



## Greenway Center

8476/8496 Greenway Boulevard Middleton, WI

Located at 8476/8496 Greenway Boulevard, The Oaks totals 53,964 square feet of Class A office space and is the newest building in Greenway Center having been built in 2005. Located just one block from Greenway Station and minutes from the West Beltline Highway 12/14, this two-story building is an ideal location in the West Madison Middleton office market.

Customers of The Oaks have access to a variety of park amenities including:

- Fitness center
- Conference center
- Cafeteria
- Ample free surface parking
- Heated covered parking





## BUILDING OVERVIEW

8476/8496 Greenway Boulevard Middleton, WI

### BUILDING DESCRIPTION

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### BUILDING HOURS

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

### SIGNAGE

Monument & Building signage available

### PARKING

3.45/1000  
186 Stalls

### TELEPHONE/CABLE/INTERNET

TDS Metrocom/TDS Telecom

### HVAC SYSTEM

Rooftop cooling/boiler heat

### AMENITIES/FEATURES:

Bus lines 75, 15, 74  
Card access  
Fiber optics  
Cafeteria  
Break room  
High efficiency condensing boilers  
Ample free surface parking



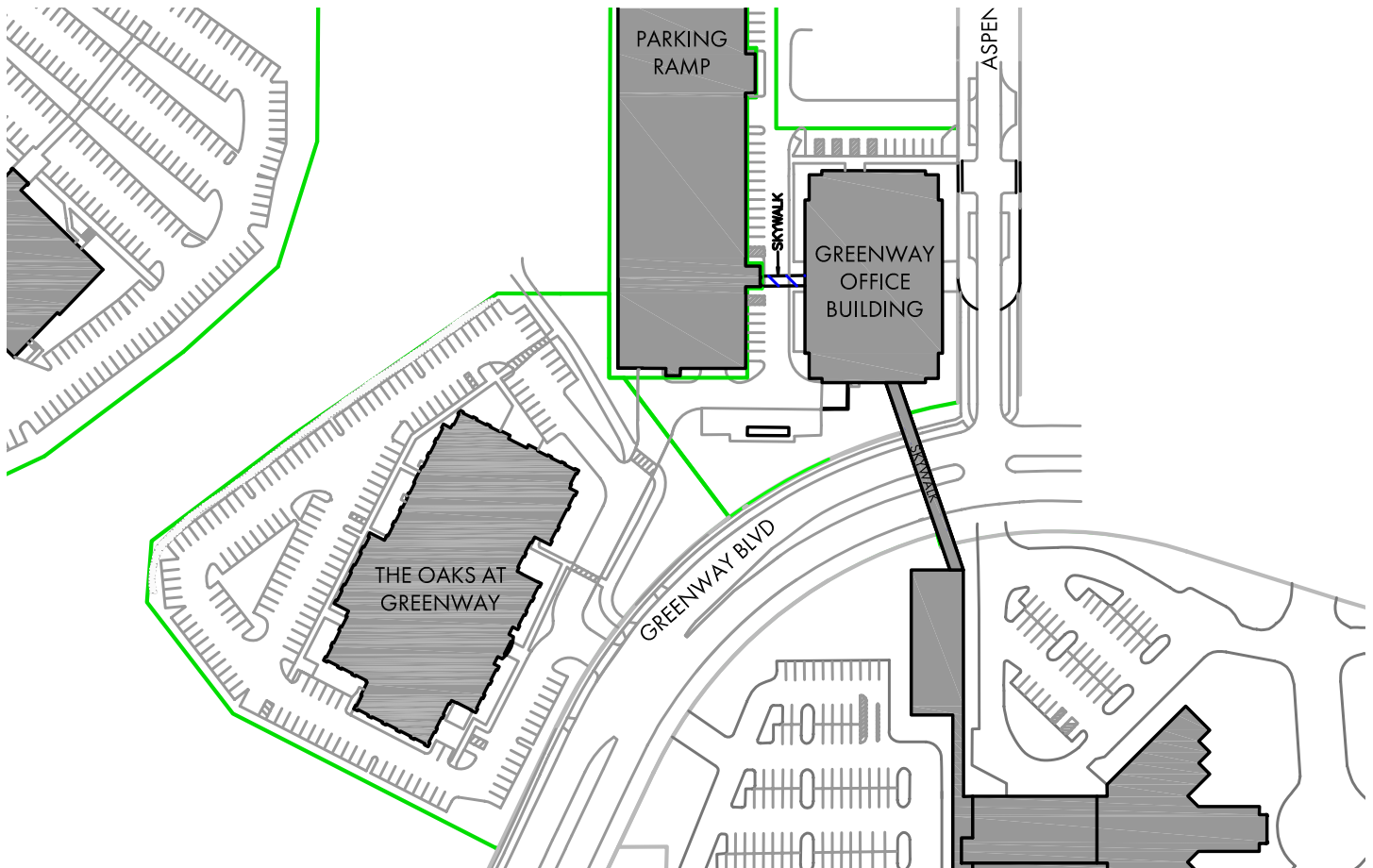
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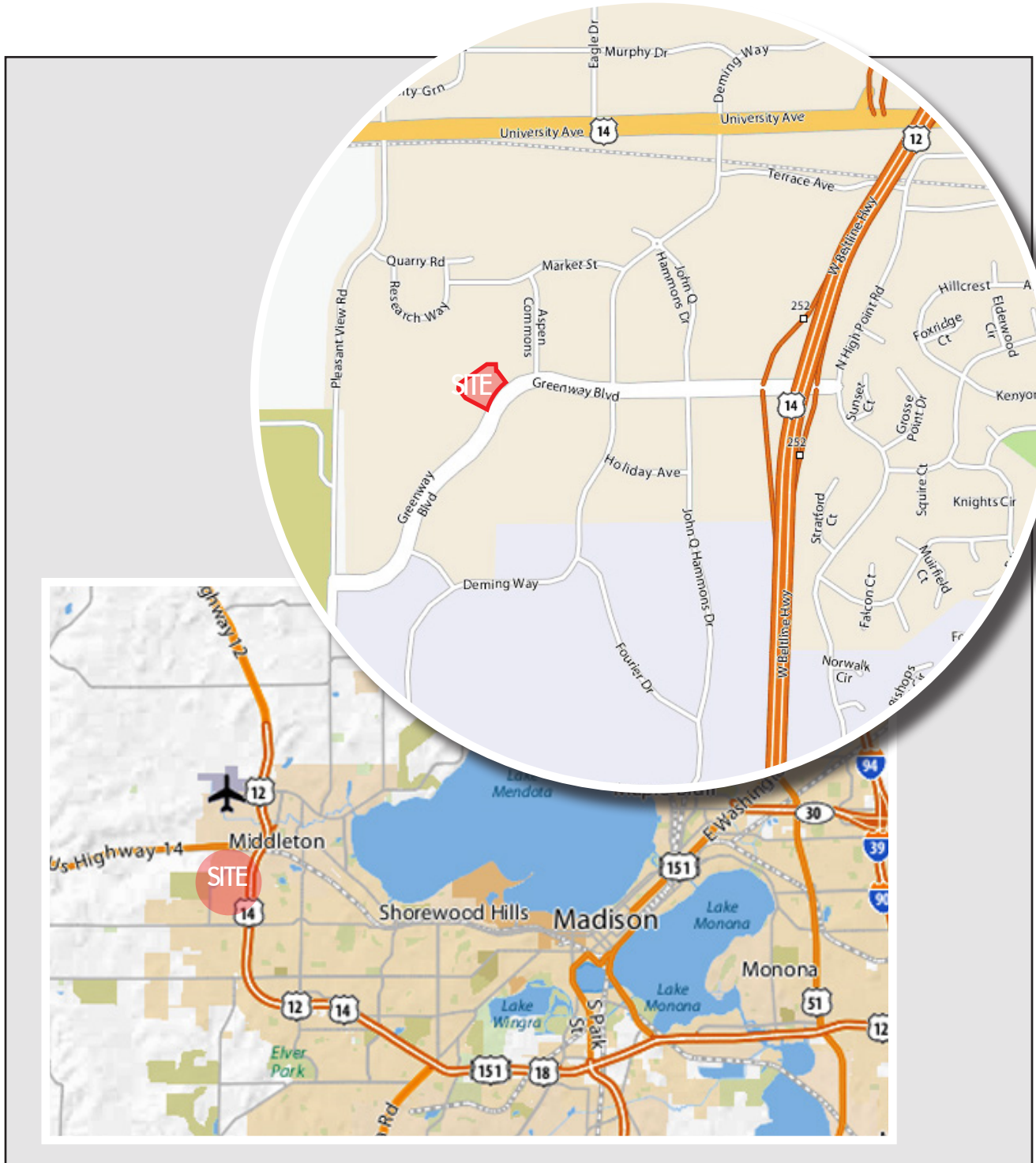
## Site Plan

8476/8496 Greenway Boulevard Middleton, WI



## Location Maps

8476/8496 Greenway Boulevard Middleton, WI



## Aerial Map

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## Building Amenities

8476/8496 Greenway Boulevard Middleton, WI

Signage Opportunities Available



Fitness Center at 8401 Greenway Blvd



Cafeteria at 8401 Greenway Blvd



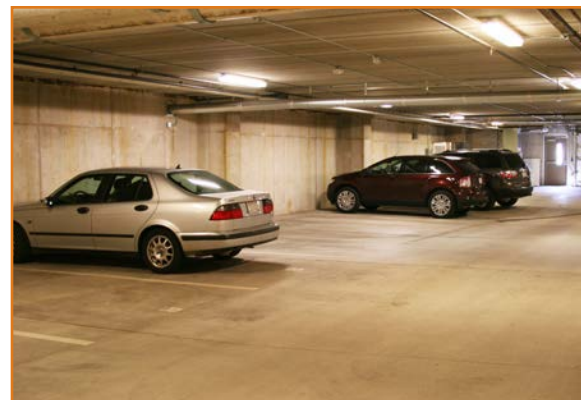
Conference Centers Available at 8401 Greenway Blvd



Break Areas at 8401 Greenway Blvd



Access to Covered Parking



## Area Amenities

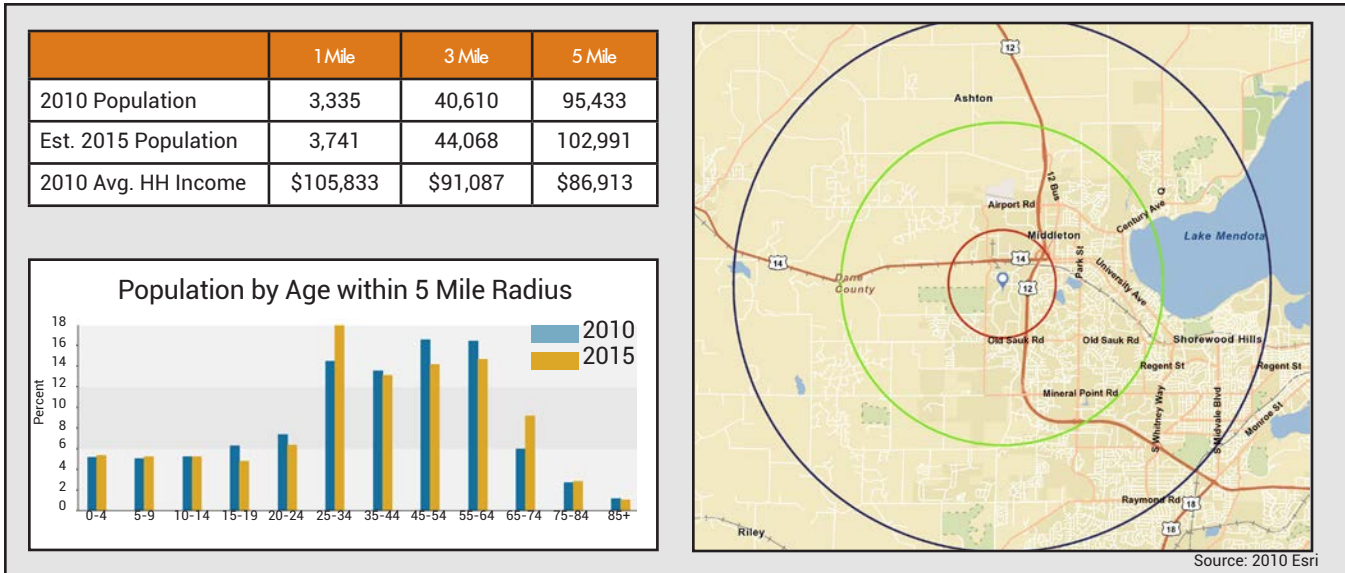
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# Demographics

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## Population Profile:



## Drive Times:

