

DECEMBER 2025



LEASING AVAILABILITY REPORT

USA



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CONTACTS



ARIZONA, COLORADO, TEXAS



LEC MROCZEK

Senior Vice-President – Leasing – North America

(+1) 480-663-9129

lmroczek@artisreit.com



ARTIS
REIT

MINNESOTA



CHELSEA HOLMES

Property Manager

(+1) 612-355-7741

chelseaholmes@artisreit.com



ARTIS
REIT

WISCONSIN



KYLE ROBB

Director – Leasing

(+1) 603-830-6309

krobb@artisreit.com



ARTIS
REIT

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

Listed with Newmark: Patrick Devine

SUITES	SPACE AVAILABLE (SF)	AVAILABILITY
120	7,995	Immediately
150	4,876	LEASED
205	2,762	LEASED
260	3,058	Immediately
340	2,566	LEASED
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 :



LEC MROCZEK

Senior Vice-President – Leasing – North America

(+1) 480-663-9129

lmroczek@artisreit.com

Listed with Newmark: Patrick Devine

SUITES	SPACE AVAILABLE (SF)	AVAILABILITY
20-120	3,395	Immediately
20-200	32,284	Q1 2026
20-132	8,033	Q1 2026
30-119	1,217	Immediately
30-131	3,888	Immediately
30-229	2,743	Immediately
40-105	3,220	Immediately
40-120	6,506	Q1 2026
40-215-33	10,022	Immediately
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

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OFFICE SPACE FOR LEASE

ARIZONA



UNION HILLS OFFICE PLAZA

2550 WEST UNION HILLS DRIVE
PHOENIX, AZ

LEASING CONTACT :



LEC MROCEK

Senior Vice-President – Leasing – North America

(+1) 480-663-9129

lmroczek@artisreit.com

Listed with Newmark: Patrick Devine

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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

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

LEASING CONTACT :



LEC MROCZEK

Senior Vice-President – Leasing – North America

(+1) 480-663-9129

lmroczek@artisreit.com

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

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SUITES	SPACE AVAILABLE (SF)	AVAILABILITY
110	10,422	CONDITIONALLY LEASED
150	8,433	CONDITIONALLY LEASED
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	CONDITIONALLY LEASED
290	1,095	Immediately
415	2,940	Immediately
430	5,801	Immediately

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

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
1225	1,876	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

Listed with CBRE: Brian Wasserman

PROPERTY DETAILS

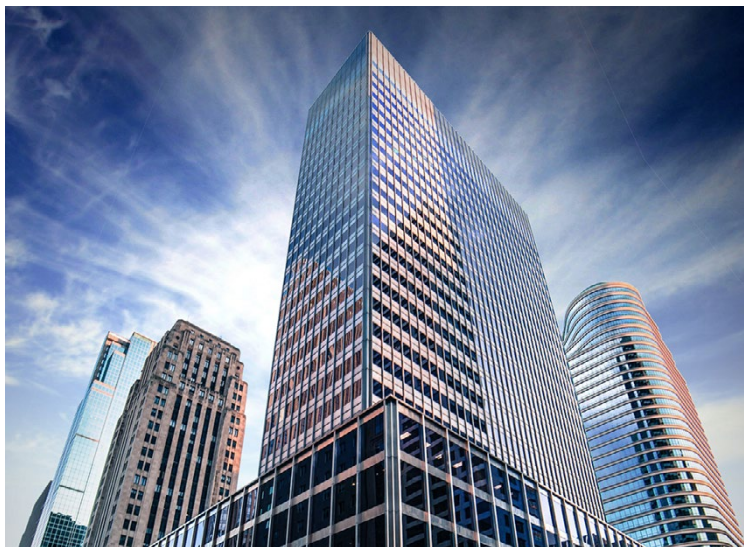
- Occupied by numerous quality tenants, including RBC Capital Markets and Pine River Capital Management, LP.
- Strategically located at the intersection of I-394 and I-494, in one of the strongest office markets in the Twin Cities Area

[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

Listed with CBRE: Brian Wasserman

SUITES	SPACE AVAILABLE (SF)	AVAILABILITY
1240	1,840	Immediately
1260	807	Immediately
1300	10,455	Immediately
1500	2,670	Immediately
1510	2,732	Immediately
1550	1,151	Immediately
1600	5,912	Immediately
1650	5,139	Immediately
1720	1,888	Immediately
175	2,575	Immediately
1950	1,548	Immediately
1951	1,293	Immediately
2000	1,799	Immediately
201	1,413	Immediately

SUITES	SPACE AVAILABLE (SF)	AVAILABILITY
202	506	Immediately
2005	3,081	Immediately
2050	5,630	Immediately
206	381	Immediately
2190	2,024	Immediately
2300	1,565	Immediately
2310	944	Immediately
2320	646	Immediately
2460	1,940	Immediately
2490	2,983	Immediately
2500	5,960	Immediately
300	38,538	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 :



CHELSEA HOLMES

Property Manager

(+1) 612-355-7741

chelseaholmes@artisreit.com

Listed with CBRE: Brian Wasserman

SUITES	SPACE AVAILABLE (SF)	AVAILABILITY
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

SUITES	SPACE AVAILABLE (SF)	AVAILABILITY
F - Retail	1,593	Immediately

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

**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

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

[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

Director – Leasing

(+1) 603-830-6309

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	Immediately
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

Director – Leasing

(+1) 603-830-6309

krobb@artisreit.com

SUITES	SPACE AVAILABLE (SF)	AVAILABILITY
1900	497	LEASED
2000	18,875	Immediately
2300	2,934	Immediately
3200	10,467	LEASE PENDING
3600	4,137	LEASE PENDING
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

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

Director – Leasing

(+1) 603-830-6309

krobb@artisreit.com

SUITES	SPACE AVAILABLE (SF)	AVAILABILITY
140	3,661	2026-03-01
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

krobb@artisreit.com

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

SUITES	SPACE AVAILABLE (SF)	AVAILABILITY
81-86, 90	9,619	Immediately
120	3,050	LEASE PENDING
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 :



KYLE ROBB

Director – Leasing

(+1) 603-830-6309

krobb@artisreit.com

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](#)