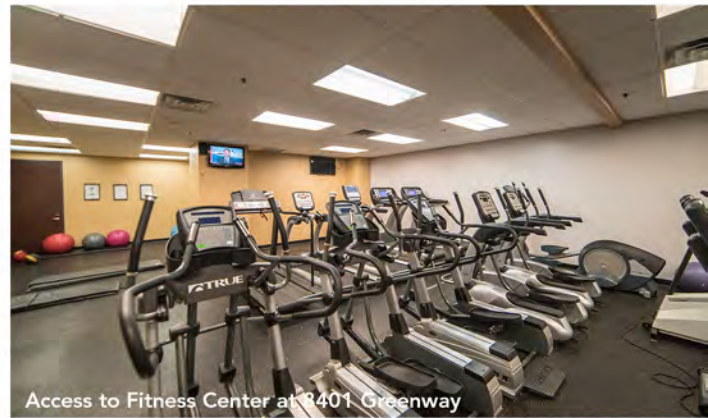
Conference centers, board rooms, full-service cafe serving breakfast & lunch, no-fee fitness center, security card access, fiber optics, large surface parking lot, first class property management with on-site maintenance and 24/7 emergency response service.

OVERVIEW

BUILDING HOURS	6:30 a.m. - 6:00 p.m. M-F 7:30 a.m. - 4:00 p.m. Sat.
SIGNAGE	Building & monument signage available
STORIES	6
PARKING	Surface parking
HVAC SYSTEM	Heat pump (6th floor rooftop cool/heat)
SEURITY FEATURES	Cameras and key card access
TELEPHONE/CABLE/ INTERNET PROVIDERS	TDS Metrocom/TDS Telecom/Charter
FIBER OPTIC BROADBAND SERVICE	2 Fiber providers



On-site Board Rooms



Access to Fitness Center at 8401 Greenway



Access to Conference Center at 8401 Greenway



Access to Full-service Cafe at 8401 Greenway

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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.

