





708 Heartland Trail is a Class A office building offering approximately 49,000 square feet of high-quality workspace in the Old Sauk Trails Office Park on Madison's west side. Constructed in 2007, the property features attractive landscaping and a naturally lit, two-story atrium lobby that creates a welcoming first impression. Strategically located near Old Sauk Road, Pleasant View Road, and Heartland Trail, the building provides excellent visibility and convenient access to Beltline Highway 12/14, along with nearby retail and dining options. The well-positioned setting and established tenant presence make 708 Heartland Trail a highly accessible and professional environment for today's businesses.

SPACE & PROPERTY HIGHLIGHTS

| | |
|-----------------|--|
| Building Size | 49,143 SF |
| Available Space | Suite 1000 • 4,4047 SF Suite 1600 • 1,597 SF Suite 3400 • 3,174 SF |
| Floors | 3 |
| Building Hours | 6:45 AM - 5:30 PM M-F |
| Signage | Building Signage Available |
| Parking | 3.43/1000 169 Stalls, 28 Underground |



OFF-SITE SELF-SERVE COFFEE LOUNGE



ON-SITE FITNESS CENTERS



OFF-SITE GOLF LOUNGE



AMENITIES

ON-SITE:

- Two-Story Atrium Lobby
- Underground Parking
- Ample Surface Parking
- Building Signage Opportunities

SHARED/OFF-SITE:

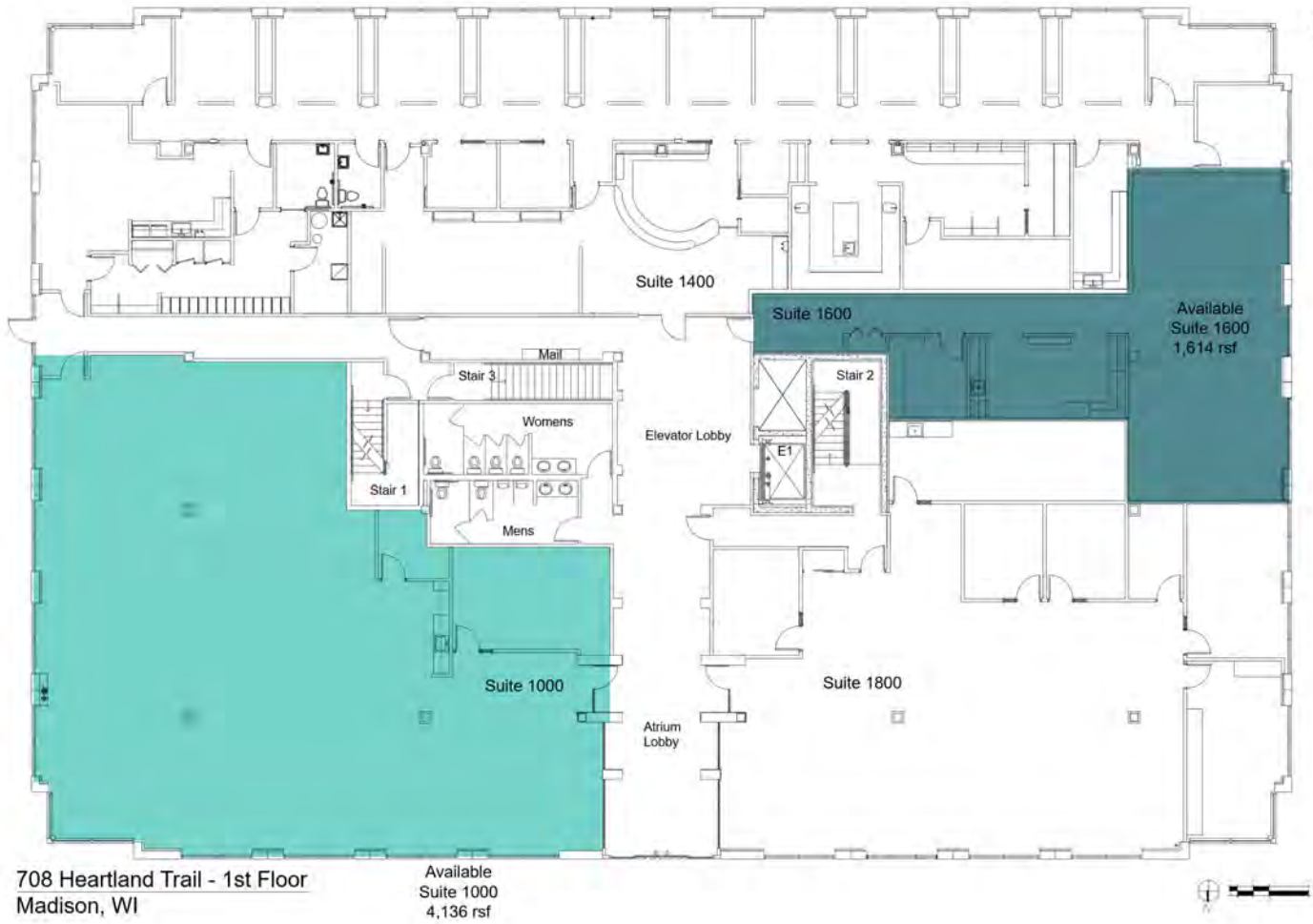
- Full Service Cafe
- Multiple No-Fee Workout Facilities
- Wellness Rooms
- Golf Simulator Lounges
- Self-Serve Coffee Lounges
- Various Conference Centers
- Multiple Board Rooms

FOR MORE INFORMATION:

<https://madison.rfaassetmanagement.ca>

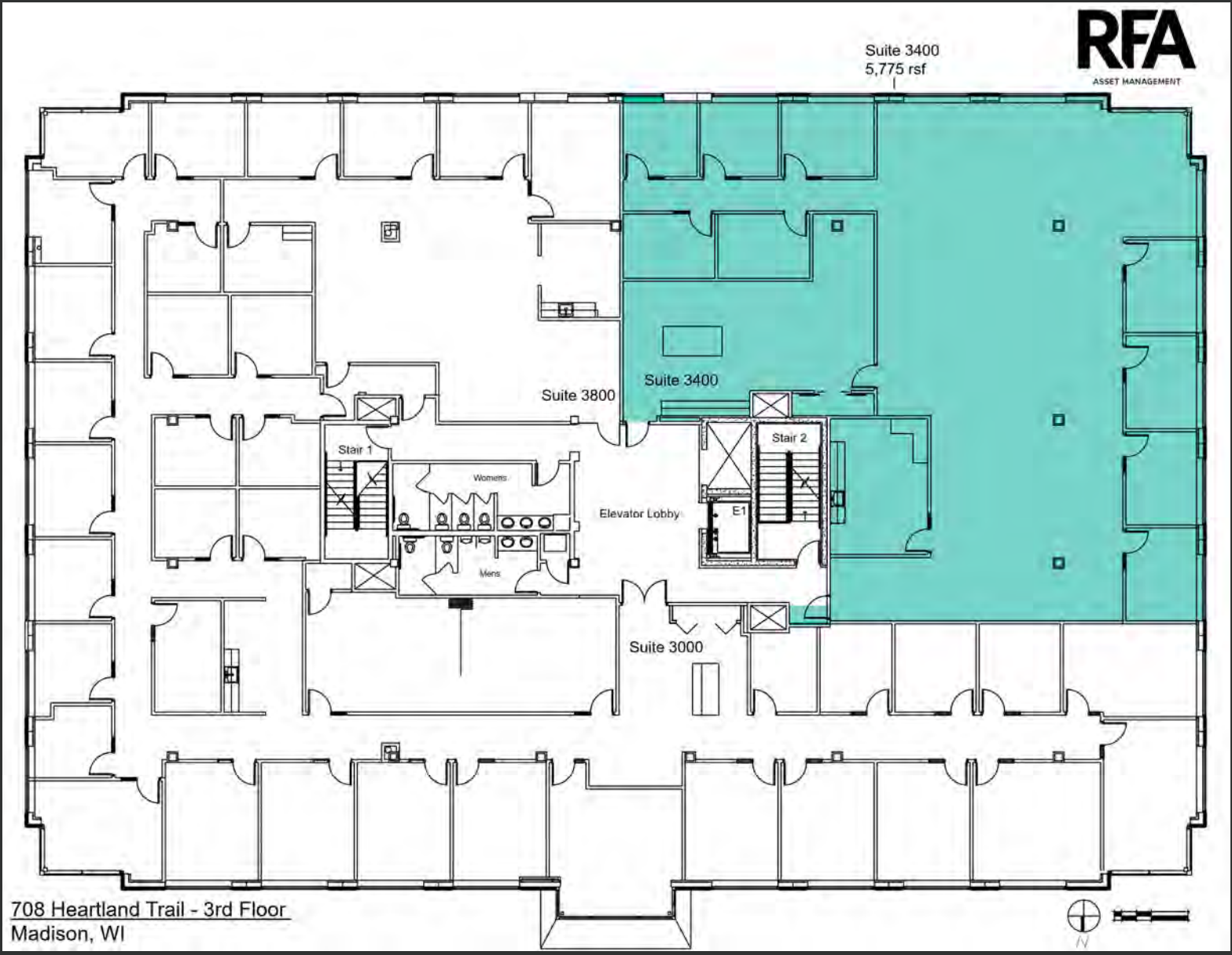
AVAILABLE SUITES

| Unit # | Size | Availability |
|--------|-------|--------------|
| 1000 | 4,047 | Immediately |
| 1600 | 1,597 | Immediately |



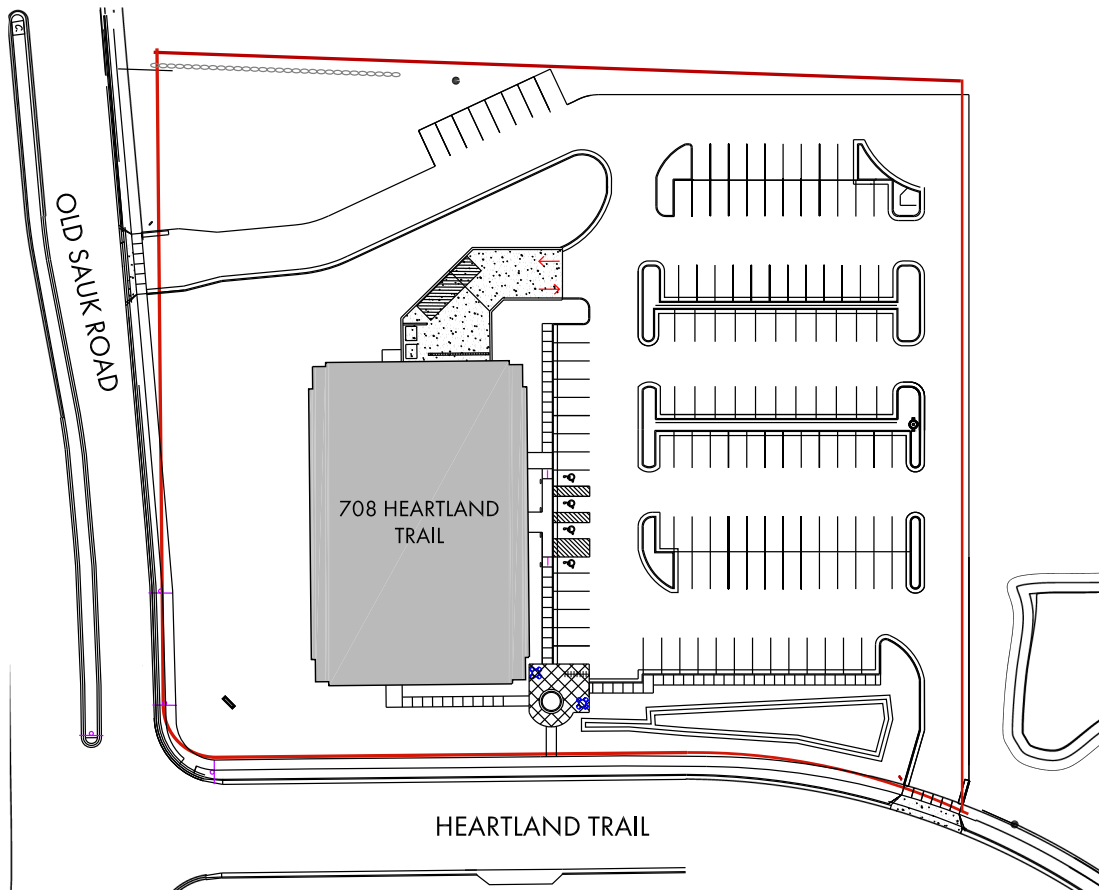
AVAILABLE SUITES

| Unit # | Size | Availability |
|--------|-------|--------------|
| 3400 | 5,775 | Immediately |



708 Heartland Trail - 3rd Floor
Madison, WI

SITE MAP




FIND US HERE

708 Heartland Trail





AREA DEMOGRAPHICS*

 206,972
Population

 252,251
Daytime Population

 192,240 Employees

 Avg. Household Income
\$127,557

 66.5%
Population with
Bachelor's, Graduate,
or Professional Degree

- **Gross Leasable Area:** 49,143 SF
- **Key Tenant(s):** Hartung Brothers
- **Major Arterials & Access:** Old Sauk Road, N Pleasant View Road

*Within 7 miles of 708 Heartland Trail (2023 estimates)



**708 HEARTLAND TRAIL
MADISON, WI**

FOR OFFICE LEASING INQUIRIES

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RFA

ASSET MANAGEMENT

MADISON.RFAASSETMANAGEMENT.CA

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