



WESTFIELD TECHNOLOGY CENTER

301 S. Westfield Road, Madison, WI

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|------------------|---|
| PROPERTY | 301 S. Westfield is a three-story 107,644 square foot Class-A office building. Built in 1986, an addition was completed in 1990. |
| LOCATION | Just blocks from the West Beltline Highway 12/14 with quick access to the west and southern suburbs. This property is located in the middle of a thriving retail and residential community on Madison's west side. Numerous restaurants and hotel accommodations within minutes of this location. |
| AMENITIES | On-site conference rooms, break areas, fitness center, cafeteria, free parking, data center with raised floor, free parking, signage options and first class property management. Artis provides 24/7 emergency response service with in-house maintenance staff. |



Artis REIT Madison Office
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BUILDING OVERVIEW

301 S. Westfield Rd. Madison, WI

BUILDING DESCRIPTION

301 S. Westfield Road is a three-story, 107,644 Sq. Ft. Class-A office building built in 1986 with an addition built in 1990.

BUILDING HOURS

7:00 a.m. - 6:00 p.m. M-F

SIGNAGE

Building & monument signage available

STORIES

3

PARKING

3.97/1000
427 Stalls

HVAC SYSTEM

Rooftop cool/heat

SECURITY FEATURES

Cameras and key card access

TELEPHONE/CABLE/INTERNET PROVIDERS

TDS Metrocom/TDS Telecom



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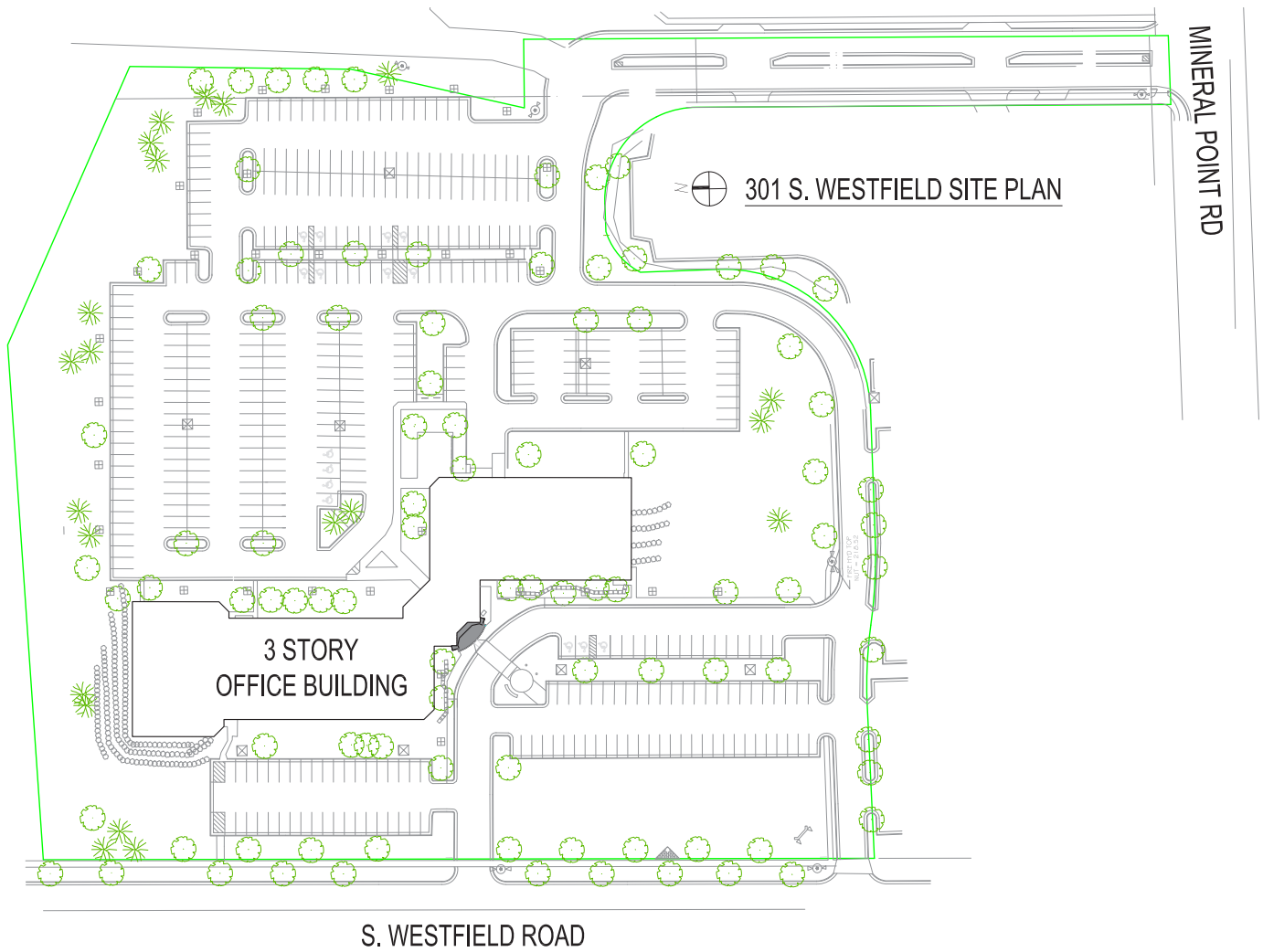
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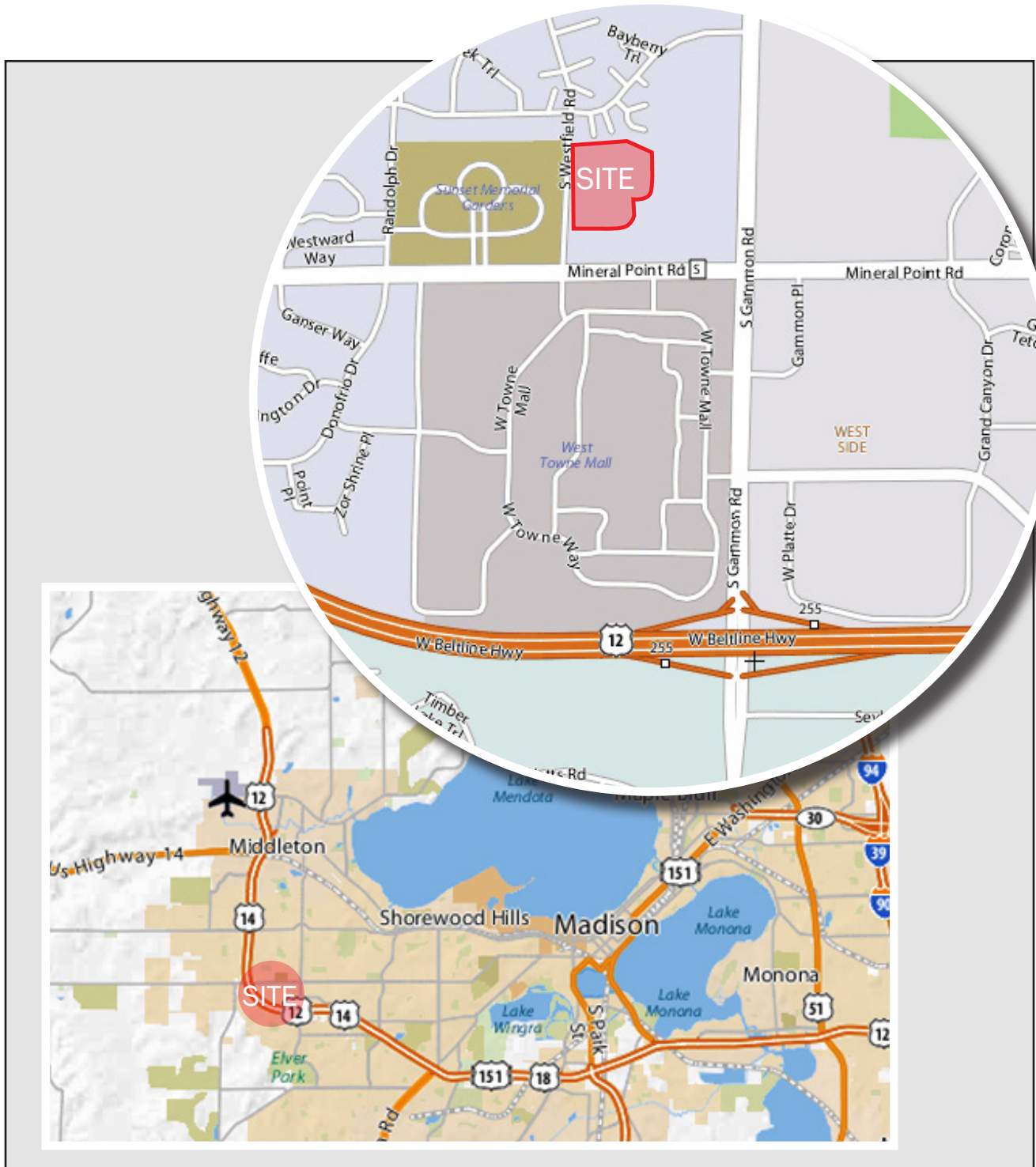
SITE PLAN

301 S. Westfield Rd. Madison, WI



LOCATION MAPS

301 S. Westfield Rd. Madison, WI



AERIAL MAP

301 S. Westfield Rd. Madison, WI



BUILDING AMENITIES

301 S. Westfield Rd. Madison, WI

Naming Rights/Signage Opportunities



Fitness Center/Break Area



Renovated Interiors



Kitchen Area



Monument Signage Opportunities

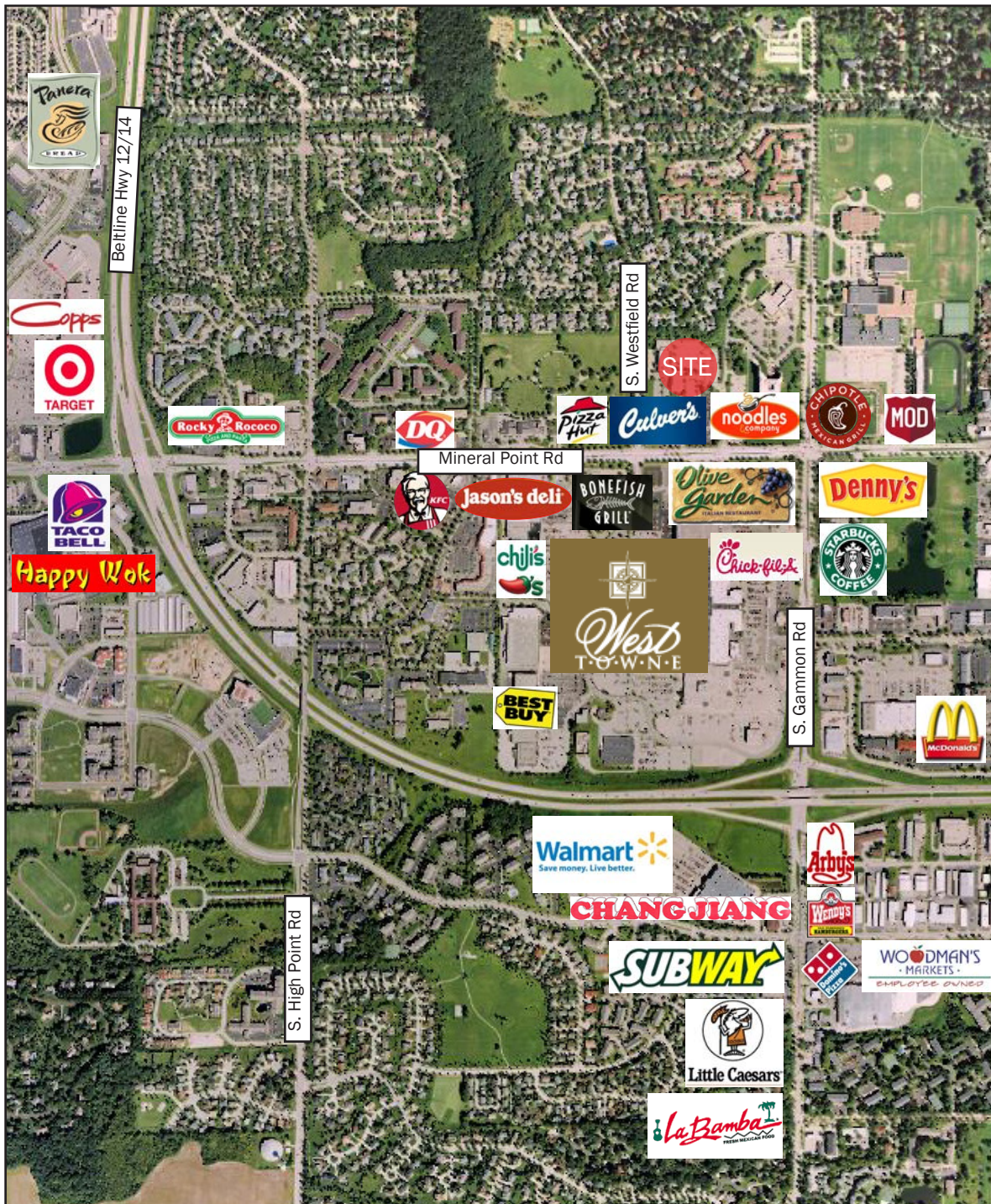


Ample Free Parking



AREA AMENITIES

301 S. Westfield Rd. Madison, WI

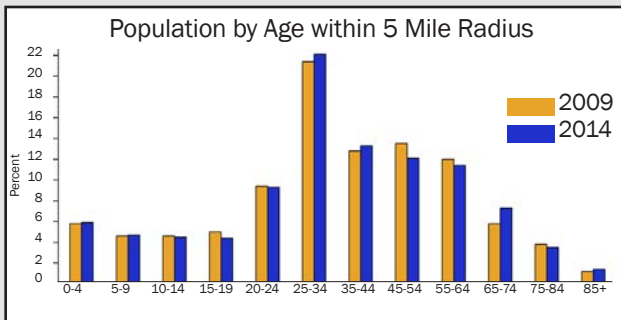


DEMOGRAPHICS

301 S. Westfield Rd. Madison, WI

Population Profile:

	1 Mile	3 Mile	5 Mile
2009 Population	11,910	70,364	141,342
Est. 2014 Population	12,678	74,415	150,340
2009 Avg. HH Income	\$90,100	\$87,744	\$88,554



Source: 2009 Esri

Drive Times:

