



CITY CENTER WEST

515 Junction Road, Madison, WI

PROPERTY

515 Junction Road offers two stories and 25,001 square feet of Class-A retail or office space on the second floor. Your business will have access to a large customer base, with 1,500 employees located right next door at City Center West.

LOCATION

Located just blocks from the West Beltline Highway 12/14 with quick access to the west and southern suburbs. This site offers unmatched access and visibility.

AMENITIES

Building signage, key card access, fiber optics, and large covered parking ramp. All Artis tenants have access to the many conference centers, board rooms, full-service cafe, fitness centers and first class property management with in-house maintenance staff. All our buildings have 24/7 emergency maintenance service.



Artis REIT Madison Office
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BUILDING OVERVIEW

515 Junction Road, Madison, WI

BUILDING DESCRIPTION

This unique 25,001 Sq. Ft. Class-A building built in 2002 features retail or restaurant space on the first floor and office space on the second floor. High traffic area with a large customer base of 1,500 employees located at City Center West, in addition to the growing west side of Madison.

BUILDING HOURS

7:00 a.m. - 9:00 p.m. M-F
7:00 a.m. - 6:00 p.m. Saturday

SIGNAGE

Building signage available

STORIES

2

PARKING

3.46/1000
1,516 Stalls/1,433 Ramp/11 Underground

HVAC SYSTEM

Heat pump

SECURITY FEATURES

Cameras and key card access

TELEPHONE/CABLE/INTERNET PROVIDERS

TDS Metrocom/Charter Communications/Globalcom Technologies

FIBER OPTIC BROADBAND SERVICE

T1/25ML DSL/60-100 MB Broadband



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BUILDING AMENITIES

515 Junction Road, Madison, WI

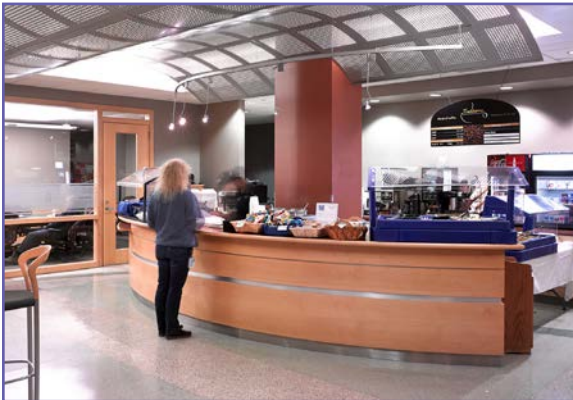
Building Signage Opportunities



Parking Options / Surface and Ramp



Access to Cafe at 525 Junction Rd.



Access to Fitness Center at 525 Junction Rd.



Access to Board Room at 525 Junction Rd.

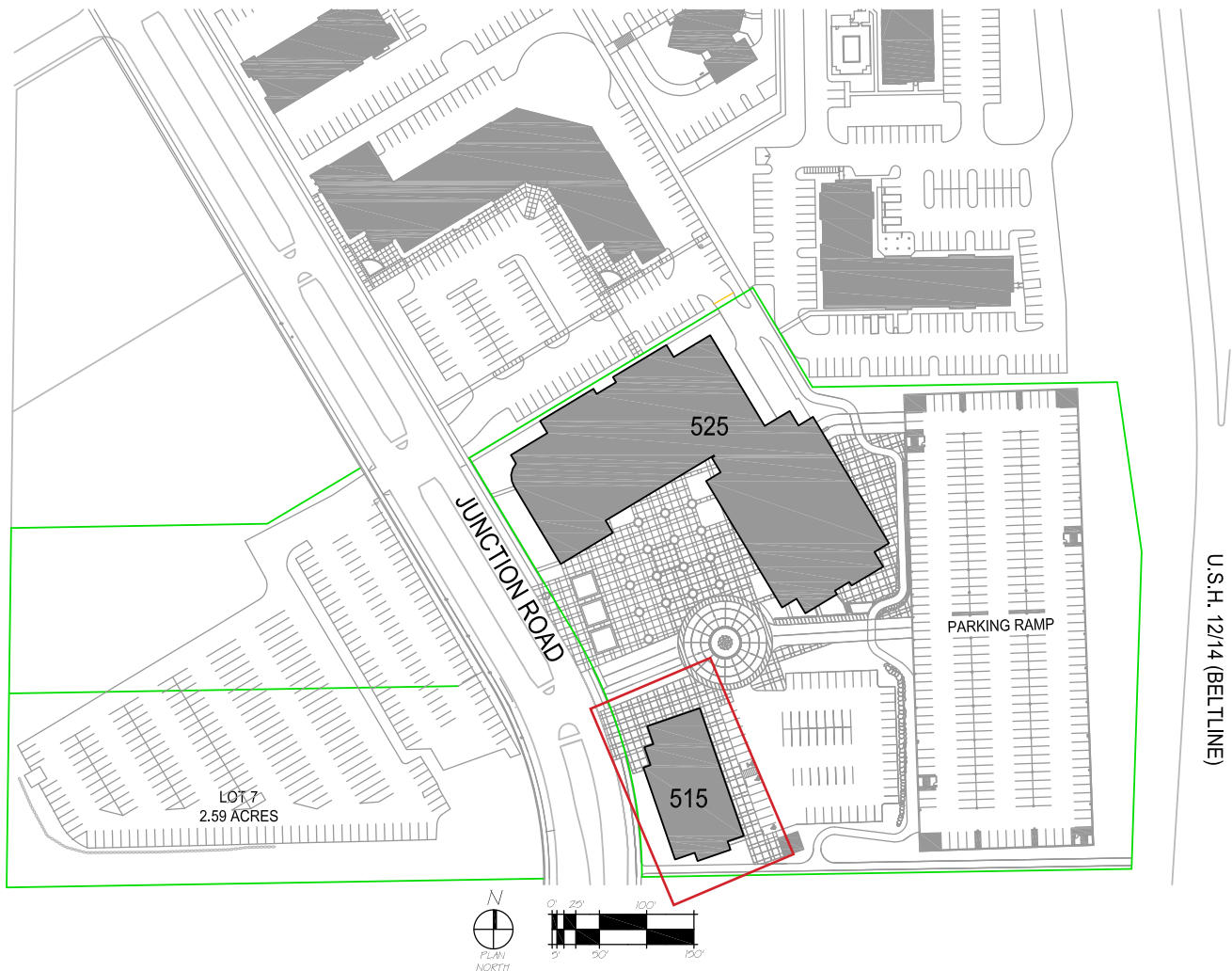


Access to 120-Person Conference Center



SITE MAP

515 Junction Road, Madison, WI



LOCATION MAP

515 Junction Road, Madison, WI



AREA AMENITIES

515 Junction Road, Madison, WI

Demographics

	1 mi.	3 mi.	5 mi.
Population	5,429	47,556	109,067
Daytime Population	12,453	56,323	128,826
Households	2,643	22,520	50,105
Avg HH Income (\$)	140,339	122,300	115,281
Med HH Income (\$)	98,046	85,407	81,340

