





301 S. Westfield is a three-storey office building located in Madison, Wisconsin, adjacent to West Towne Mall. The building comprises 101,246 square feet of leasable area and was constructed in 1986 and renovated in 1990. 301 South Westfield Road is 100% occupied by University of Wisconsin Medical Foundation. The property has 408 parking stalls for a parking ratio of 4.03 stalls per 1,000 square feet of leasable area. On-site conference rooms, break areas, fitness center, cafeteria, free parking, data center with raised floor, free parking, signage options and first class property management. RFA provides 24/7 emergency response service with in-house maintenance staff.

SPACE & PROPERTY HIGHLIGHTS

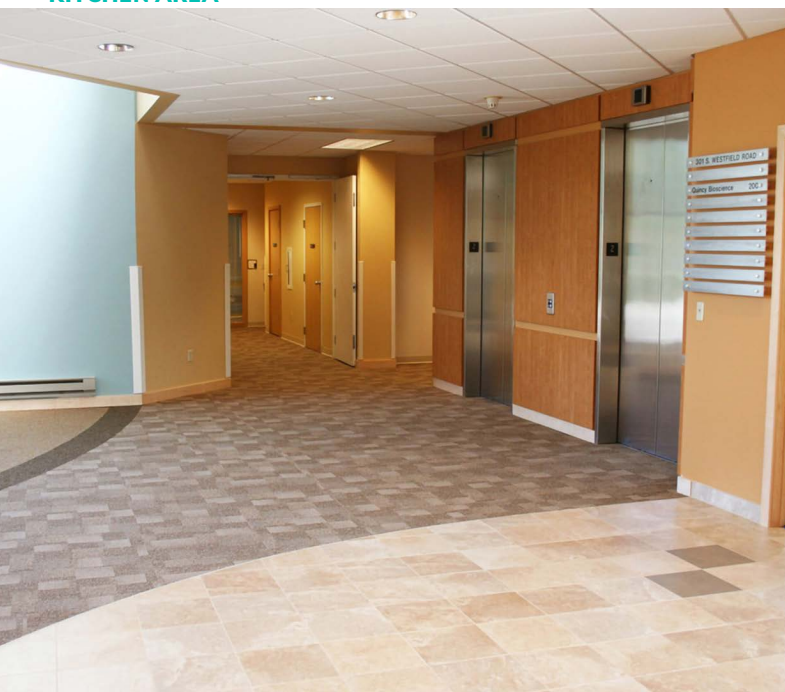
Building Size	101,246 SF
Floors	3
Building Hours	7:00 AM - 6:00 PM M-F
Signage	Building & monument signage available
Parking	3.97/1000 427 Stalls
HVAC System	Rooftop cool/heat
Security Features	Cameras and key card access
Telephone/Cable Internet Providers	TDS Metrocom/TDS Telecom



MONUMENT SIGNAGE OPPORTUNITIES



KITCHEN AREA



RENOVATED INTERIORS



AMENITIES

ON-SITE:

- Naming Rights/Signage Opportunities
- Fitness Center/Break Area
- Renovated Interiors
- Kitchen Area
- Monument Signage Opportunities
- Ample Free Parking

FOR MORE INFORMATION:

<https://madison.rfaassetmanagement.ca>

SITE MAP



301 S. Westfield Rd

FIND US HERE

- **Gross Leasable Area:** 101,246 SF
- This property is located in the middle of a thriving retail and residential community on Madison's west side
- **Major Arterials & Access:** West Beltline Highway, Mineral Point Road, North Gammon Road

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 301 South Westfield Rd (2023 estimates)

301 S. WESTFIELD RD

FOR OFFICE LEASING INQUIRIES

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RFA

ASSET MANAGEMENT

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