



City Center West

525 Junction Road, Madison, WI

PROPERTY

525 Junction Road features eight stories and encompasses 412,708 square feet of Class-A office space. It is ideally situated at City Center West, within the thriving business community of West Madison.

LOCATION

Conveniently located two blocks from Highway 12/14 with quick access to the western/southern suburbs, University Campus and Capital Square. This site offers unmatched access, visibility and first class amenities. Vibrant neighborhood location with numerous restaurant options, retail and hotel accommodations located within walking distance.

AMENITIES

Access to on-site conference center, board rooms, full-service cafe, no-fee fitness center, golf simulator/lounge, security cameras, card access, fiber optics, large covered parking ramp, and first class property management. Artis provides in-house maintenance staff and 24/7 emergency response service.



Artis REIT Madison Office
8215 Greenway Blvd, Suite 220
Middleton, WI 53562
P.O. Box 7700
Madison, WI 53707
madison.artisreit.com

Kyle Robb, CCIM
Leasing Manager

608.830.6308
krobb@artisreit.com

Leon R. Wilkosz, CCIM, RPA®
Senior Vice-President
Asset Management - Madison
608.830.6302
lwilkosz@artisreit.com



BUILDING OVERVIEW

525 Junction Road, Madison, WI

BUILDING DESCRIPTION	Give your business instant prestige and credibility by locating to City Center West. A range of suites sizes are available from 200 to 23,000 square feet. This eight story, 412,708 Sq. Ft. Class-A building provides high visibility from the West Beltline Hwy 12/14.
BUILDING HOURS	7:00 a.m. - 7:00 p.m. M-F 7:00 a.m. - 6:00 p.m. M-F 2nd floor doors
SIGNAGE	Building signage available
STORIES	8
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

BUILDING AMENITIES

525 Junction Road, Madison, WI

On-Site Board Room



On-site No-Fee Fitness Center



New Virtual Golf Lounge



On-site 120-Person Conference Center



On-site Full-Service Cafe & Dinning



Covered Parking Ramp



Artis REIT Madison Office
8215 Greenway Blvd, Suite 220
Middleton, WI 53562
P.O. Box 7700
Madison, WI 53707
madison.artisreit.com

Kyle Robb, CCIM
Leasing Manager

608.830.6308
krobb@artisreit.com

Leon R. Wilkosz, CCIM, RPA®
Senior Vice-President
Asset Management - Madison
608.830.6302
lwilkosz@artisreit.com



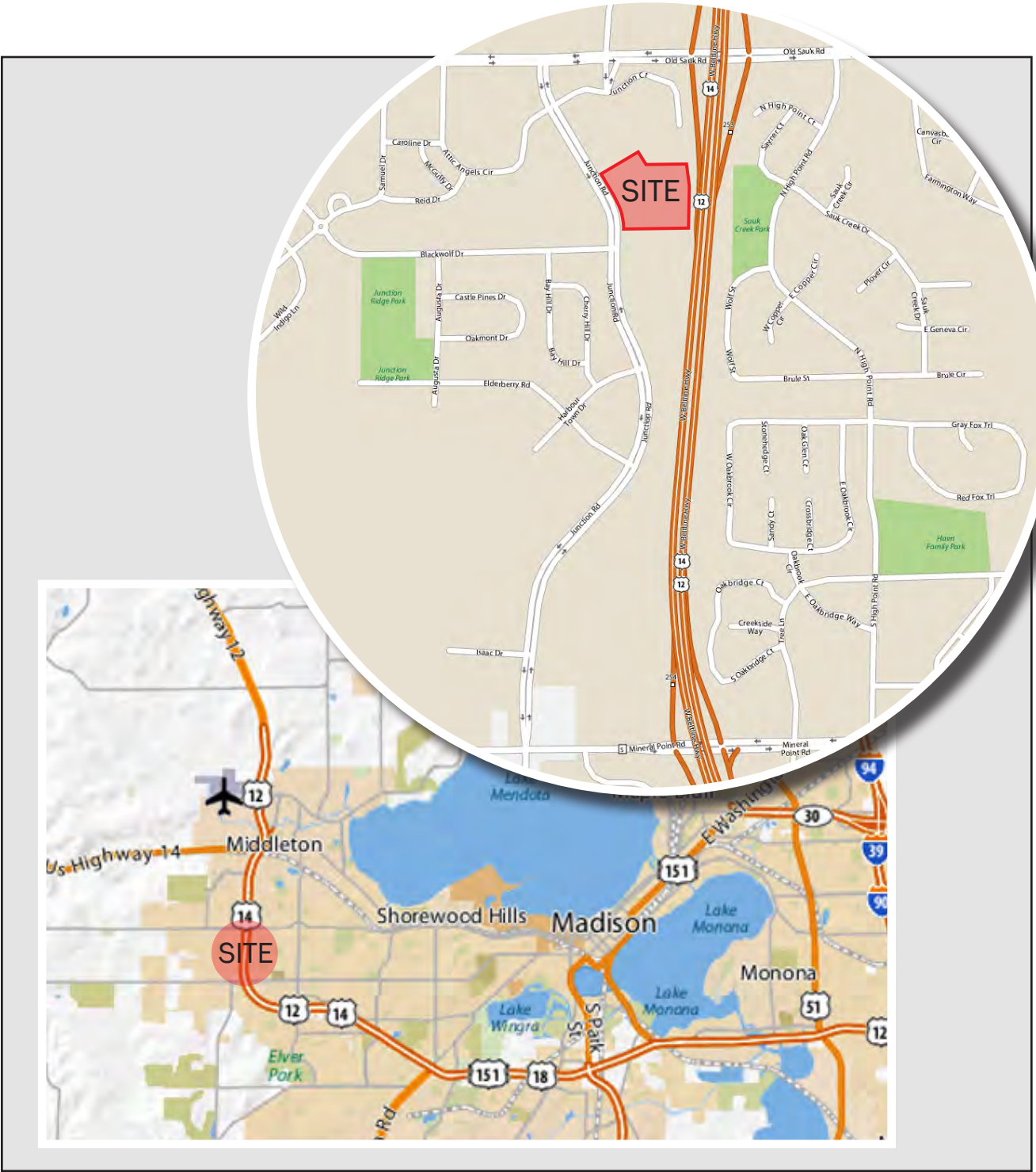
SITE PLAN

525 Junction Road, Madison, WI



LOCATION MAP

525 Junction Road, Madison, WI



Artis REIT Madison Office
8215 Greenway Blvd, Suite 220
Middleton, WI 53562
P.O. Box 7700
Madison, WI 53707
madison.artisreit.com

Kyle Robb, CCIM
Leasing Manager

608.830.6308
krobb@artisreit.com

Leon R. Wilkosz, CCIM, RPA®
Senior Vice-President
Asset Management - Madison
608.830.6302
lwilkosz@artisreit.com

AREA AMENITIES

525 Junction Road, Madison, WI

