



## 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 Capitol 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 room, 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**  
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Director - Madison

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## 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

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On-Site Board Room



On-site No-Fee Fitness Center



New Virtual Golf Lounge



On-site 120-Person Conference Center



Casual Lounge



Covered Parking Ramp



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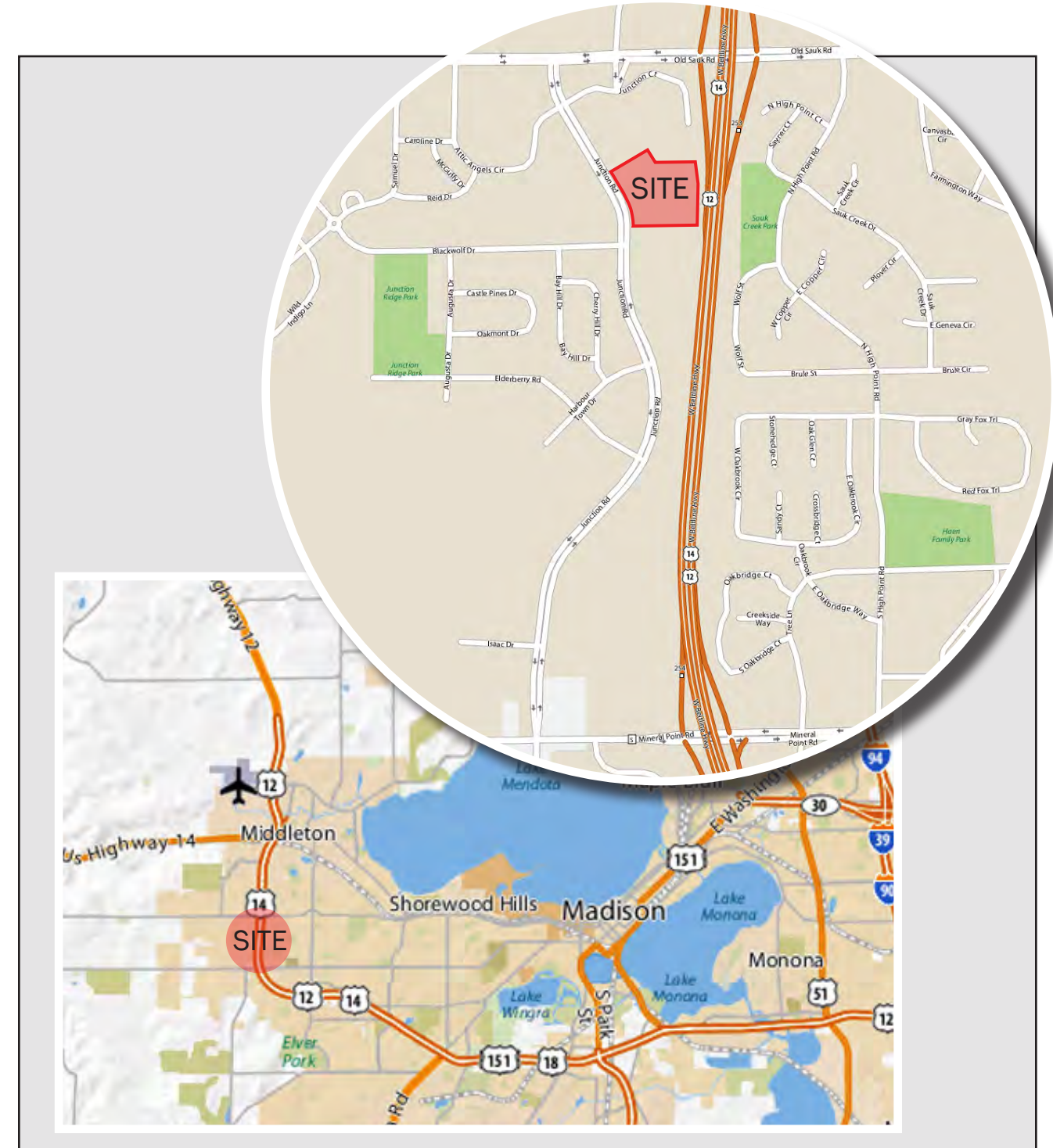
## SITE PLAN

525 Junction Road, Madison, WI



## LOCATION MAP

525 Junction Road, Madison, WI





## AREA AMENITIES

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