



## OLD SAUK TRAILS PARK

1212 Deming Way, Madison, WI

### PROPERTY

Bright and spacious three-story building built in 1995. 92,557 square feet of Class-A office space located in the Old Sauk Trails business park. Attractive curb appeal with monument and building signage options. A large parking lot offers plenty of parking spaces for your employees and visitors.

### LOCATION

Easy access from the West Beltline and Old Sauk Road. Located in the Old Sauk Trail Park in a beautiful natural setting.

### AMENITIES

Open two-story atrium, fiber optics, card access, outdoor patio, large surface parking lot and access to all conference rooms, board rooms and fitness centers in the Vanta properties portfolio. Artis REIT will also deliver first class property management with on-site maintenance.



**Artis REIT Madison Office**  
8215 Greenway Blvd, Suite 160  
Middleton, WI 53562  
P.O. Box 7700  
Madison, WI 53707  
[madison.artisreit.com](http://madison.artisreit.com)

**Kyle Robb, CCIM**  
Leasing Manager

608.830.6308  
[krobb@artisreit.com](mailto:krobb@artisreit.com)

**Leon R. Wilkosz, CCIM, RPA®**  
Senior Vice-President  
Asset Management - Madison  
608.830.6302  
[lwilkosz@artisreit.com](mailto:lwilkosz@artisreit.com)



## BUILDING OVERVIEW

1212 Deming Way, Madison, WI

### BUILDING DESCRIPTION

Located at 1212 Deming Way in the Old Sauk Trails office park, this three-story building built in 1995 features 92,557 square feet of Class-A office space. Close to the the West Beltline Highway, this site offers easy access and numerous amenities.

### BUILDING HOURS

700 a.m. - 5:00 p.m. M-F

### SIGNAGE

Monument & building signage available

### STORIES

3

### PARKING

4.01/1000  
371 Stalls

### HVAC SYSTEM

Rooftop cool/boiler heat

### TELEPHONE/CABLE/INTERNET PROVIDERS

TDS Metrocom/TDS Telecom/SBC



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## BUILDING AMENITIES

1212 Deming Way, Madison, WI

2-Story Open Lobby



One of Two Outdoor Patios



2-Story Open Lobby



Aerial View



Access to Fitness Center at City Center West



Access to 120-Person Conference Center



# AVAILABLE SUITES | FIRST FLOOR

1212 Deming Way, Madison, WI



## AVAILABLE SUITES | SECOND FLOOR

1212 Deming Way, Madison, WI



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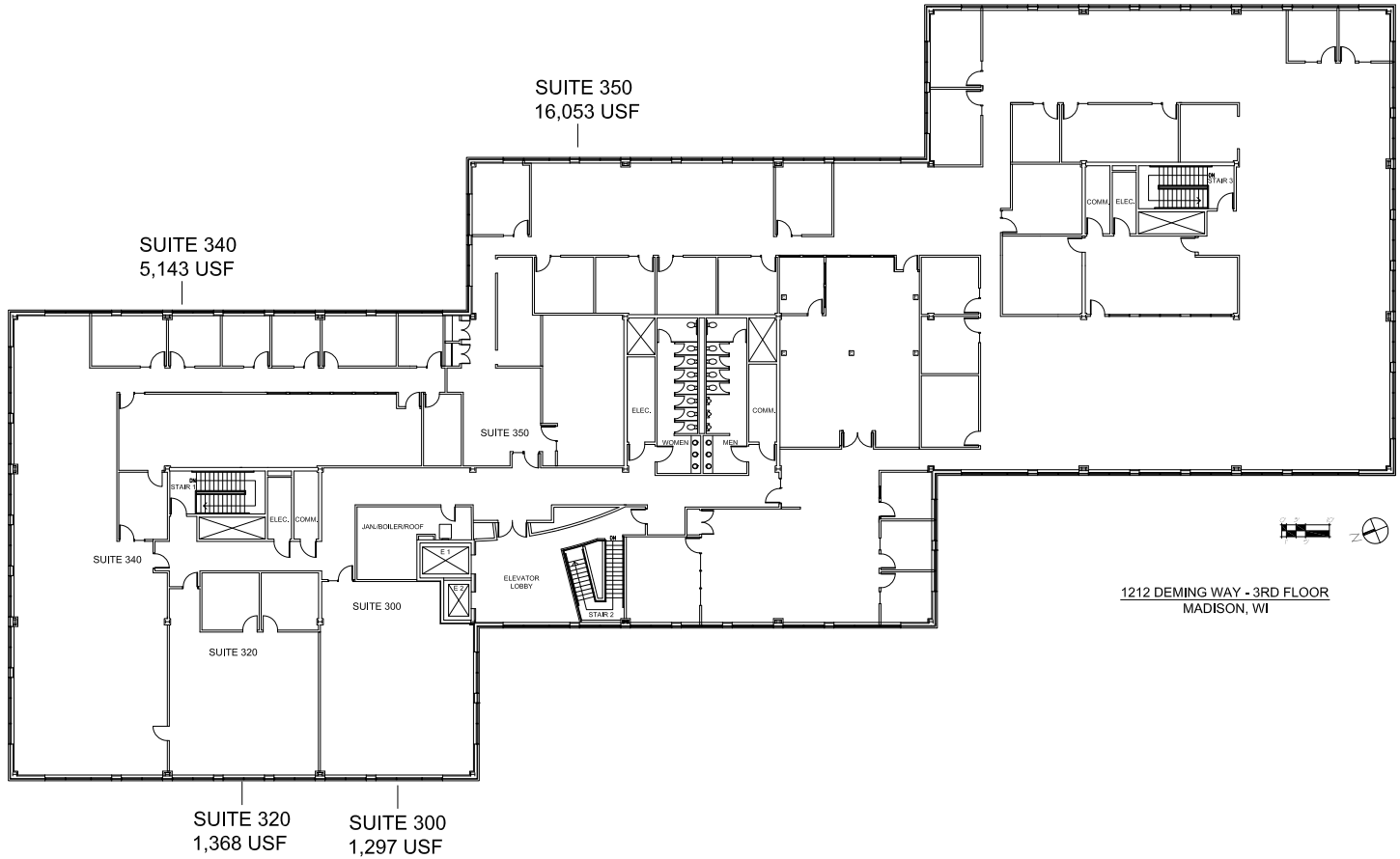
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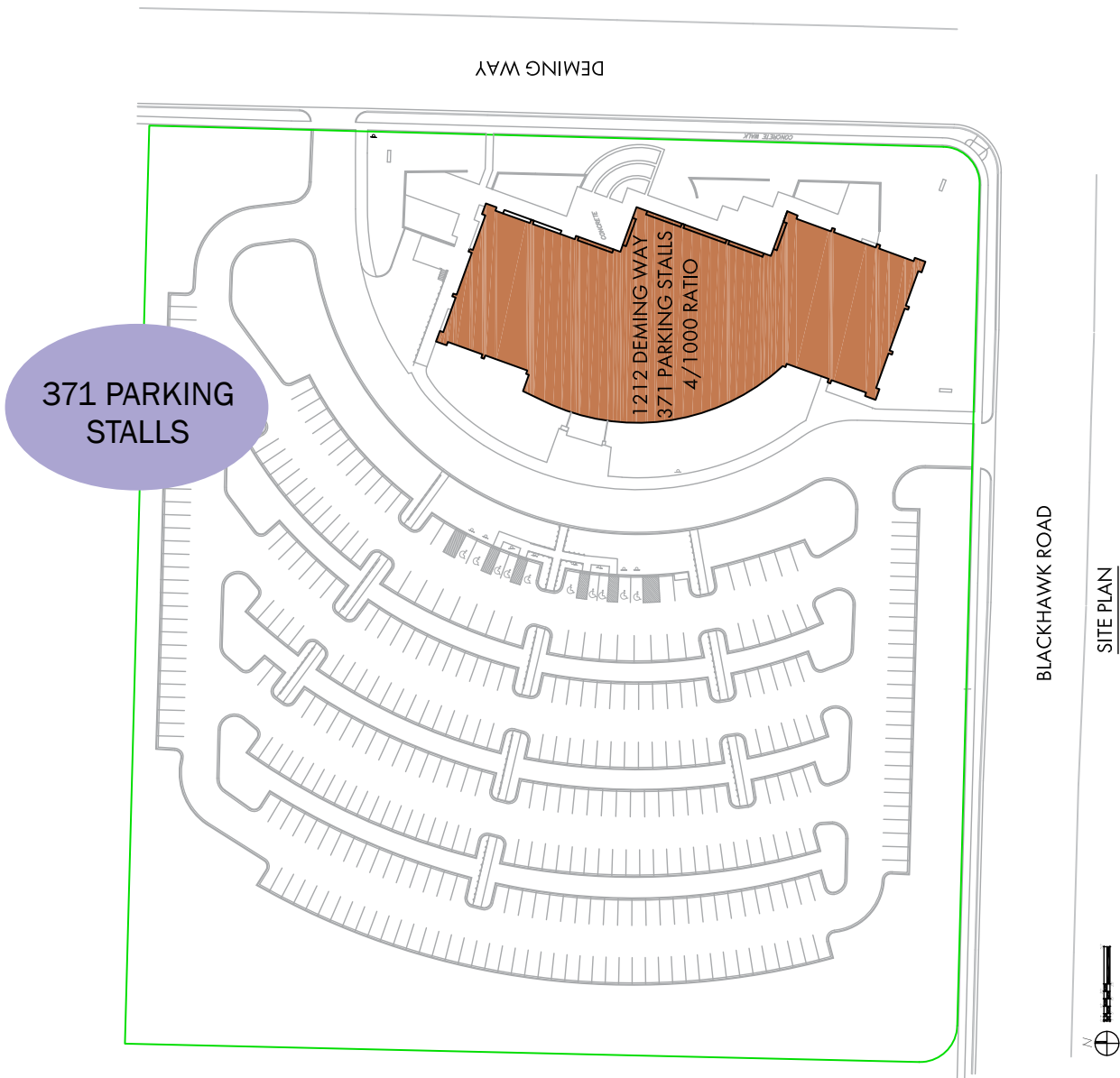
# AVAILABLE SUITES | THIRD FLOOR

1212 Deming Way, Madison, WI



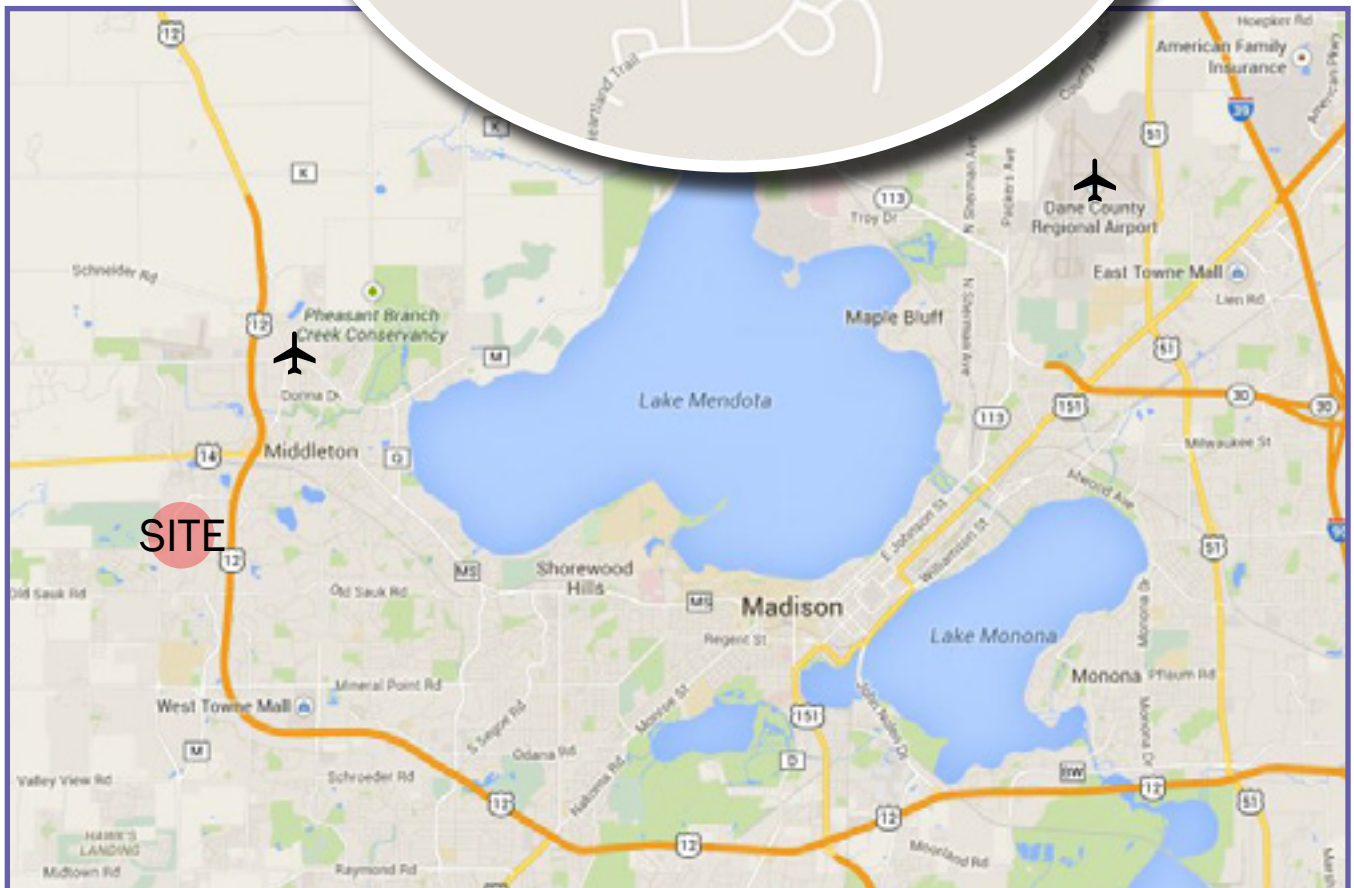
## SITE PLAN

1212 Deming Way, Madison, WI



## LOCATION MAP

1212 Deming Way, Madison, WI





## BUILDING SIGNAGE OPTIONS

1212 Deming Way, Madison, WI



**YOUR NAME HERE**



## BUILDING SIGNAGE OPTIONS

1212 Deming Way, Madison, WI



## BUILDING & MONUMENT SIGNAGE

1212 Deming Way, Madison, WI

