

1212 DEMING WAY

MADISON, WI

madison.artisreit.com/property/1212-deming-way/

FOR LEASE: OFFICE



Located in the Old Sauk Trails Business Park

PROPERTY HIGHLIGHTS

- Bright and spacious three-story building offering 86,435 square feet of Class-A office space, located in the Old Sauk Trails business park
- Features include an open two-story atrium, fiber optic connectivity, secure card access, outdoor patio, shipping dock, and access to all conference rooms, boardrooms, and fitness centers across Artis REIT's westside portfolio
- Artis REIT provides on-site first-class property management, including on-site maintenance for tenant convenience

KYLE ROBB, CCIM
Director - Leasing
(+1) 608-830-6308
krobb@artisreit.com





PROPERTY DETAILS

Building Description

Located at 1212 Deming Way in the Old Sauk Trails business park, this bright and spacious three-story building offers 86,426 square feet of Class-A office space. Conveniently situated near the West Beltline Highway, the property provides easy access and a wide range of amenities.

Building Updates

Completely remodeled with new furniture in 2017

Building Size

86,435 SF

Available Space

First Floor 27,774 SF
Second Floor 30,315 SF
Third Floor 28,346 SF

Building Hours

7:00 a.m. - 5:00 p.m. M-F

Signage

Monument & building signage available

Floors

3

Parking

4.01/1000
371 Stalls

HVAC System

Rooftop cool/boiler heat

Telephone/Cable Internet Providers

TDS Metrocom/TDS Telecom/Charter

KYLE ROBB, CCIM

Director - Leasing

(+1) 608-830-6308

krobb@artisreit.com

1212 DEMING WAY, MADISON, WI



AMENITIES

On-Site:

- Conference rooms and meeting areas
- Two Outdoor Patios
- Exercise room
- Mother's rooms
- Kitchen/break room on each floor
- Loading dock
- Backup generator
- 2-Story Open Lobby

Shared/Off-Site Access:

- Access to 120-Person Conference Center at 525 Junction Road – City Center West
- Access to Fitness Center – City Center West

KYLE ROBB, CCIM

Director - Leasing

(+1) 608-830-6308

krobb@artisreit.com

1212 DEMING WAY, MADISON, WI



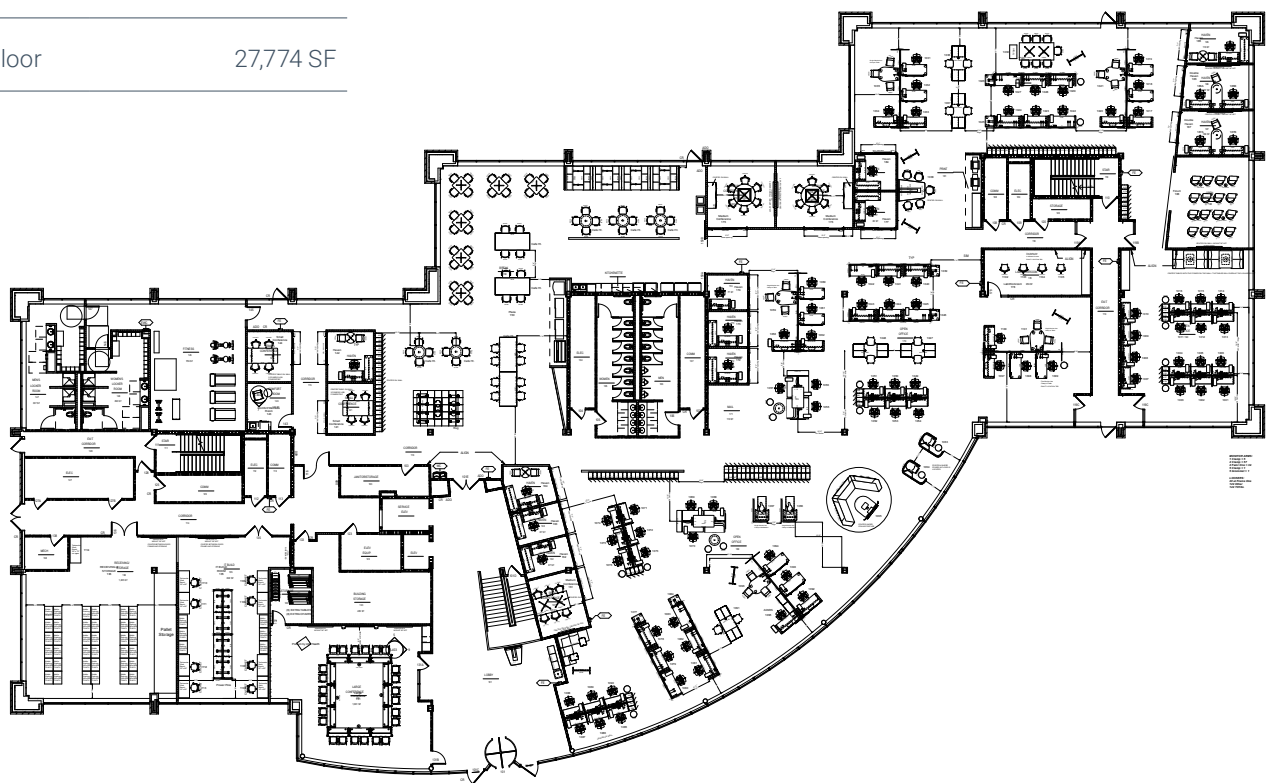
AVAILABLE SUITES | FIRST FLOOR

Unit #

Size

First Floor

27,774 SF



KYLE ROBB, CCIM

Director - Leasing

(+1) 608-830-6308

krobb@artisreit.com

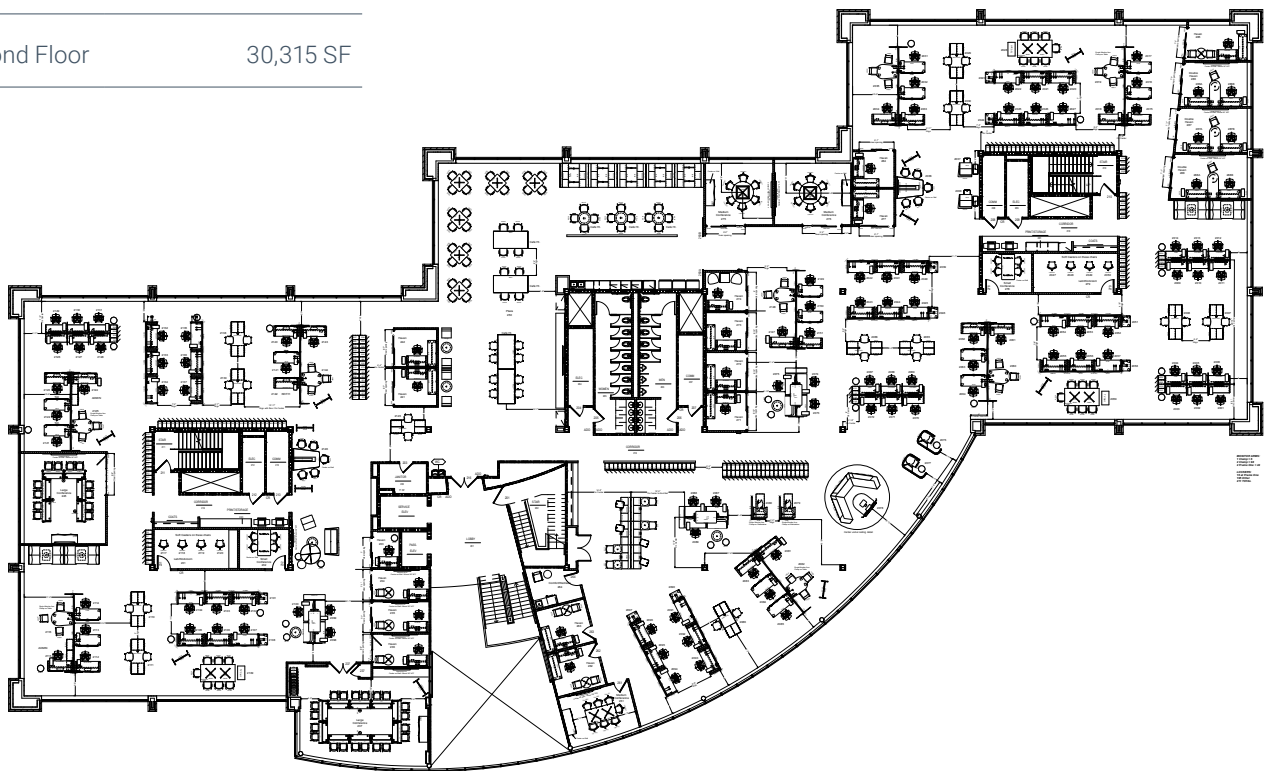
1212 DEMING WAY, MADISON, WI



AVAILABLE SUITES | SECOND FLOOR

Unit #	Size
--------	------

Second Floor	30,315 SF
--------------	-----------



KYLE ROBB, CCIM

Director - Leasing

(+1) 608-830-6308

krobb@artisreit.com

1212 DEMING WAY, MADISON, WI



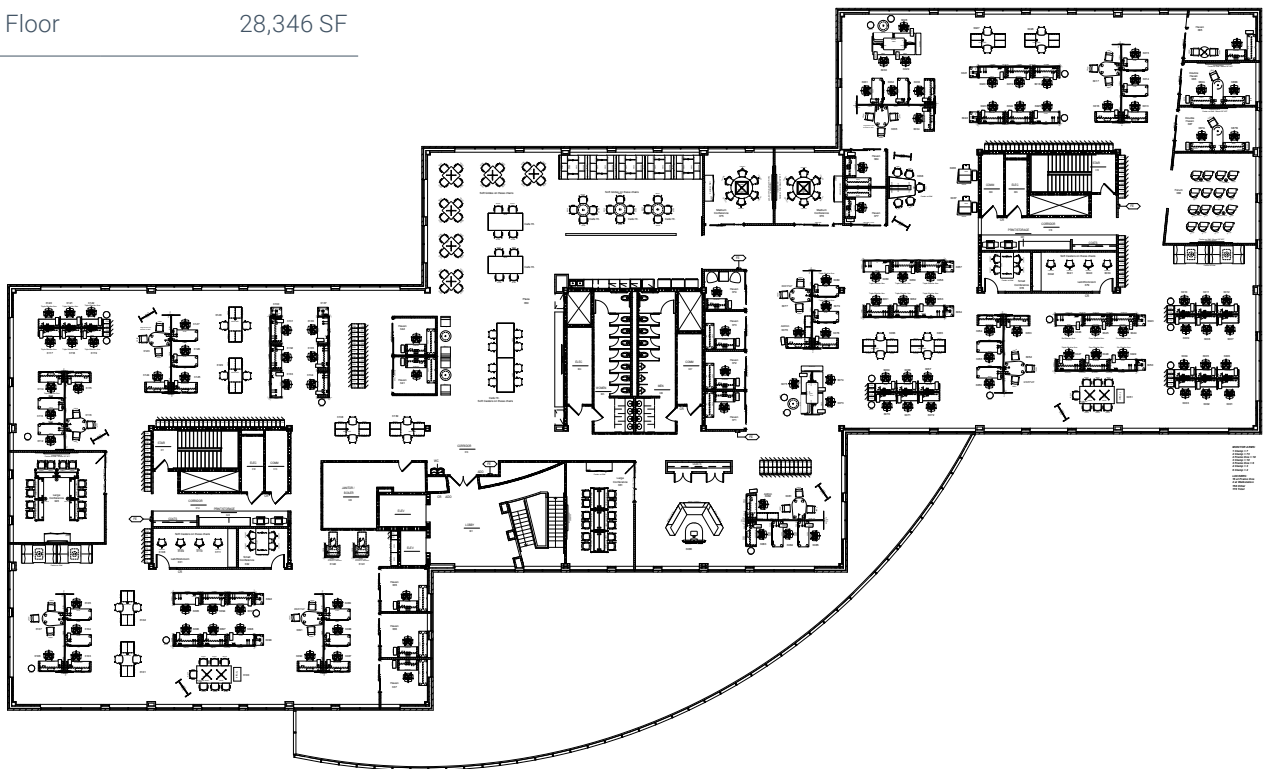
AVAILABLE SUITES | THIRD FLOOR

Unit #

Size

Third Floor

28,346 SF



KYLE ROBB, CCIM

Director - Leasing

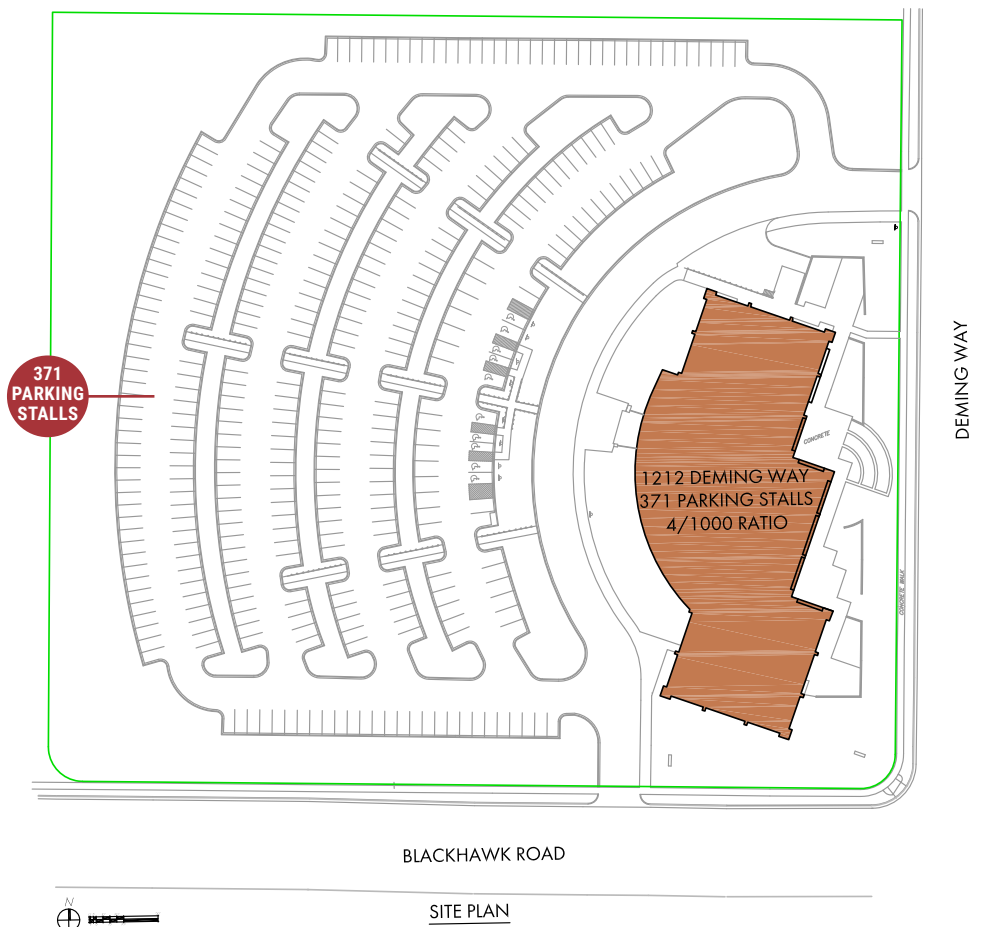
(+1) 608-830-6308

krobb@artisreit.com

1212 DEMING WAY, MADISON, WI



SITE MAP



KYLE ROBB, CCIM
Director - Leasing
(+1) 608-830-6308
krobb@artisreit.com

1212 DEMING WAY, MADISON, WI



1212 DEMING WAY

FIND US HERE

- Located in **Old Sauk Trails Park**, with a dedicated green space with jogging and walking trails
- Large **Parking Lot**, making it easily accessible for deliveries
- Located minutes off the **Beltline**
- **86,435 SF CLASS A OFFICE SPACE**

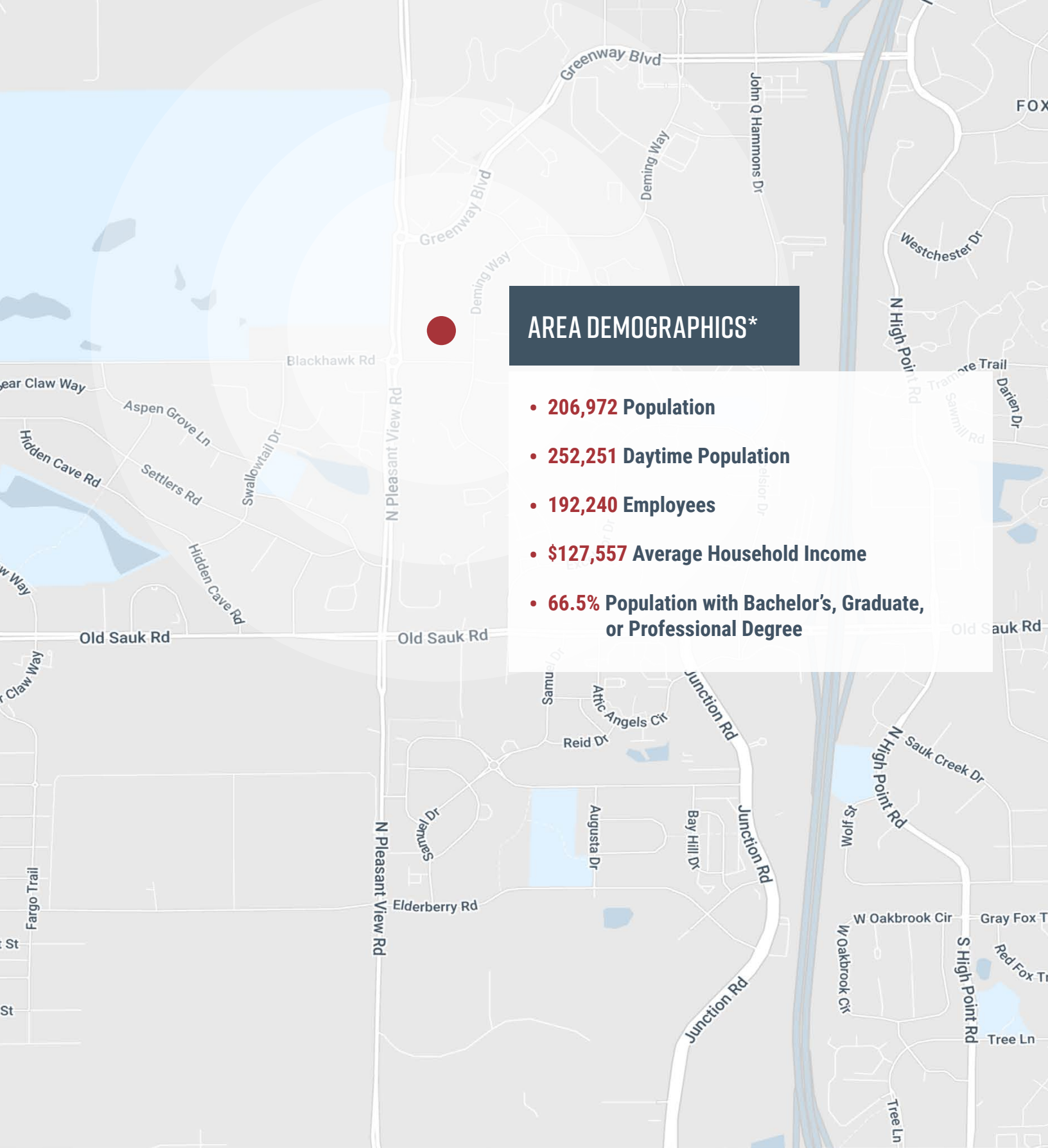
KYLE ROBB, CCIM

Director - Leasing

(+1) 608-830-6308

krobb@artisreit.com

1212 DEMING WAY, MADISON, WI



AREA DEMOGRAPHICS*

- **206,972** Population
- **252,251** Daytime Population
- **192,240** Employees
- **\$127,557** Average Household Income
- **66.5%** Population with Bachelor's, Graduate, or Professional Degree

*Within 7 miles of 1212 Deming Way (2023 estimates)

KYLE ROBB, CCIM

Director - Leasing

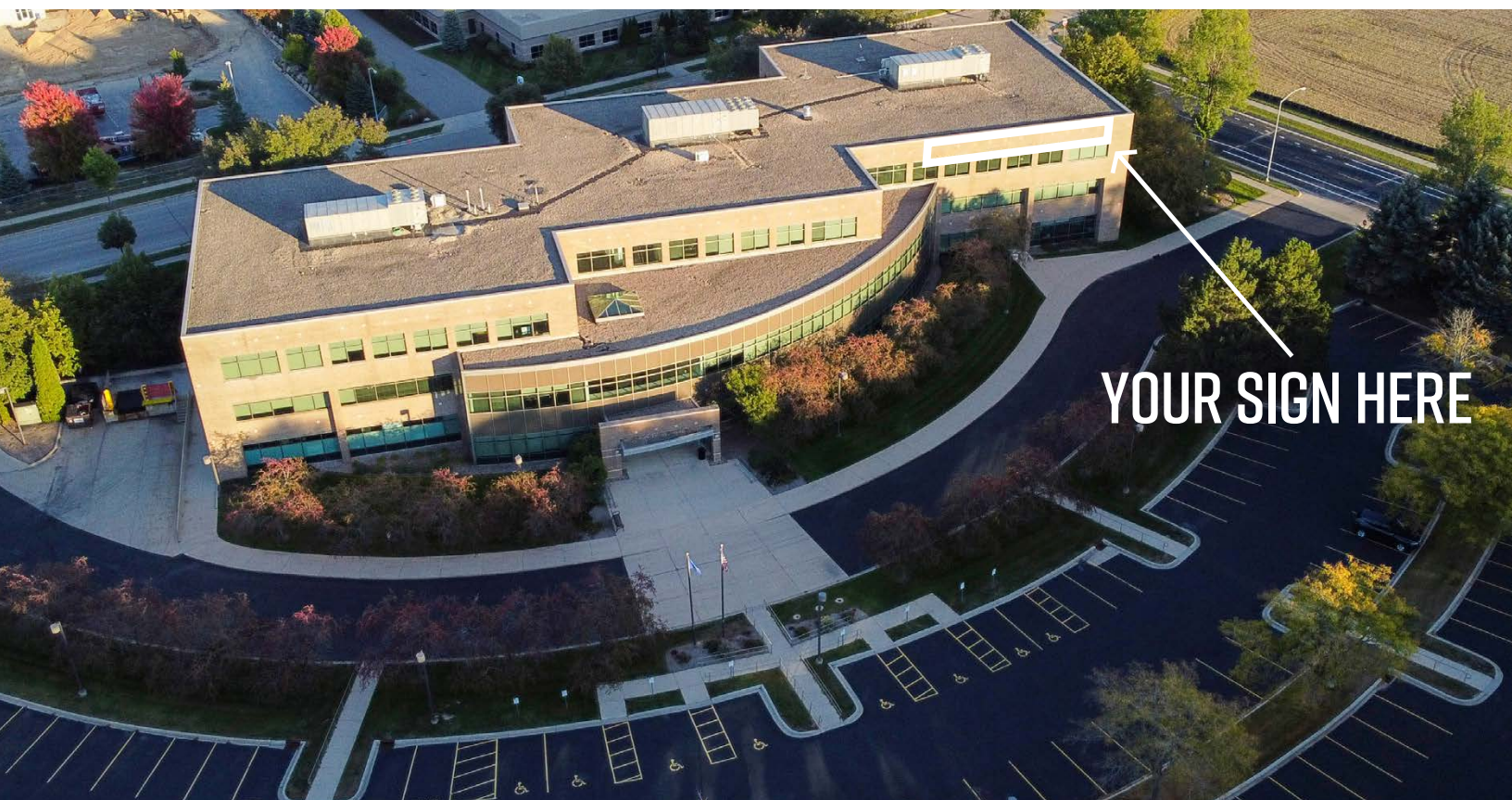
(+1) 608-830-6308

krobb@artisreit.com

1212 DEMING WAY, MADISON, WI

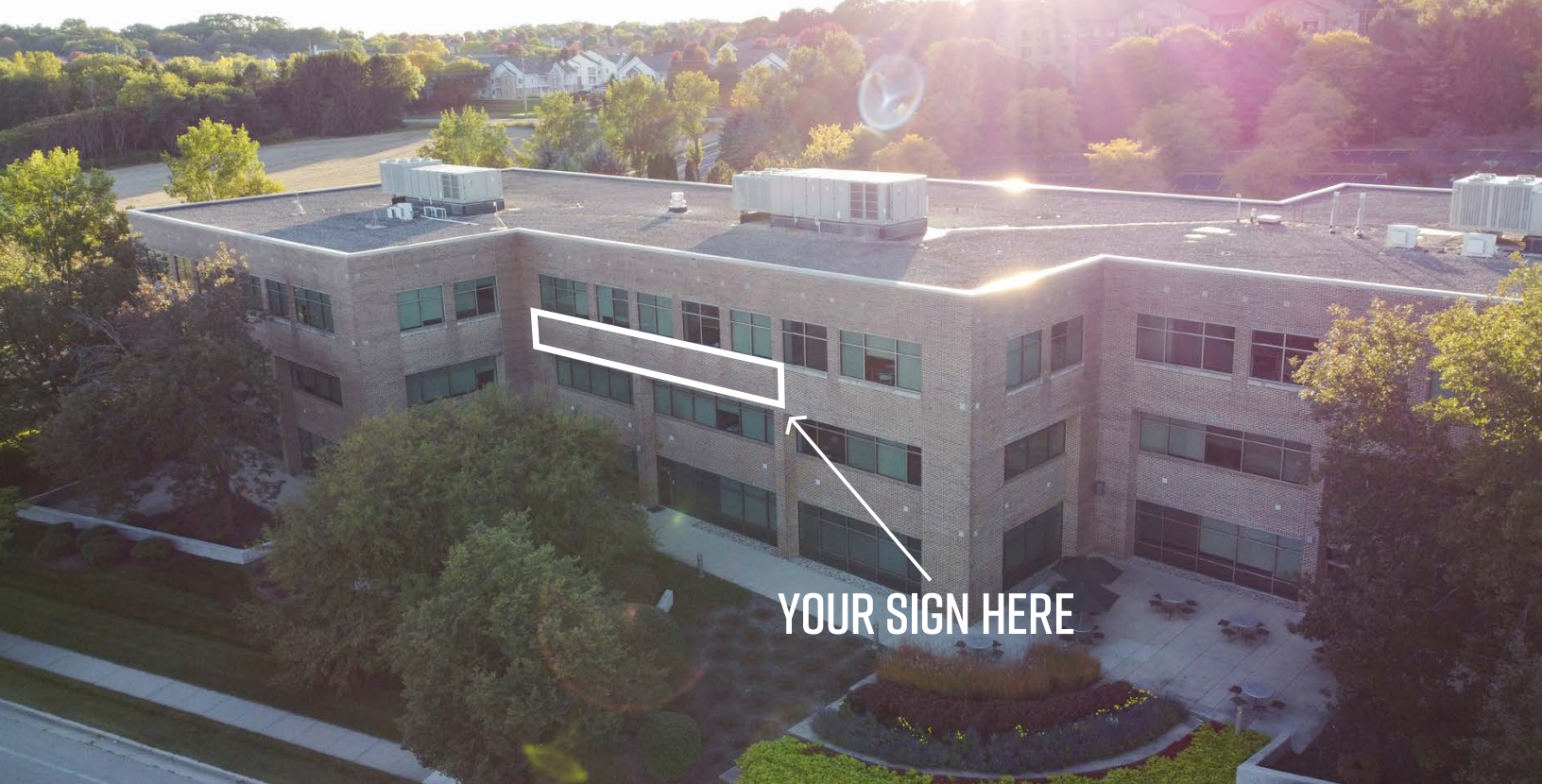


BUILDING SIGNAGE OPTIONS



KYLE ROBB, CCIM
Director - Leasing
(+1) 608-830-6308
krobb@artisreit.com

1212 DEMING WAY, MADISON, WI



BUILDING SIGNAGE OPTIONS



KYLE ROBB, CCIM
Director - Leasing
(+1) 608-830-6308
krobb@artisreit.com

1212 DEMING WAY, MADISON, WI

1212 DEMING WAY

MADISON, WI

madison.artisreit.com/property/1212-deming-way/

FOR LEASE: OFFICE



KYLE ROBB, CCIM
Director - Leasing
(+1) 608-830-6308
krobb@artisreit.com

