





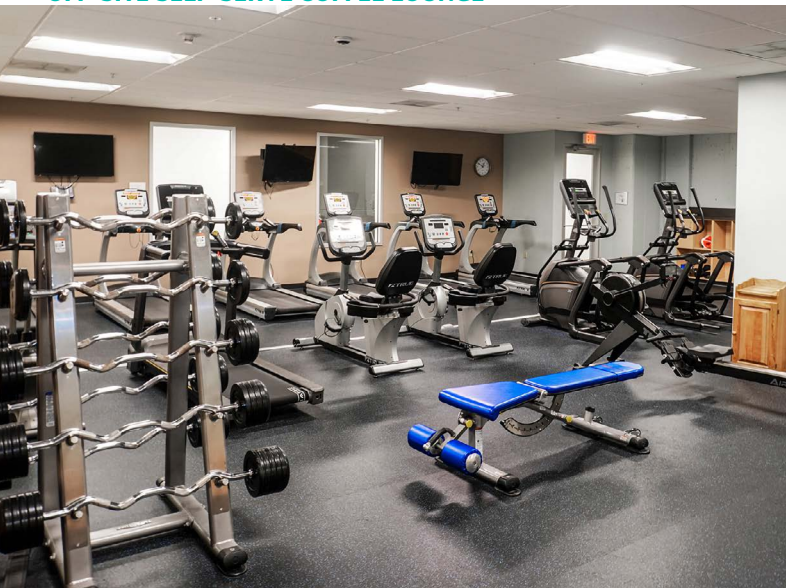
1350 Deming Way is a Class A office building offering approximately 69,800 square feet of leasable space with recently updated lobbies, common areas, and spec suites available for immediate occupancy. Constructed in 1995, the property provides excellent access to the West Beltline Highway and is located near Greenway Station's dining and shopping options. The building features underground heated parking, a conference room, and a tenant lounge with kitchenette, and is directly connected to the Wisconsin Trade Center via sky-walk, allowing tenants access to an expanded amenity suite including a fitness center with locker rooms and showers, conference center, atrium, outdoor patio, lounge with fireplace, coffee bar, and recreational spaces, creating a highly connected and amenity rich workplace environment.

SPACE & PROPERTY HIGHLIGHTS

Building Size	70,276 SF
Available Space	SUITE 18 • 7,068 SF SUITE 240 • 2,834 SF SUITE 300 • 16,909 SF SPEC SUITE 440 • 3,606 SF SPEC SUITE 460 • 3,174 SF
Floors	5
Building Hours	7:00 AM - 5:30 PM M-F
Signage	Monument & building signage available
Parking	2.59/1000 954 Stalls, 48 Underground



OFF-SITE SELF-SERVE COFFEE LOUNGE



ON-SITE FITNESS CENTERS



OFF-SITE 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:

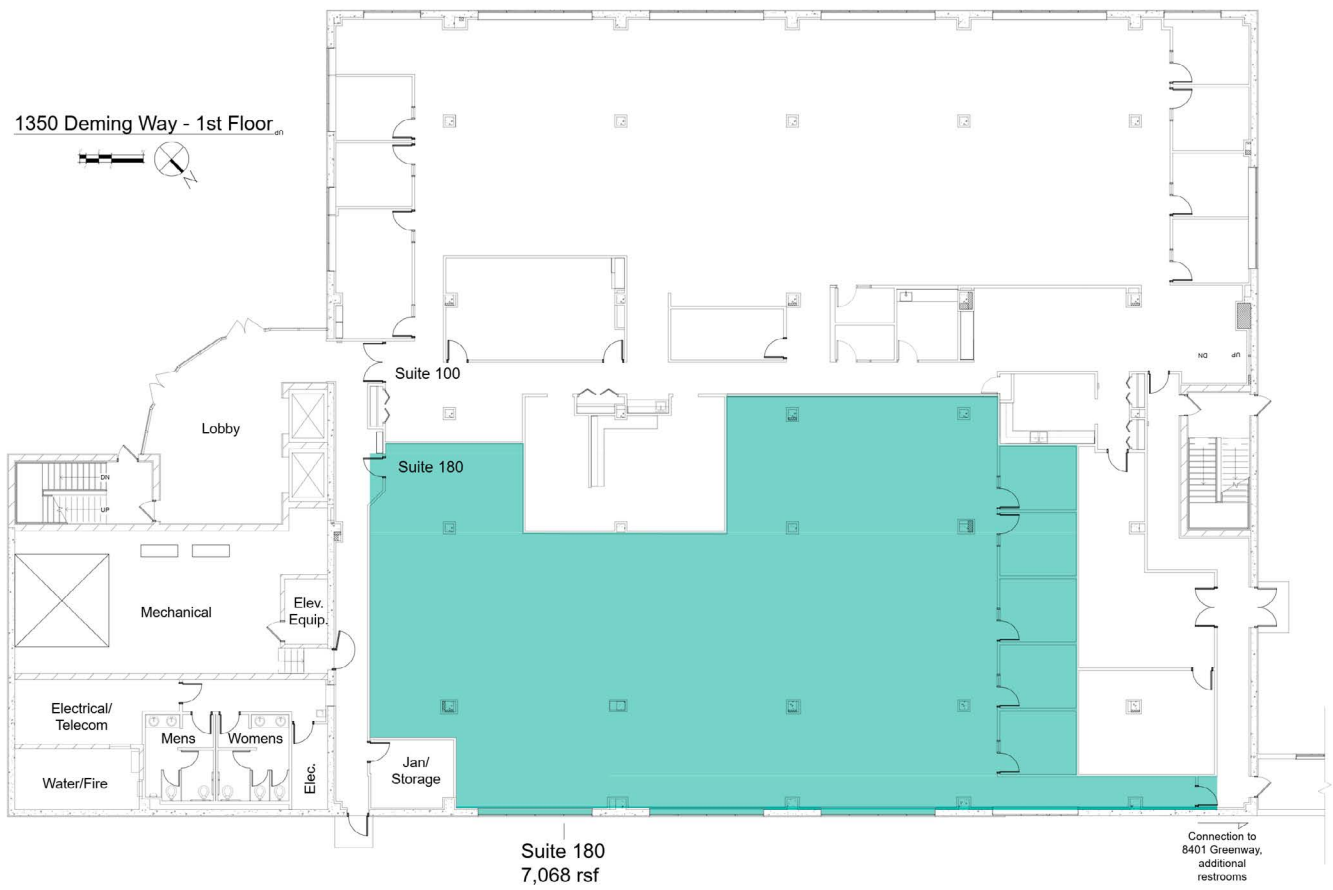
- Full Service Cafe
- Multiple No-Fee Workout Facilities
- Golf Simulator Lounges
- Self-Serve Coffee Lounges
- Conference Centers and Board Rooms

FOR MORE INFORMATION:

<https://madison.rfaassetmanagement.ca>

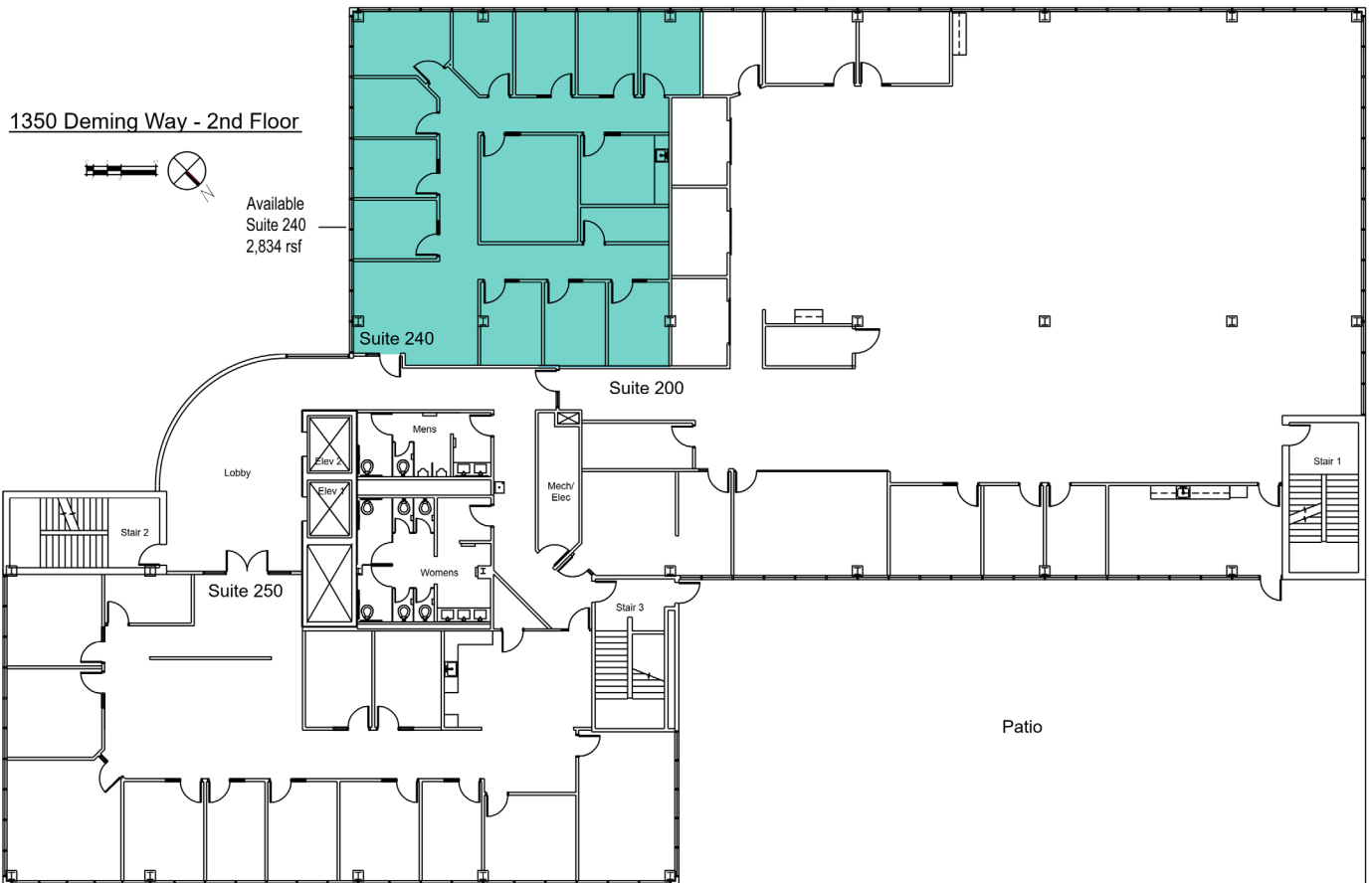
AVAILABLE SUITES

Unit #	Size	Availability
180	7,068 SF	Immediately



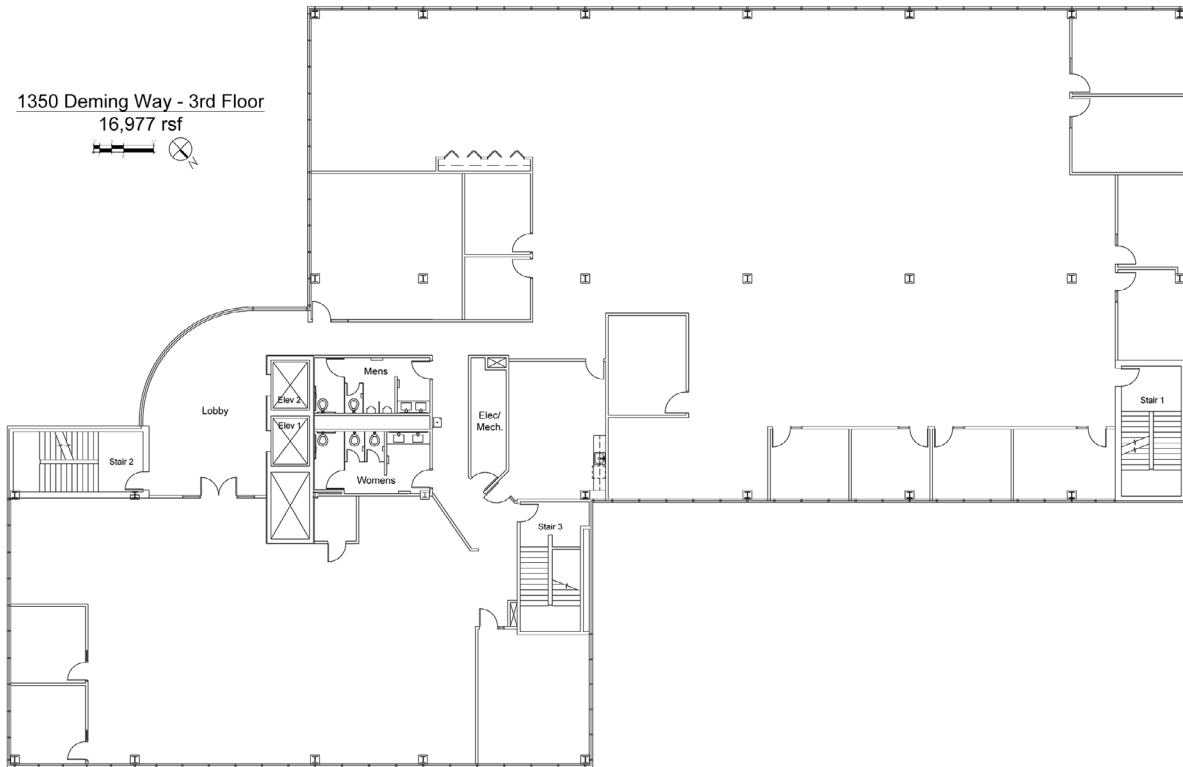
AVAILABLE SUITES

Unit #	Size	Availability
240	2,834 SF	Immediately



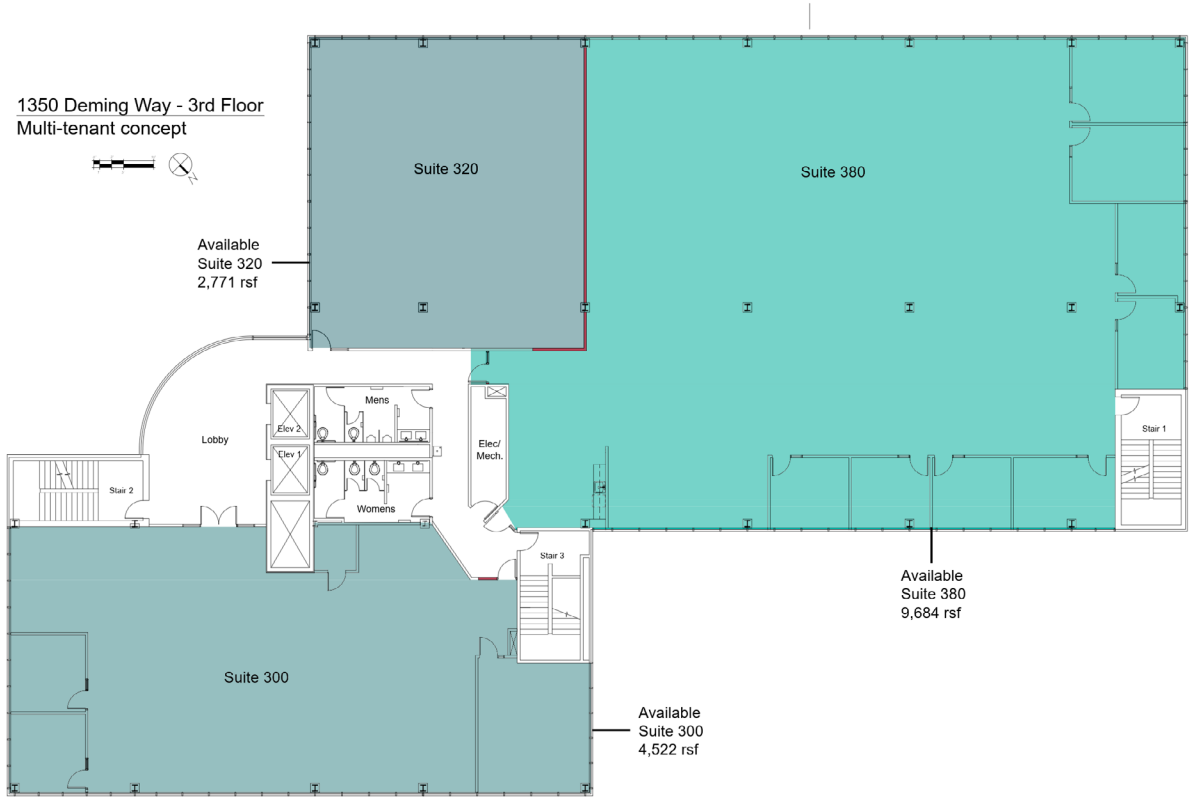
AVAILABLE SUITES

Unit #	Size	Availability
300	16,909 SF Divisible	Immediately



AVAILABLE SUITES

Unit #	Size	Availability
300	4,522 SF	Immediately
320	2,771 SF	Immediately
380	9,684 SF	Immediately



AVAILABLE SUITES

Unit #	Size	Availability
440 - Spec Suite	3,606 SF	Immediately
460 - Spec Suite	3,174SF	Immediately



SITE MAP



1350 Deming Way

FIND US HERE

- **Gross Leasable Area:** 70,276 SF
- **Key Tenant(s):** Aecom Technology, Employee Benefits
- **Major Arterials & Access:** Greenway Blvd, W Beltline Highway

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 1350 Deming Way (2023 estimates)

**1350 DEMING WAY
MADISON, WI**

FOR OFFICE LEASING INQUIRIES

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Director - Leasing
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RFA

ASSET MANAGEMENT

MADISON.RFAASSETMANAGEMENT.CA

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