

LEASING AVAILABILITY REPORT

USA



CONTACTS





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ARIZONA





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

MAX AT KIERLAND

16220 NORTH SCOTTSDALE RD SCOTTSDALE, AZ

LEASING CONTACT:



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Listed with Newmark: Patrick Devine

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.

ARIZONA





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

STAPLEY CENTER

1620, 1630, 1640 SOUTH STAPLEY DRIVE MESA, AZ

LEASING CONTACT:



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Listed with Newmark: Patrick Devine

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

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ARIZONA





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

UNION HILLS OFFICE PLAZA

2550 WEST UNION HILLS DRIVE PHOENIX, AZ

LEASING CONTACT:



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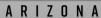
Listed with Newmark: Patrick Devine

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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

FULLY LEASED





OFFICE



NORTH SCOTTSDALE
CORPORATE CENTER II
6811 EAST MAYO BLVD

MORE INFO

PHOENIX, AZ

INDUSTRIAL



7499 EAST PARADISE LANE 7499 EAST PARADISE LANE SCOTTSDALE, AZ

COLORADO





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

THE POINT AT INVERNESS

8310 SOUTH VALLEY HIGHWAY ENGLEWOOD, CO

LEASING CONTACT:



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

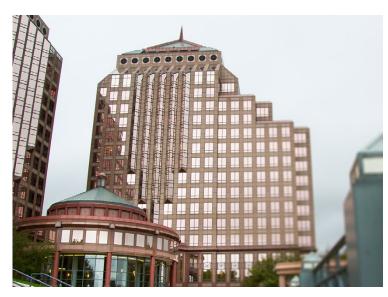
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PROPERTY DETAILS

- 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

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

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Property Manager (+1) 612-355-7741 chelseaholmes@artisreit.com

Listed with CBRE: Brian Wasserman

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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

MINNESOTA





CANADIAN PACIFIC PLAZA

120 SOUTH SIXTH ST MINNEAPOLIS, MN

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

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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









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

TWO MARKETPOINTE

4400 WEST 78TH ST BLOOMINGTON, MN

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Listed with CBRE: Brian Wasserman

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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

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

FULLY LEASED

TEXAS



INDUSTRIAL



PBP CEDARPORT 5151 EAST GRAND PARKWAY BAYTOWN, TX

OFFICE/RETAIL SPACE FOR LEASE

ARTIS REIT

WISCONSIN



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

515 JUNCTION RD

515 JUNCTION RD MADISON, WI

LEASING CONTACT:



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Director – Leasing
(+1) 603-830-6309

krobb@artisreit.com

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

^{**}Artis REIT pays full market fees to all outside brokers.

WISCONSIN





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

1212 DEMING WAY

1212 DEMING WAY MADISON, WI

LEASING CONTACT:



KYLE ROBB Director – Leasing (+1) 603-830-6309 krobb@artisreit.com

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

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

WISCONSIN





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	LEASE EXECUTED

1350 DEMING WAY

1350 DEMING WAY MIDDLETON, WI

LEASING CONTACT:



KYLE ROBB

Director – Leasing (+1) 603-830-6309 krobb@artisreit.com

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

^{**}Artis REIT pays full market fees to all outside brokers.

WISCONSIN





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

1600 ASPEN COMMONS

1600 ASPEN COMMONS MIDDLETON, WI

LEASING CONTACT:



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Director – Leasing
(+1) 603-830-6309

krobb@artisreit.com

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

^{**}Artis REIT pays full market fees to all outside brokers.

WISCONSIN





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
7 S	21,744	Immediately
8600	641	Immediately

CITY CENTER WEST

525 JUNCTION RD MADISON, WI

LEASING CONTACT:



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Director – Leasing
(+1) 603-830-6309

krobb@artisreit.com

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

^{**}Artis REIT pays full market fees to all outside brokers.

WISCONSIN





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

708 HEARTLAND TRAIL

708 HEARTLAND TRAIL MADISON, WI

LEASING CONTACT:



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Director – Leasing
(+1) 603-830-6309

krobb@artisreit.com

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

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WISCONSIN





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

ONE FINANCIAL PLACE

8215 GREENWAY BLVD MIDDLETON, WI

LEASING CONTACT:



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(+1) 603-830-6309

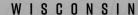
krobb@artisreit.com

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

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RETAIL SPACE FOR LEASE







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

8333 GREENWAY BLVD

8333 GREENWAY BLVD MIDDLETON, WI

LEASING CONTACT:



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(+1) 603-830-6309

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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

^{**}Artis REIT pays full market fees to all outside brokers.

WISCONSIN





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

8383 GREENWAY BLVD

8383 GREENWAY BLVD MIDDLETON, WI

LEASING CONTACT:



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(+1) 603-830-6309

krobb@artisreit.com

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

^{**}Artis REIT pays full market fees to all outside brokers.

WISCONSIN





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

THE WISCONSIN TRADE CENTER

8401 GREENWAY BLVD MIDDLETON, WI

LEASING CONTACT:



KYLE ROBB

Director – Leasing
(+1) 603-830-6309

krobb@artisreit.com

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

^{**}Artis REIT pays full market fees to all outside brokers.

FULLY LEASED

WISCONSIN



OFFICE



726 HEARTLAND TRAIL726 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