

SEPTEMBER 2025



# LEASING AVAILABILITY REPORT

USA



# CONTACTS



## ARIZONA, COLORADO, TEXAS



### LEC MROCZEK

*Senior Vice-President – Leasing – North America*

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## MINNESOTA



### CHELSEA HOLMES

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## WISCONSIN



### KYLE ROBB

*Director – Leasing*

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# OFFICE SPACE FOR LEASE

ARIZONA



## MAX AT KIERLAND

16220 NORTH SCOTTSDALE RD  
SCOTTSDALE, AZ

### LEASING CONTACT :



#### LEC MROCZEK

Senior Vice-President – Leasing – North America

(+1) 480-663-9129

[lmroczek@artisreit.com](mailto:lmroczek@artisreit.com)

Listed with Newmark: Patrick Devine

SUITES	SPACE AVAILABLE (SF)	AVAILABILITY
120	7,995	2025-12-01
260	3,058	Immediately
340	2,566	Immediately
390	4,372	Immediately

### PROPERTY DETAILS

- This property is in close proximity to premier restaurants and shops and has direct access to the Loop 101 Freeway
- Major tenants include multi-national corporations such as Ameriprise Financial, Imagen Dental Partners, LLC, Axway Inc. and Ryan Inc.



\*\*Artis REIT pays full fees to all outside brokers.

# OFFICE SPACE FOR LEASE

ARIZONA



## STAPLEY CENTER

1620, 1630, 1640 SOUTH STAPLEY DRIVE  
MESA, AZ

### LEASING CONTACT :



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Listed with Newmark: Patrick Devine

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SUITES	SPACE AVAILABLE (SF)	AVAILABILITY
20-120	3,395	Immediately
<b>20-200 - NEW!</b>	<b>32,284</b>	<b>Q1 2026</b>
<b>20-132 - NEW!</b>	<b>8,033</b>	<b>Q1 2026</b>
30-117	7,012	Immediately
30-131	3,888	Immediately
30-229	2,743	Immediately
40-105	3,220	Immediately
<b>40-120 - NEW!</b>	<b>6,506</b>	<b>Q1 2026</b>
40-213	1,939	<b>CONDITIONALLY LEASED</b>
40-237	3,059	Q4 2025

### PROPERTY DETAILS

- The property consists of three two-storey office buildings and is strategically located at the southwest corner of the diamond interchange at US 60 (Superstition Freeway) and Stapley Drive
- Stapley Center is within walking distance to more than 20 restaurants and the neighbouring Mesa Grand Power Center

MORE INFO

# OFFICE SPACE FOR LEASE

ARIZONA



## UNION HILLS OFFICE PLAZA

2550 WEST UNION HILLS DRIVE  
PHOENIX, AZ

### LEASING CONTACT :



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(+1) 480-663-9129

[lmroczek@artisreit.com](mailto:lmroczek@artisreit.com)

Listed with Newmark: Patrick Devine

SUITES	SPACE AVAILABLE (SF)	AVAILABILITY
201	10,199	Immediately
301	21,647	Q3 2026

### PROPERTY DETAILS

- Union Hills Office Plaza is a three-storey Class A office building constructed in 2007
- Located in the Greater Phoenix Area, the property provides excellent visibility from the I-17 freeway
- Union Hills Office Plaza comprises 143,715 square feet of leasable area

MORE INFO

\*\*Artis REIT pays full fees to all outside brokers.

# FULLY LEASED

ARIZONA



## OFFICE



**NORTH SCOTTSDALE  
CORPORATE CENTER II**  
6811 EAST MAYO BLVD  
PHOENIX, AZ

[MORE INFO](#)

## INDUSTRIAL



**7499 EAST PARADISE LANE**  
7499 EAST PARADISE LANE  
SCOTTSDALE, AZ

[MORE INFO](#)

# OFFICE SPACE FOR LEASE

COLORADO



## THE POINT AT INVERNESS

8310 SOUTH VALLEY HIGHWAY  
ENGLEWOOD, CO

SUITES	SPACE AVAILABLE (SF)	AVAILABILITY
150	8,433	Immediately
135	5,432	Immediately
105	2,390	Immediately
115	7,215	Immediately
145	2,676	Immediately
160	1,739	Immediately
240	3,696	Immediately
230	2,223	Immediately
270	8,199	Immediately
290	1,095	Immediately
415	2,940	Immediately
430	5,801	Immediately

### LEASING CONTACT :



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(+1) 480-663-9129

[lmroczek@artisreit.com](mailto:lmroczek@artisreit.com)

Listed with Newmark: Grace Lessard, Whitney Hake  
& Jamie Gard

### PROPERTY DETAILS

- The Point at Inverness is located on I-25, providing excellent visibility
- The property is a short walk from County Line light rail station, providing direct access to downtown Denver and the Denver International Airport

MORE INFO

\*\*Artis REIT pays full fees to all outside brokers.

# OFFICE SPACE FOR LEASE

MINNESOTA



## 601 TOWER AT CARLSON

601 CARLSON PARKWAY  
MINNETONKA, MN

SUITES	SPACE AVAILABLE (SF)	AVAILABILITY
150	7,543	Immediately
190	8,657	Immediately
200	11,019	Immediately
400	11,721	Immediately
425	7,580	Immediately
550	2,303	Immediately
600	20,930	Immediately
725	3,436	Immediately
1125	1,787	Immediately
1126	924	Immediately
1275	2,147	Immediately
1400	14,064	Immediately
1500	13,918	Immediately

### LEASING CONTACT :



**CHELSEA HOLMES**

*Property Manager*

(+1) 612-355-7741

[chelseaholmes@artisreit.com](mailto:chelseaholmes@artisreit.com)

Listed with CBRE: Brian Wasserman

### PROPERTY DETAILS

- Occupied by numerous quality tenants, including RBC Capital Markets and Pine River Capital Management, LP.
- Strategically located at the intersection of I-394 and I-494, in one of the strongest office markets in the Twin Cities Area

MORE INFO

\*\*Artis REIT pays full fees to all outside brokers.

# OFFICE SPACE FOR LEASE

MINNESOTA



## CANADIAN PACIFIC PLAZA

120 SOUTH SIXTH ST  
MINNEAPOLIS, MN

### LEASING CONTACT :



**CHELSEA HOLMES**

*Property Manager*

(+1) 612-355-7741

[chelseaholmes@artisreit.com](mailto:chelseaholmes@artisreit.com)

Listed with CBRE: Brian Wasserman

SUITES	SPACE AVAILABLE (SF)	AVAILABILITY	SUITES	SPACE AVAILABLE (SF)	AVAILABILITY
1240	1,840	Immediately	202	506	Immediately
1260	807	Immediately	2005	3,081	Immediately
1300	10,455	Immediately	2050	5,630	Immediately
1500	2,670	Immediately	206	381	Immediately
1510	2,732	Immediately	211	450	Immediately
1550	1,151	Immediately	2190	2,024	Immediately
1600	5,912	Immediately	2300	1,565	Immediately
1650	5,139	Immediately	2310	944	Immediately
1720	1,888	Immediately	2320	646	Immediately
175	2,575	Immediately	2460	1,940	Immediately
1950	1,548	Immediately	2490	2,983	Immediately
1951	1,293	Immediately	2500	5,960	Immediately
2000	1,799	Immediately	300	38,538	Immediately
201	1,413	Immediately	400	38,521	Immediately

### PROPERTY DETAILS

- Major tenants include Soo Line Railroad Company
- Connected to the city's skywalk system and is conveniently located just blocks from the new Minnesota Vikings stadium
- In close proximity to the light rail transit Blue and Green Lines on 5th Street, connecting downtown to both the airport and Mall of America



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# OFFICE SPACE FOR LEASE

MINNESOTA



## TWO MARKETPOINTE

4400 WEST 78TH ST  
BLOOMINGTON, MN

### LEASING CONTACT :



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*Property Manager*

(+1) 612-355-7741

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Listed with CBRE: Brian Wasserman

SUITES	SPACE AVAILABLE (SF)	AVAILABILITY
L-150	7,038	<b>LEASED</b>
100	3,029	Immediately
110 C	3,815	Immediately

### PROPERTY DETAILS

- The building includes an on-site fitness facility, deli and convenience store
- Located directly on the I-494 in Bloomington, part of the Twin Cities Area
- The property is occupied by a strong mix of national and regional tenants

MORE INFO

\*\*Artis REIT pays full fees to all outside brokers.

# FULLY LEASED

MINNESOTA



## OFFICE



**STINSON OFFICE PARK**  
323, 400, 500 & 601 STINSON BLVD NE  
& 400 ROOSEVELT ST NE  
MINNEAPOLIS, MN

[MORE INFO](#)



**BOULDER LAKES BUSINESS PARK**  
2900 AMES CROSSING RD  
EAGAN, MN

[MORE INFO](#)

## INDUSTRIAL



**MAPLE GROVE INDUSTRIAL CENTER**  
11601 93RD AVE  
MAPLE GROVE, MN

[MORE INFO](#)

# FULLY LEASED

T E X A S



## INDUSTRIAL



**PBP CEDARPORT**  
**5151 EAST GRAND PARKWAY**  
**BAYTOWN, TX**

[MORE INFO](#)

# OFFICE/RETAIL SPACE FOR LEASE

W I S C O N S I N



## 515 JUNCTION RD

515 JUNCTION RD  
MADISON, WI

### LEASING CONTACT :



**KYLE ROBB**

Director – Leasing

(+1) 603-830-6309

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

SUITES	SPACE AVAILABLE (SF)	AVAILABILITY
F - Retail	1,593	Immediately
C - Retail	2,235	LEASE PENDING
2300	2,304	LEASE PENDING

### PROPERTY DETAILS

- Located just south of the Old Sauk Trails office park that features high traffic counts on a controlled intersection
- This mixed-use property has access to all the amenities at City Center West that features a conference center, fitness center, golf simulator, common café, wellness rooms and boardroom

[MORE INFO](#)

\*\*Artis REIT pays full market fees to all outside brokers.

# OFFICE SPACE FOR LEASE

W I S C O N S I N



**1212 DEMING WAY**

**1212 DEMING WAY  
MADISON, WI**

## LEASING CONTACT :



**KYLE ROBB**

*Director – Leasing*

(+1) 603-830-6309

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

**\*\*Artis REIT pays full market fees to all outside brokers.**

SUITES	SPACE AVAILABLE (SF)	AVAILABILITY
First Floor	27,774	2026-05-01
Second Floor	30,315	2026-05-01
Third Floor	28,346	2026-05-01

## PROPERTY DETAILS

- 1212 Deming is a bright and spacious three-story building of 86,435 sf of Class A office space located in the Sauk Trails Business Park
- Open two-story atrium, card access, outdoor patio, large surface parking lot and access to all of Artis's amenities throughout their West Madison Portfolio (conference rooms, board rooms, fitness centers and golf lounge/simulator)
- This building offers a dock, monument and building signage

**MORE INFO**

# OFFICE SPACE FOR LEASE

W I S C O N S I N



**1350 DEMING WAY**

**1350 DEMING WAY  
MIDDLETON, WI**

SUITES	SPACE AVAILABLE (SF)	AVAILABILITY
180	7,068	Immediately
300	16,909	Immediately
420 - Spec Suite	3,068	Immediately
440 - Spec Suite	3,606	Immediately
460 - Spec Suite	3,174	Immediately
480 - Spec Suite	2,625	<b>LEASE EXECUTED</b>

## LEASING CONTACT :



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(+1) 603-830-6309

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## PROPERTY DETAILS

- It has been recently updated with Class A finishes and includes heated underground parking
- The property is connected to the Wisconsin Trade Center via a corridor and offers numerous amenities, including a fitness center, conference center, and an outdoor patio with grills and a fire pit

[MORE INFO](#)

**\*\*Artis REIT pays full market fees to all outside brokers.**

# OFFICE SPACE FOR LEASE

W I S C O N S I N



## 1600 ASPEN COMMONS

**1600 ASPEN COMMONS**  
**MIDDLETON, WI**

### LEASING CONTACT :



**KYLE ROBB**

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(+1) 603-830-6309

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

SUITES	SPACE AVAILABLE (SF)	AVAILABILITY
100	5,550	Immediately
101 - Lab Space	6,661	Immediately
200	7,424	Immediately
201	1,754	Immediately
280	3,291	Immediately
400	26,569	2025-09-01
600	14,891	Immediately
700	26,757	Immediately
800	20,825	Immediately

### PROPERTY DETAILS

- The elevator lobbies, restrooms and common corridors have been updated with Class A finishes
- The property is connected to the Wisconsin Trade Center via a skybridge and offers numerous amenities that include a fitness center, conference center, and an outdoor patio with grills and a fire pit

[MORE INFO](#)

\*\*Artis REIT pays full market fees to all outside brokers.

# OFFICE SPACE FOR LEASE

W I S C O N S I N



## CITY CENTER WEST

525 JUNCTION RD  
MADISON, WI

### LEASING CONTACT :



**KYLE ROBB**

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(+1) 603-830-6309

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

SUITES	SPACE AVAILABLE (SF)	AVAILABILITY
1900	497	Immediately
2000	18,875	2025-11-01
2300	2,934	2025-11-01
3200	10,467	Immediately
3600	4,137	Immediately
3800	7,356	Immediately
5400	5,662	Immediately
6800	8,965	Immediately
7N	22,554	Immediately
7S	21,744	Immediately
8600	641	Immediately

### PROPERTY DETAILS

- This Class A building offers a wide range of amenities, including a fitness center, a 120-person conference center, a boardroom, a golf simulator, a common café, and wellness rooms
- The property features a dedicated 1,000-car parking ramp with reserved parking options available
- Prominent building signage is offered on all sides, ensuring maximum visibility

[MORE INFO](#)

\*\*Artis REIT pays full market fees to all outside brokers.

# OFFICE SPACE FOR LEASE

W I S C O N S I N



## 708 HEARTLAND TRAIL

708 HEARTLAND TRAIL  
MADISON, WI

### LEASING CONTACT :



**KYLE ROBB**

*Director – Leasing*

(+1) 603-830-6309

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

SUITES	SPACE AVAILABLE (SF)	AVAILABILITY
1000	4,047	Immediately
1600	1,597	Immediately
3400	5,775	Immediately

### PROPERTY DETAILS

- The building is located on the Old Sauk Trails business park that offer heated underground parking, an outdoor patio, and a common conference room
- Prominent building and monument signage is available

[MORE INFO](#)

\*\*Artis REIT pays full market fees to all outside brokers.

# OFFICE SPACE FOR LEASE

W I S C O N S I N



## ONE FINANCIAL PLACE

**8215 GREENWAY BLVD  
MIDDLETON, WI**

### LEASING CONTACT :



**KYLE ROBB**

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(+1) 603-830-6309

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

SUITES	SPACE AVAILABLE (SF)	AVAILABILITY
<b>140 - NEW!</b>	<b>3,661</b>	<b>2026-03-01</b>
480	8,785	Immediately
500	10,931	Immediately

### PROPERTY DETAILS

- The Class A building is located just off the Beltline and across from Greenway Station, a 325,000 SF Lifestyle Center
- 8215 Greenway Boulevard has various amenities that include a gaming lounge, on-site boardroom, hearted underground parking, and on-site showers

[MORE INFO](#)

**\*\*Artis REIT pays full market fees to all outside brokers.**

# RETAIL SPACE FOR LEASE

W I S C O N S I N



**8333 GREENWAY BLVD**

**8333 GREENWAY BLVD  
MIDDLETON, WI**

## LEASING CONTACT :



**KYLE ROBB**

*Director – Leasing*

(+1) 603-830-6309

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SUITES	SPACE AVAILABLE (SF)	AVAILABILITY
120 - Retail	1,503	Immediately

## PROPERTY DETAILS

- This 3-story mixed-use building is located directly across from Greenway Station, a 325,000 SF Lifestyle Center
- It offers prominent signage opportunities along with heated underground parking

[MORE INFO](#)

**\*\*Artis REIT pays full market fees to all outside brokers.**

# OFFICE SPACE FOR LEASE

W I S C O N S I N



**8383 GREENWAY BLVD**

**8383 GREENWAY BLVD  
MIDDLETON, WI**

## LEASING CONTACT :



**KYLE ROBB**

*Director – Leasing*

(+1) 603-830-6309

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

SUITES	SPACE AVAILABLE (SF)	AVAILABILITY
81-86, 90	9,619	Immediately
120	3,050	<b>LEASE PENDING</b>
130	724	<b>LEASE PENDING</b>
180	3,104	Immediately
200	6,380	Immediately
320	2,345	Immediately
380	2,384	Immediately
500	11,550	Immediately

## PROPERTY DETAILS

- This Class A property recently underwent exterior and common area upgrades with high-end finishes
- Prominent building and monument signage opportunities are available
- Located within walking distance of Greenway Station, a 325,000 SF lifestyle center

[MORE INFO](#)

**\*\***Artis REIT pays full market fees to all outside brokers.

# OFFICE SPACE FOR LEASE

W I S C O N S I N



## THE WISCONSIN TRADE CENTER

8401 GREENWAY BLVD  
MIDDLETON, WI

### LEASING CONTACT :



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*Director – Leasing*

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SUITES	SPACE AVAILABLE (SF)	AVAILABILITY
230*	29,211	Immediately
250	12,442	Immediately
300	62,852	Immediately
700	15,508	Immediately

\*Existing data center and could be converted to lab/freezer farm

### PROPERTY DETAILS

- The Wisconsin Trade Center offers numerous amenities, including a fitness center, conference center, and an outdoor patio with grills and a fire pit
- Located within walking distance of Greenway Station, a 325,000 SF lifestyle center
- The café is under renovation that will be finished Winter of 2025

[MORE INFO](#)

\*\*Artis REIT pays full market fees to all outside brokers.

# FULLY LEASED

W I S C O N S I N



## OFFICE



### 726 HEARTLAND TRAIL

726 HEARTLAND TRAIL  
MADISON, WI

[MORE INFO](#)



### 1232 FOURIER DRIVE

1232 FOURIER DRIVE  
MADISON, WI

[MORE INFO](#)



### 301 SOUTH WESTFIELD RD

301 SOUTH WESTFIELD RD  
MADISON, WI

[MORE INFO](#)



### 8476 GREENWAY BLVD

8476 GREENWAY BLVD  
MIDDLETON, WI

[MORE INFO](#)