





525 Junction Road, home to City Center West, is an award-winning Class A office asset offering over 360,000 SQ FT of premium workspace across eight stories. Constructed in 2001 with renovations completed in 2003, the building delivers best-in-class amenities, exceptional visibility, and a distinguished tenant mix. Ideally located just two blocks from Highway 12/14, it provides quick access to the western and southern suburbs, the University campus, and Capitol Square. The surrounding vibrant neighborhood offers numerous dining, retail, and hotel options within walking distance, creating a highly accessible and amenity-rich environment for today's businesses.

SPACE & PROPERTY HIGHLIGHTS

Building Size	358,241 SF
Available Space	SUITE 2000 • 21,809 SF SUITE 3800 • 5,118 SF SUITE 5400 • 5,662 SF SUITE 6800 • 8,965 SF SUITE 7500 • 23,353 SF SUITE 8600 • 641 SF
Floors	8
Building Hours	7 00 AM - 7:00 PM M-F 7 00 AM - 6:00 PM M-F 2nd floor doors
Parking	3.46/1000 1,516 Stalls/1,433 Ramp/11 Underground



ON-SITE SELF-SERVE COFFEE LOUNGE AND VENDING



ON-SITE FITNESS CENTERS



ON-SITE GOLF LOUNGE



AMENITIES

ON-SITE:

- Bright Welcoming Lobby
- No-Fee Fitness Center
- Golf Simulator Lounge
- Self-Serve Casual Coffee Lounge and Cafe
- 120-Person Conference Room and Board Room
- Covered Parking Ramp

SHARED/OFF-SITE:

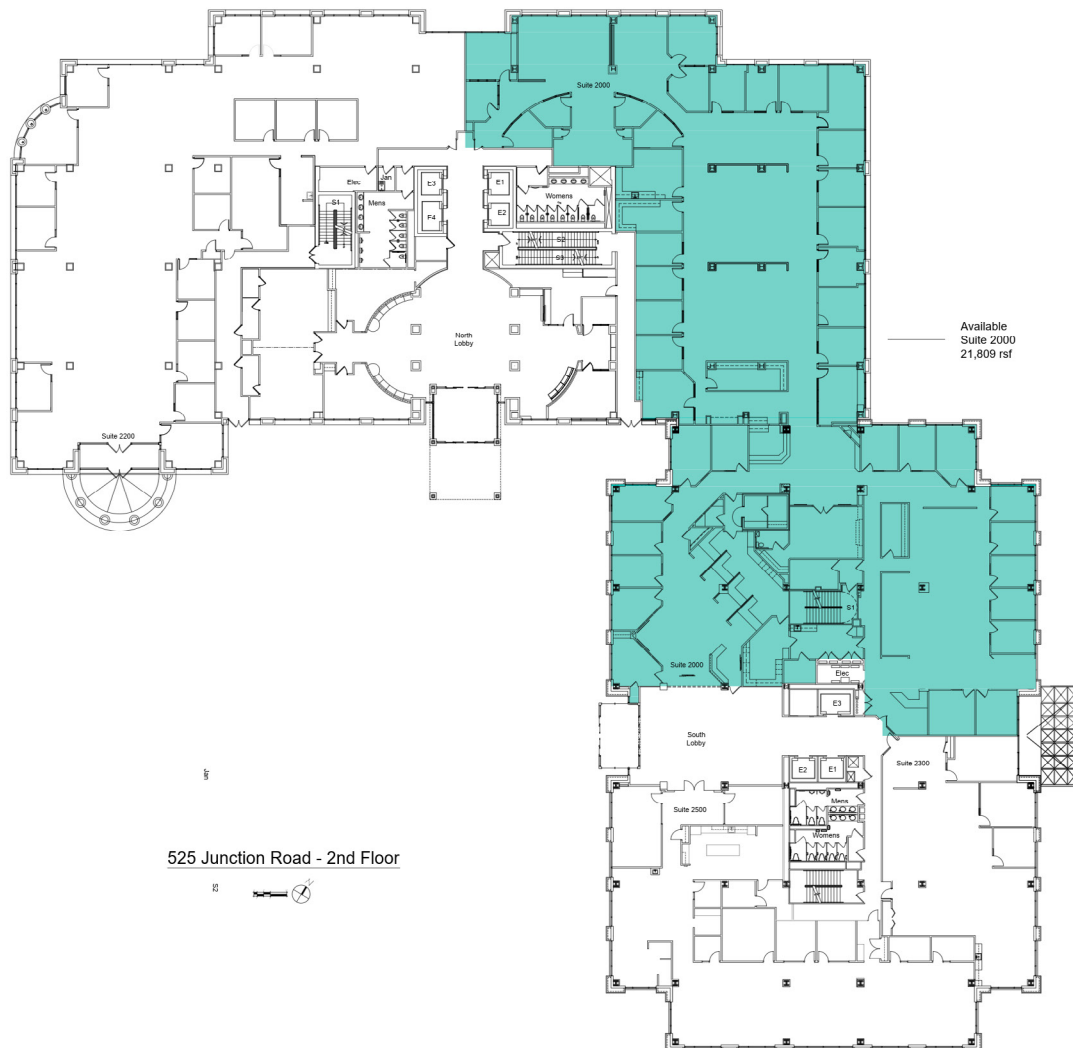
- Full Service Cafe
- No-Fee Workout Facility
- Wellness Rooms
- Golf Simulator Lounge
- Self-Serve Coffee Lounges
- Conference Centers and Board Rooms

FOR MORE INFORMATION:

<https://madison.rfaassetmanagement.ca>

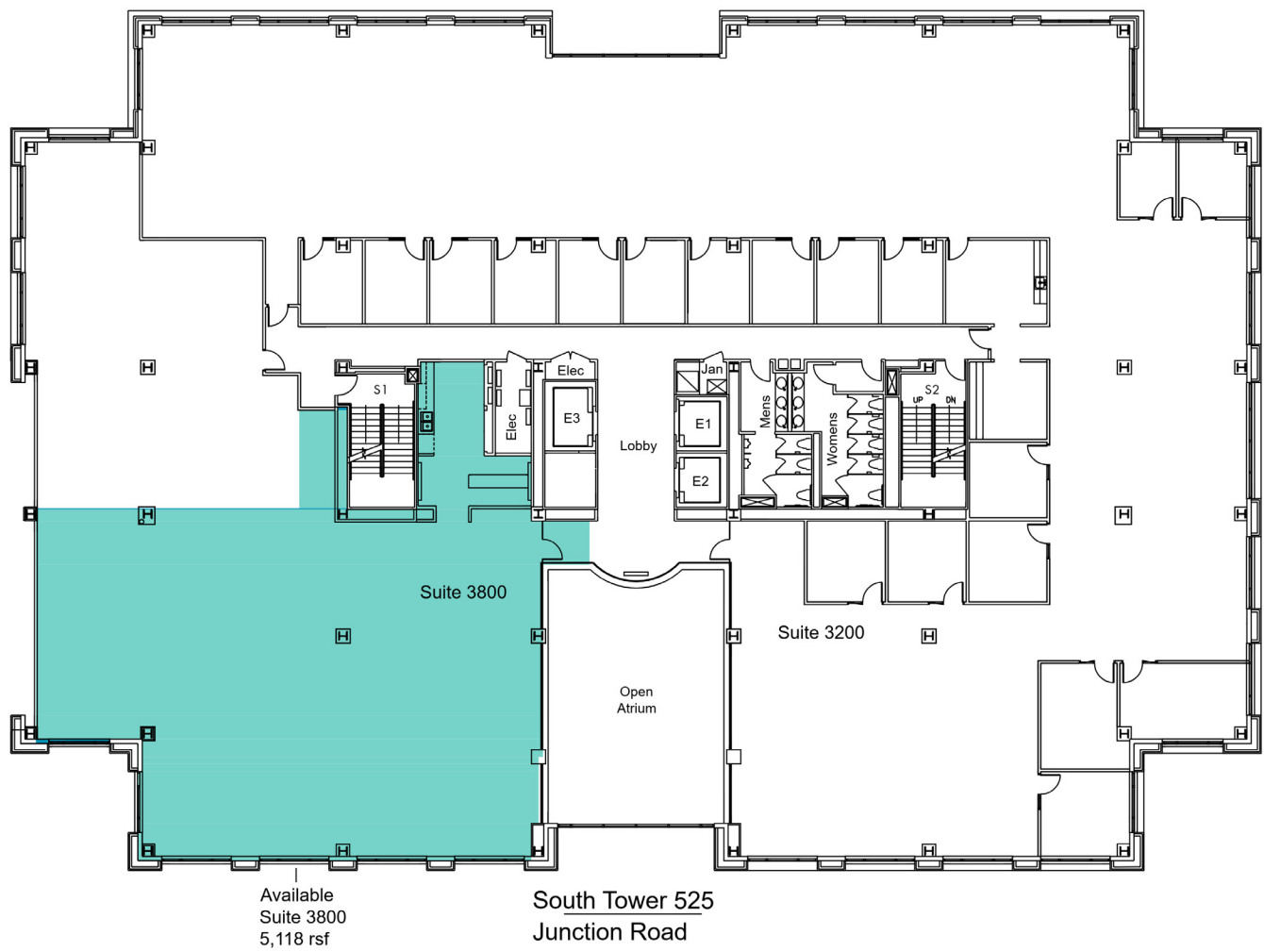
AVAILABLE SUITES

Unit #	Size	Availability
2000	21,809 SF	Immediately



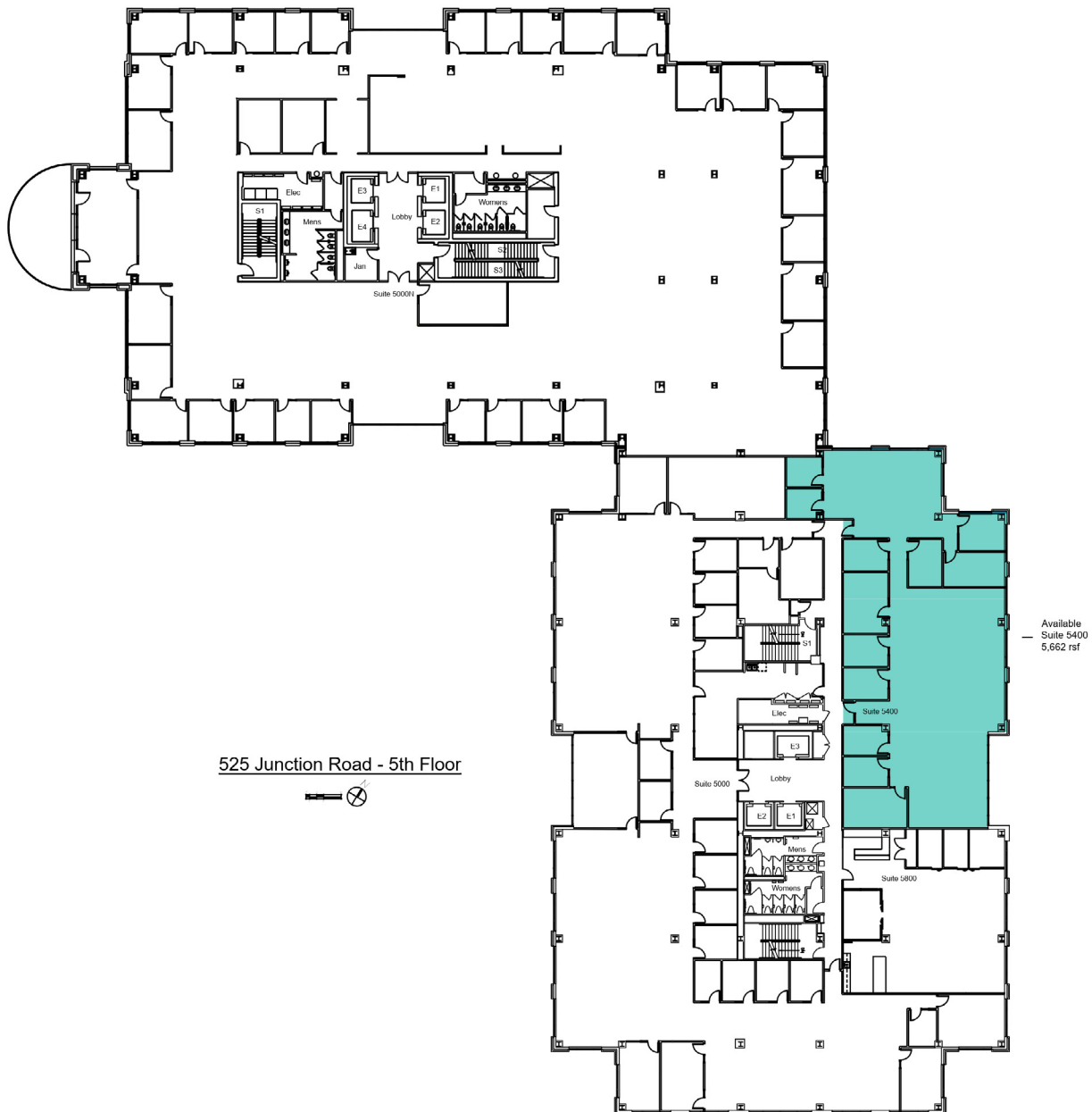
AVAILABLE SUITES

Unit #	Size	Availability
3800	5,118 SF	Immediately



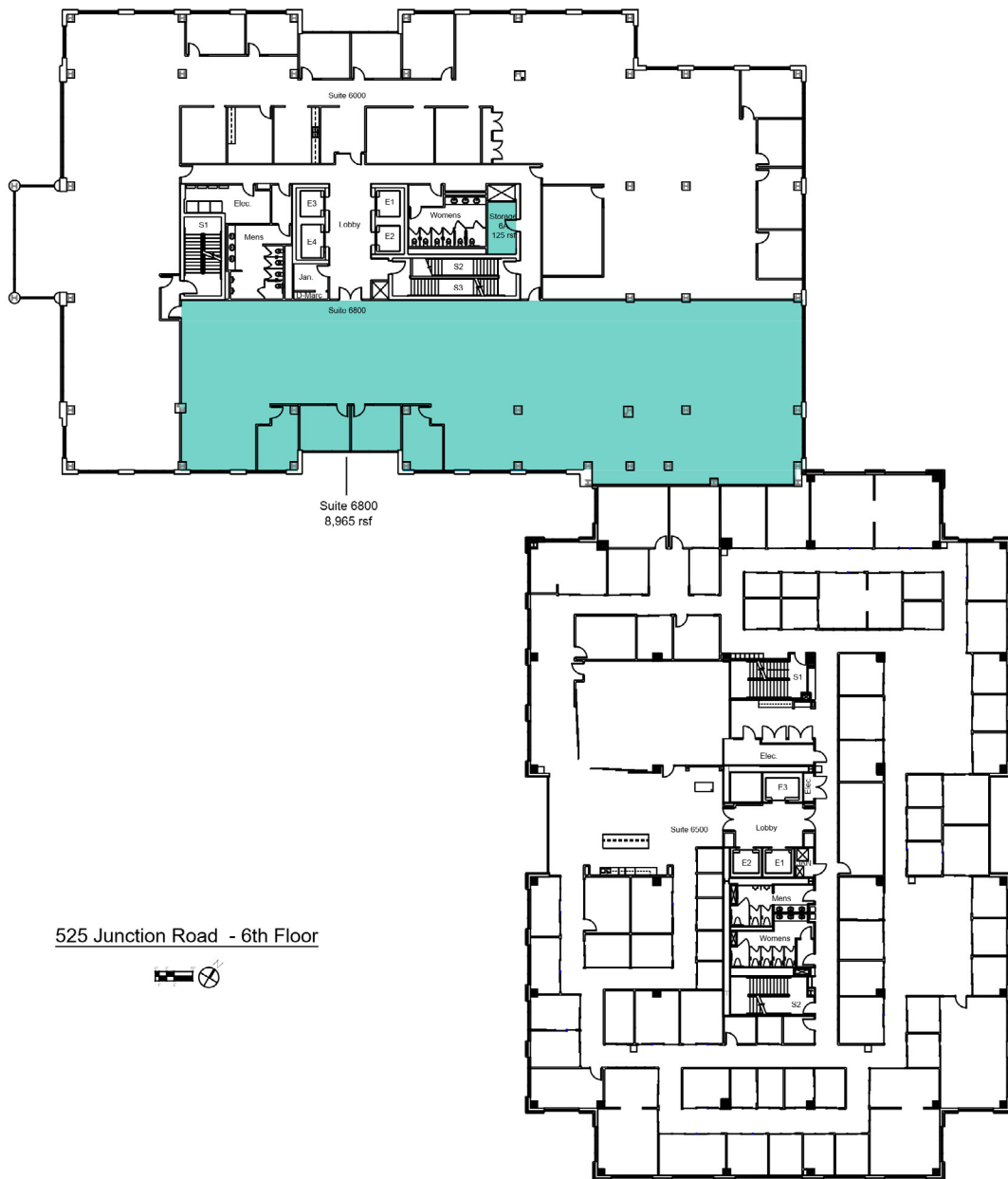
AVAILABLE SUITES

Unit #	Size	Availability
5400	5,662 SF	Immediately



AVAILABLE SUITES

Unit #	Size	Availability
6800	8,965 SF	Immediately

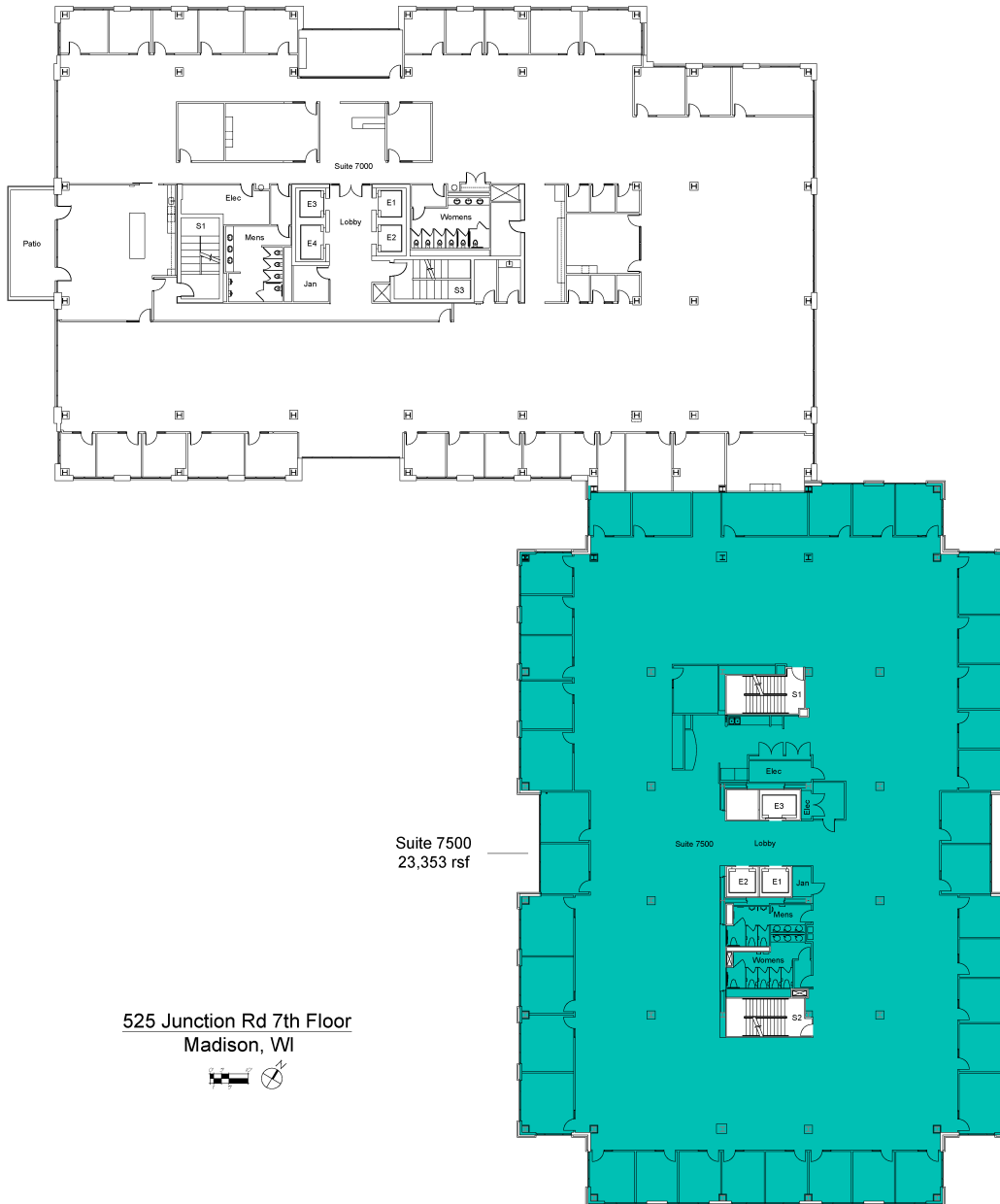


525 Junction Road - 6th Floor



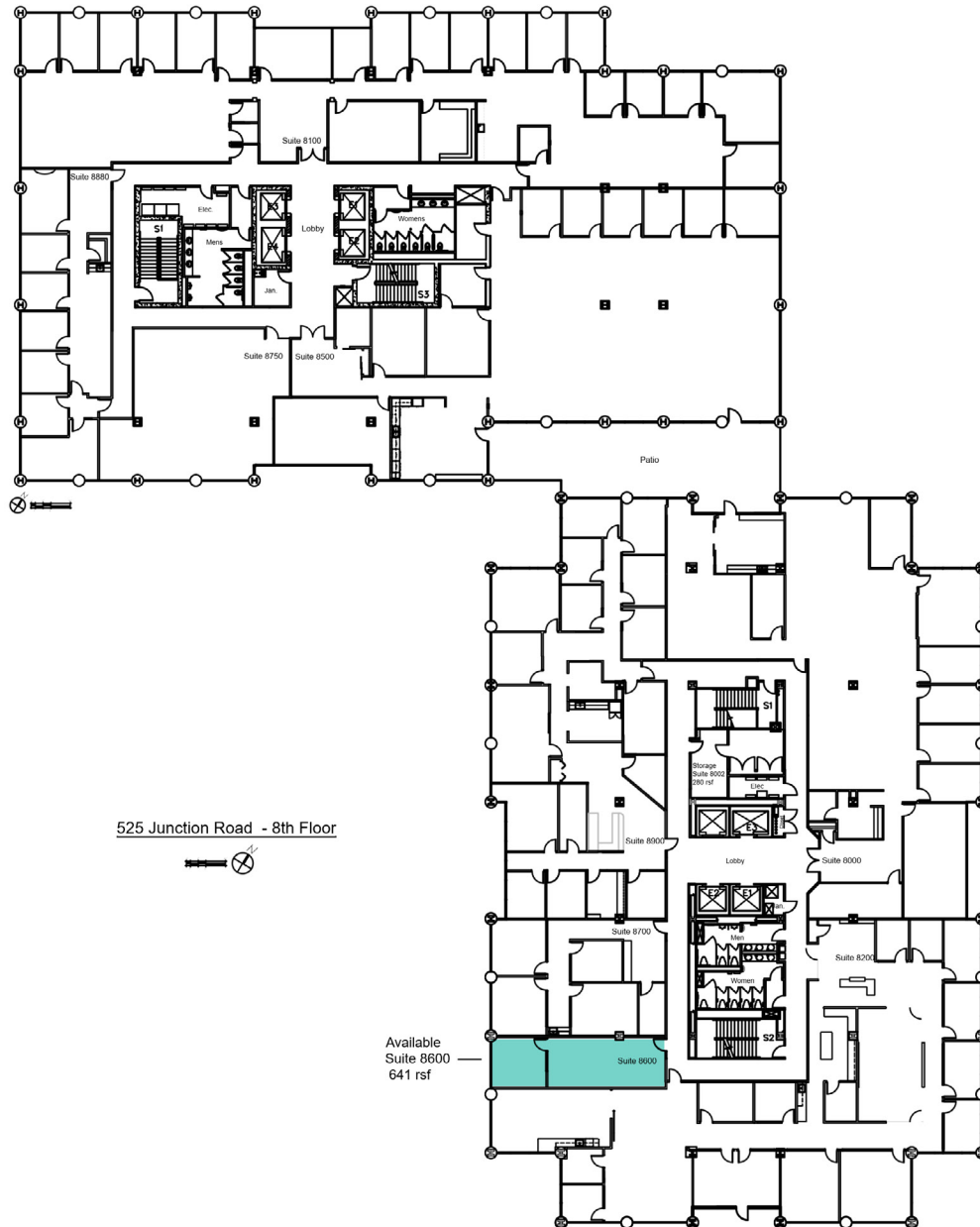
AVAILABLE SUITES

Unit #	Size	Availability
7500	23,353 SF	Immediately

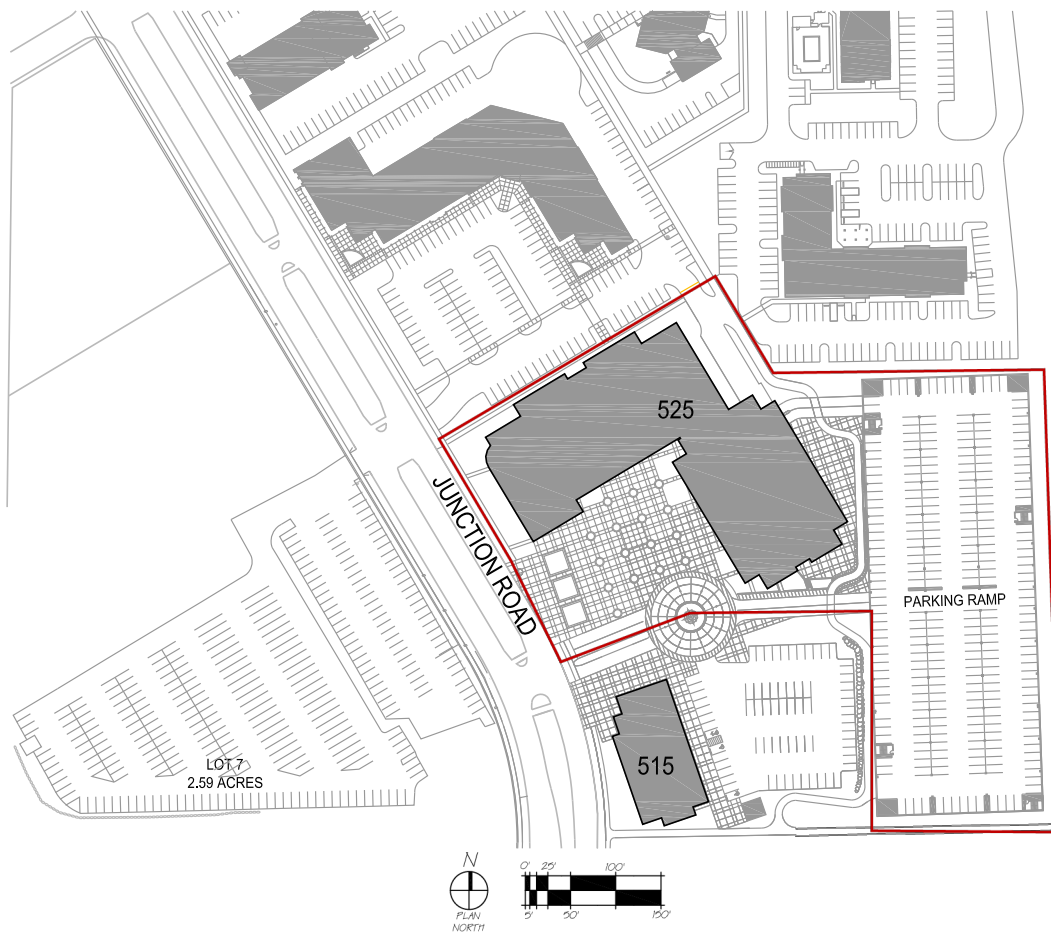


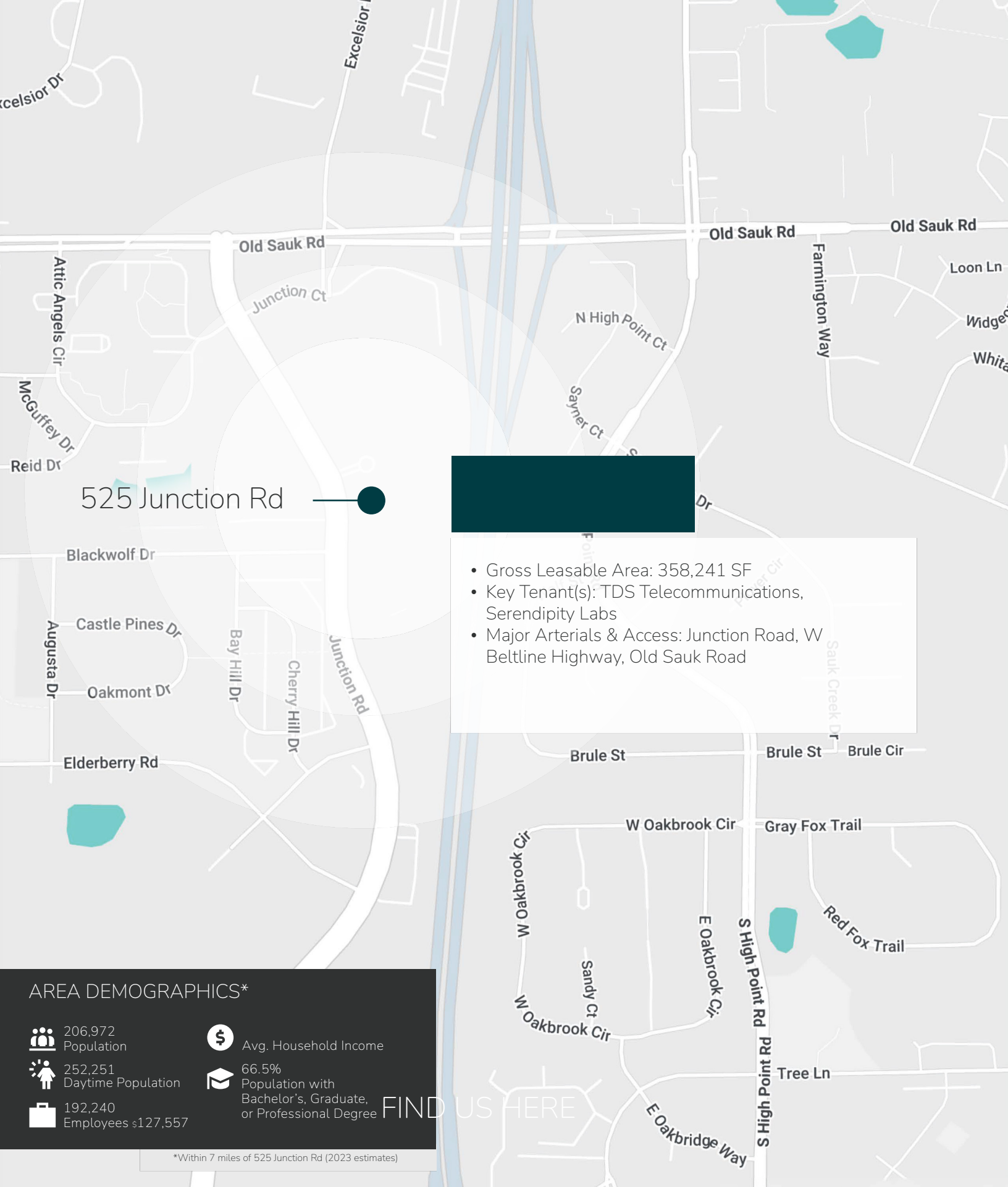
AVAILABLE SUITES

Unit #	Size	Availability
8600	641 SF	Immediately



SITE MAP





525 Junction Rd

- Gross Leasable Area: 358,241 SF
- Key Tenant(s): TDS Telecommunications, Serendipity Labs
- Major Arterials & Access: Junction Road, W Beltline Highway, Old Sauk Road

AREA DEMOGRAPHICS*



206,972
Population



Avg. Household Income



252,251
Daytime Population



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



192,240
Employees \$127,557

*Within 7 miles of 525 Junction Rd (2023 estimates)

FIND US HERE

525 JUNCTION RD, MADISON, WI
CITY CENTER WEST

FOR OFFICE LEASING INQUIRIES

KYLE ROBB, CCIM
Director - Leasing
(+1) 608-830-6308
kyle.robbs@rfa.ca

RFA

ASSET MANAGEMENT

MADISON.RFAASSETMANAGEMENT.CA

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