





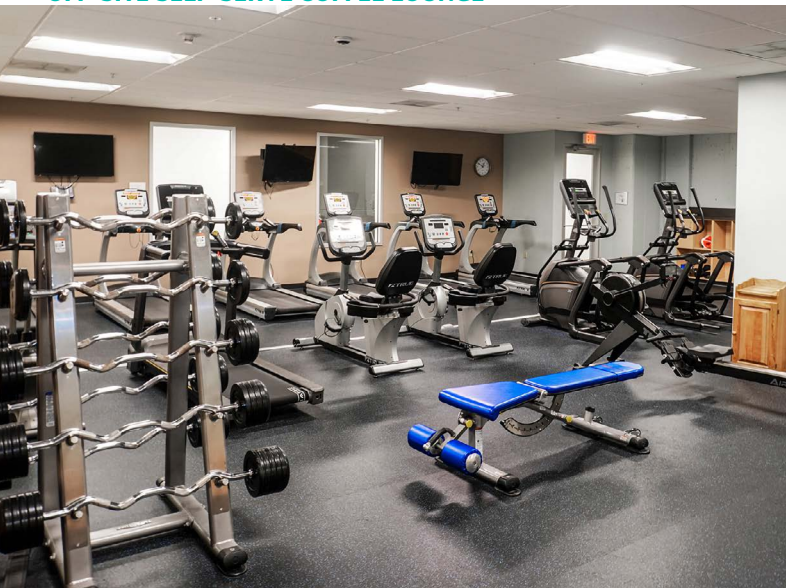
1212 Deming Way is located in the Old Sauk Trails Business Park, this bright and spacious three story building offers approximately 86,430 square feet of Class A office space. Just minutes from the West Beltline Highway, the property provides excellent access to both Madison and Middleton, along with a variety of nearby amenities including restaurants, retail, hotels, fitness centers, and professional services within the surrounding business park. On site features such as modern common areas, well maintained interiors, ample surface parking, and professional property management contribute to a convenient and welcoming workplace environment for today's businesses.

SPACE & PROPERTY HIGHLIGHTS

Building Size	86,435 SF
Available Space	First Floor • 27,774 SF Second Floor • 30,315 SF Third Floor • 28,346 SF
Floors	3
Building Hours	7:00 AM - 5:00 PM M-F
Building Updates	Completely remodeled with new furniture in 2017
Signage	Monument & building signage available
Parking	4.01/1000 371 Stalls
HVAC System	Rooftop cool/boiler heat
Telephone/Cable Internet Providers	TDS Metrocom/TDS Telecom/Charter



OFF-SITE SELF-SERVE COFFEE LOUNGE



ON-SITE FITNESS CENTERS



OFF-SITE RESERVABLE GOLF LOUNGE



AMENITIES

ON-SITE:

- Two-Story Open Lobby
- Two Outdoor Patios
- Workout Facilities
- Mother's Room
- Ample Surface Parking and Loading Dock
- Back-Up Generator

SHARED/OFF-SITE:

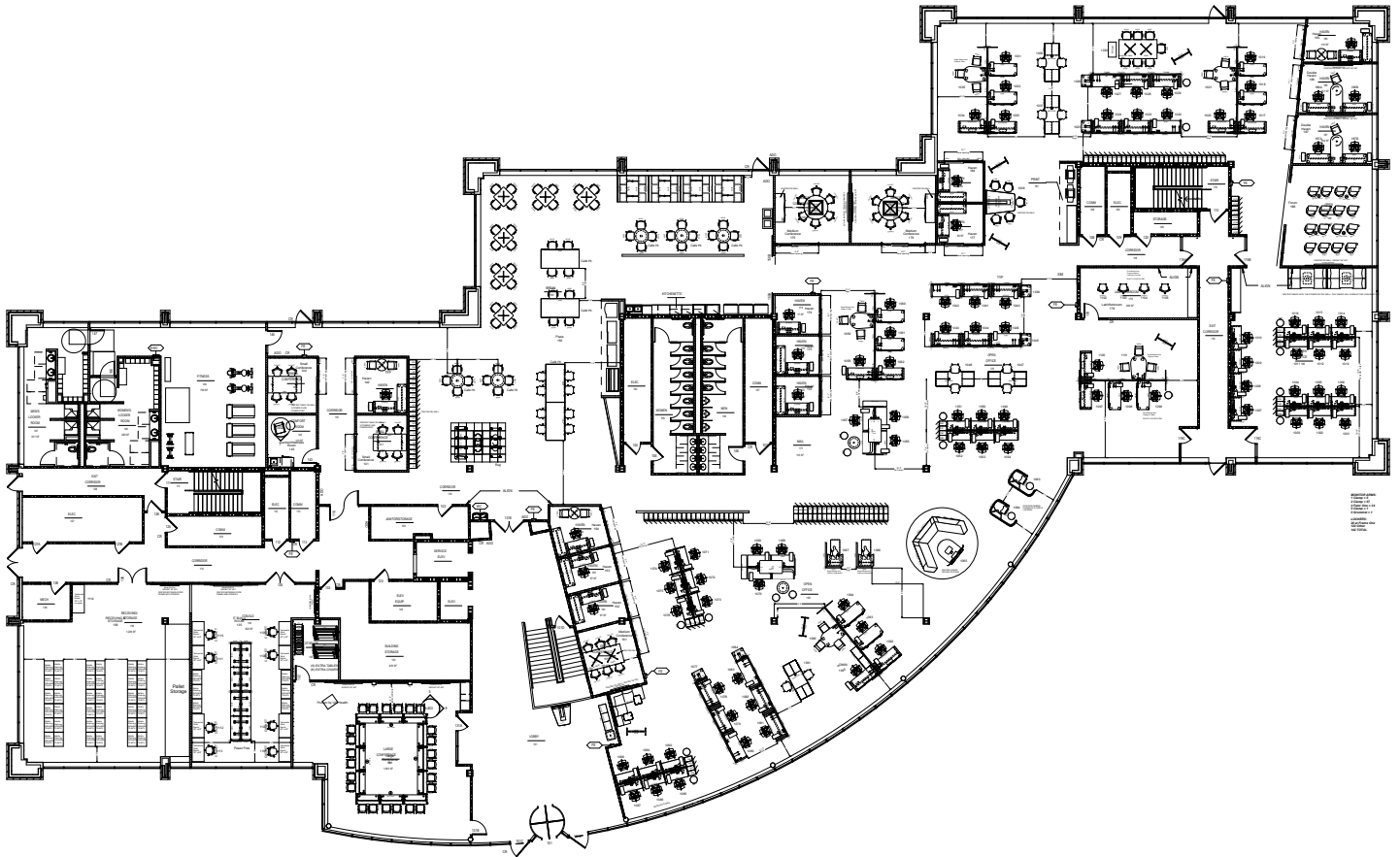
- Full Service Cafe
- Multiple No-Fee Workout Facilities
- Golf Simulator Lounges
- Self-Serve Coffee Lounges
- Conference Centers and Board Rooms

FOR MORE INFORMATION:

<https://madison.rfaassetmanagement.ca>

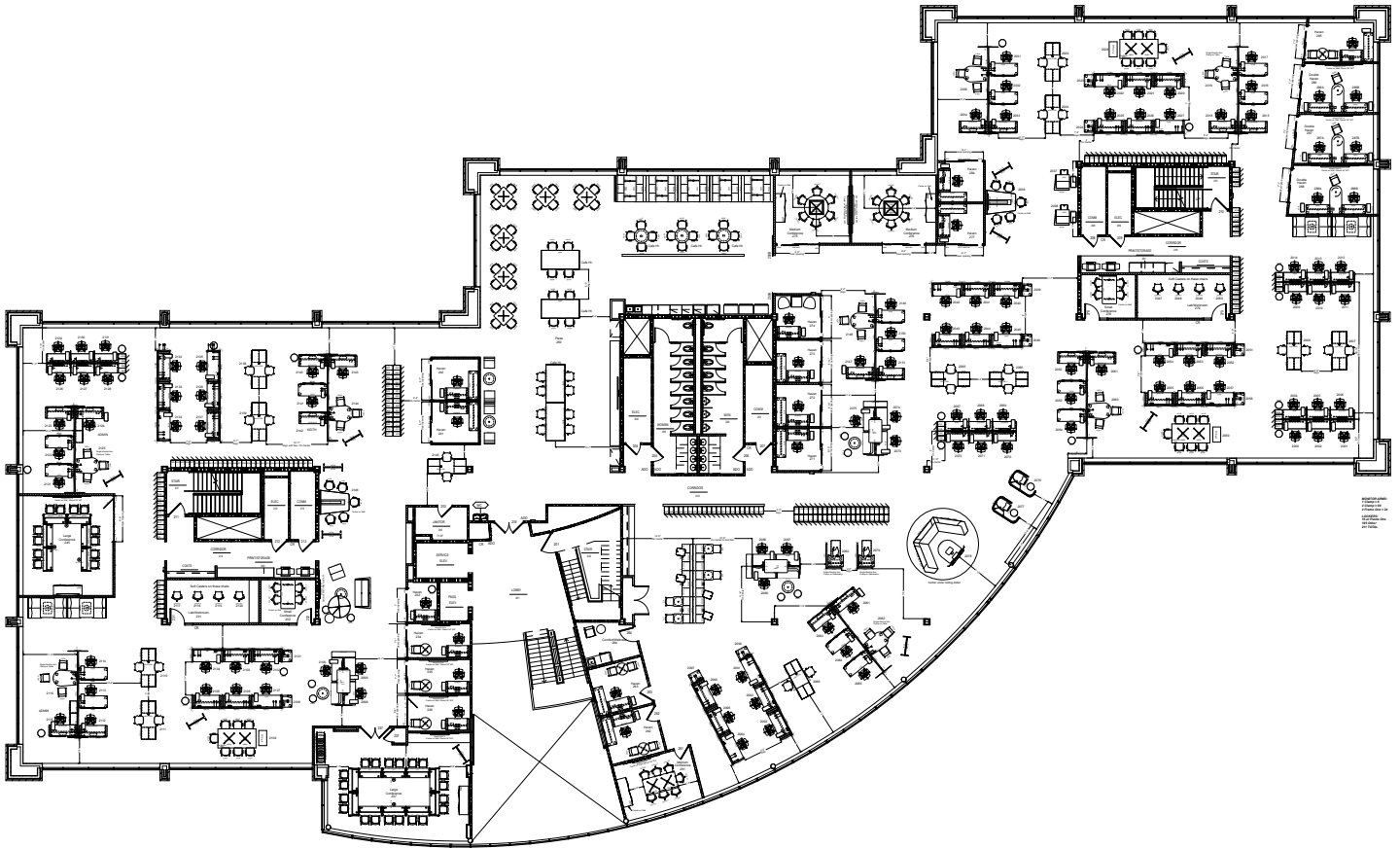
AVAILABLE SUITES

Unit #	Size	Available Immediately
First Floor	27,774 SF	Fully Furnished



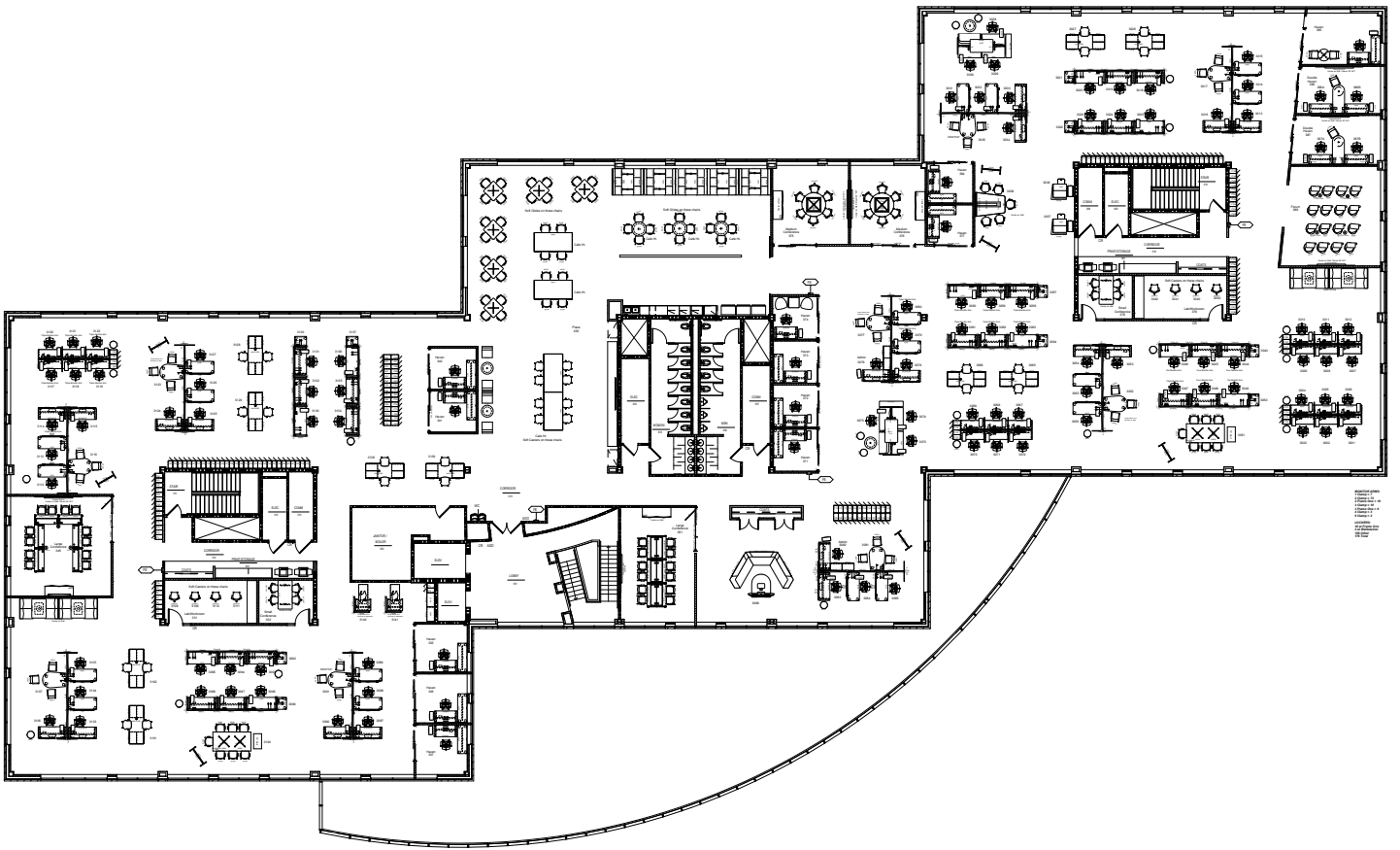
AVAILABLE SUITES

Unit #	Size	Available Immediately
Second Floor	30,315 SF	Fully Furnished

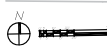
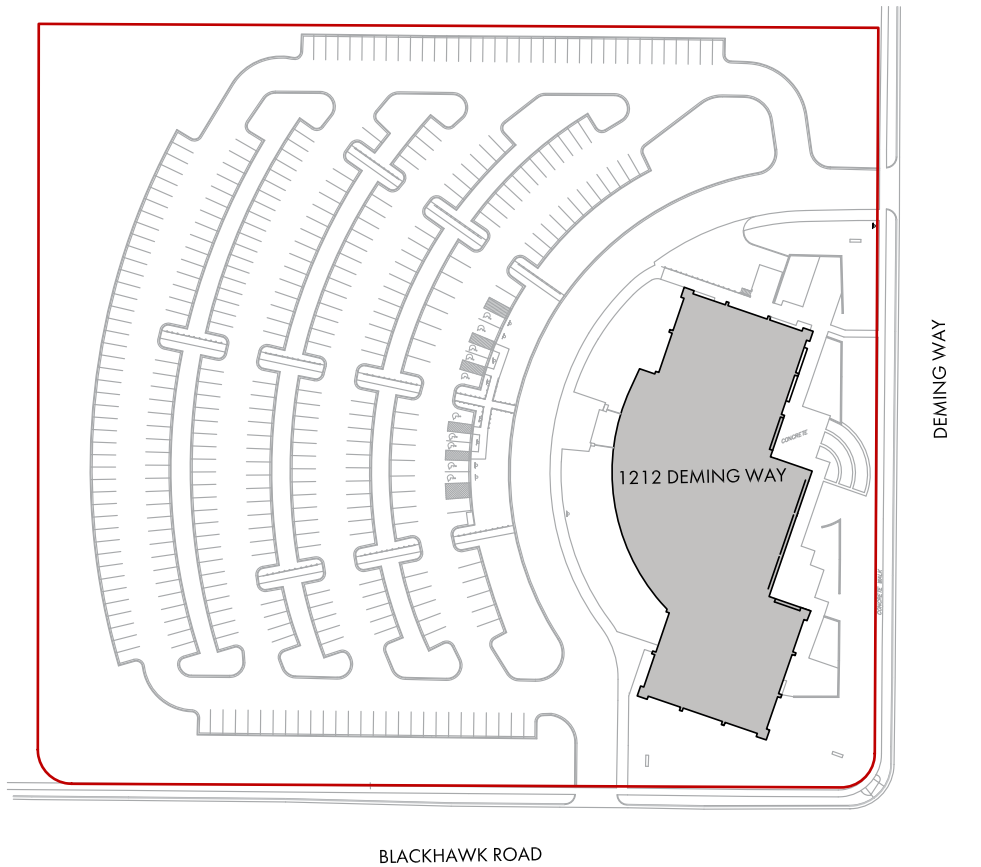


AVAILABLE SUITES

Unit #	Size	Available Immediately
Third Floor	28,346 SF	Fully Furnished



SITE MAP








SITE PLAN

1212 Deming Way

FIND US HERE

- **Gross Leasable Area:** 86,435 SF
- **Location Highlights:** Old Sauk Trails Park, dedicated green space with jogging/walking trails
- **Major Arterials & Access:** W Beltline Hwy, Old Sauk Rd, large parking lot for ease of deliveries

AREA DEMOGRAPHICS*

 206,972 Population	 \$127,557 Avg. Household Income
 252,251 Daytime Population	 66.5% Population with Bachelor's, Graduate, or Professional Degree
 192,240 Employees	

*Within 7 miles of 1212 Deming Way (2023 estimates)

**1212 DEMING WAY
MADISON, WI**

FOR OFFICE LEASING INQUIRIES

KYLE ROBB, CCIM

Director - Leasing
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RFA

ASSET MANAGEMENT

MADISON.RFAASSETMANAGEMENT.CA

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