



GREENWAY CENTER

8383 Greenway Blvd. Middleton, WI

PROPERTY

The 8383 Greenway building offers six stories and 89,242 square feet of Class-A office space. Conveniently located in the West Madison/Middleton business community, in the heart of the Greenway Station retail center.

LOCATION

Located just blocks from the West Beltline Highway 12/14 with quick access to the west and southern suburbs. This office area is a pedestrian friendly neighborhood with retail, restaurants, farmers' market, hotel accommodations and bike/walking paths.

AMENITIES

Conference centers, board rooms, full-service cafe serving breakfast & lunch, no-fee fitness center, security card access, fiber optics, large surface parking lot, first class property management with on-site maintenance and 24/7 emergency response service.



Artis REIT Madison Office
8215 Greenway Blvd, Suite 160
Middleton, WI 53562
P.O. Box 7700
Madison, WI 53707
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BUILDING OVERVIEW

8383 Greenway Blvd. Middleton, WI

BUILDING DESCRIPTION

The Smith & Gesteland building is centrally located in the Greenway Center office park just off the West Beltline Highway 12/14 in Middleton. Built in 1989, this building consists of 89,242 square feet of Class-A office space. Ample free surface parking, high visibility and easy access to and from the Madison and Middleton business communities.

BUILDING HOURS

6:30 a.m. - 6:00 p.m. M-F
7:30 a.m. - 4:00 p.m. Sat.

SIGNAGE

Building & monument signage available

STORIES

6

PARKING

2.42/1000

HVAC SYSTEM

Heat pump (6th floor rooftop cool/heat)

SECURITY FEATURES

Cameras and key card access

TELEPHONE/CABLE/INTERNET PROVIDERS

TDS Metrocom/TDS Telecom/Charter

FIBER OPTIC BROADBAND SERVICE

T1/25ML DSL/60-100 MB Broadband



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BUILDING AMENITIES

8383 Greenway Blvd. Middleton, WI

Vending Machines



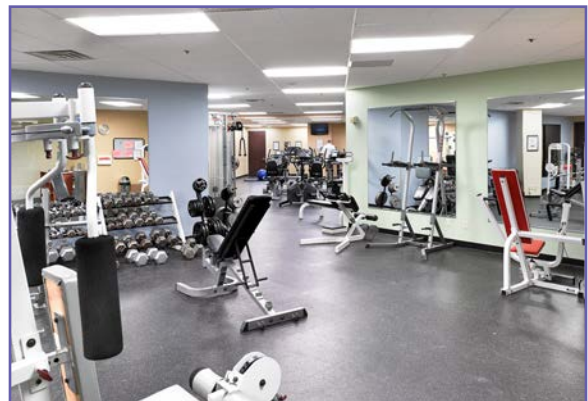
Bright Welcoming Lobby



Access to Gaming Lounge at 8215 Greenway



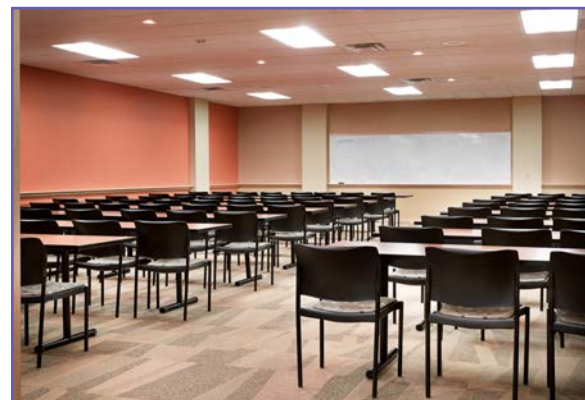
Access to No-Fee Fitness Center at 8401 Greenway



Access to Cafe at 8401 Greenway

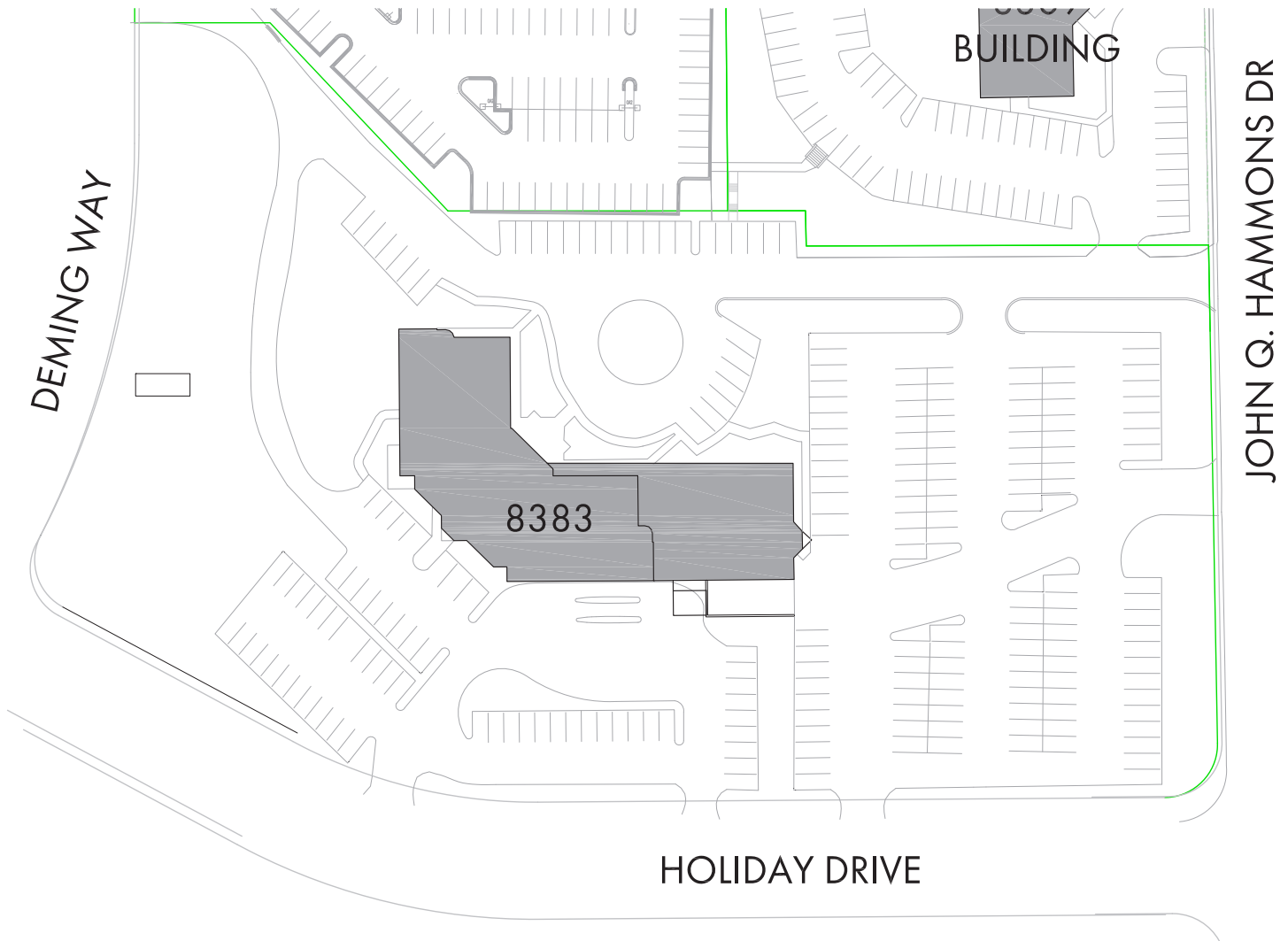


Access to Conference Center at 8401



SITE PLAN

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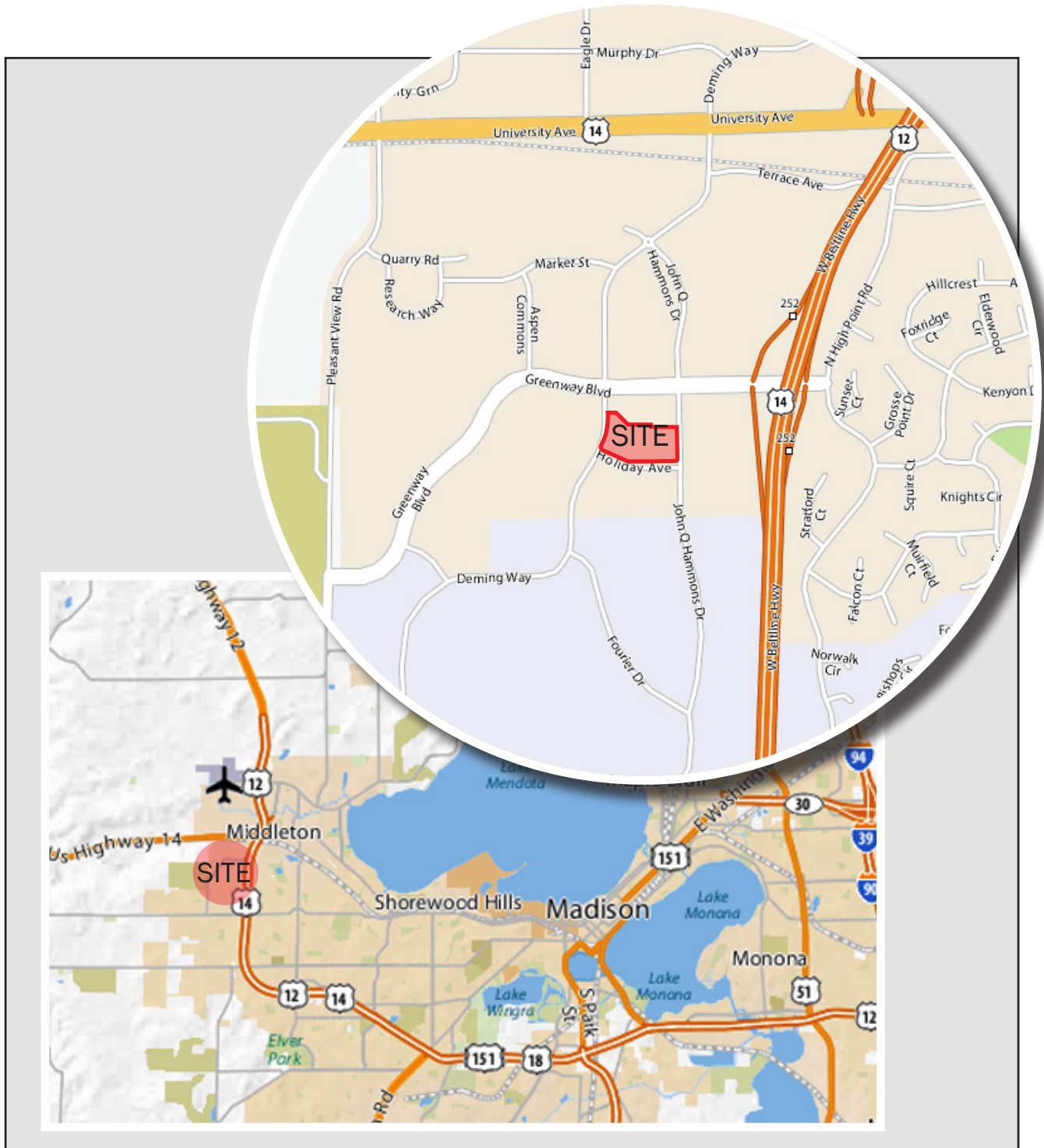
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LOCATION MAP

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AREA AMENITIES

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