





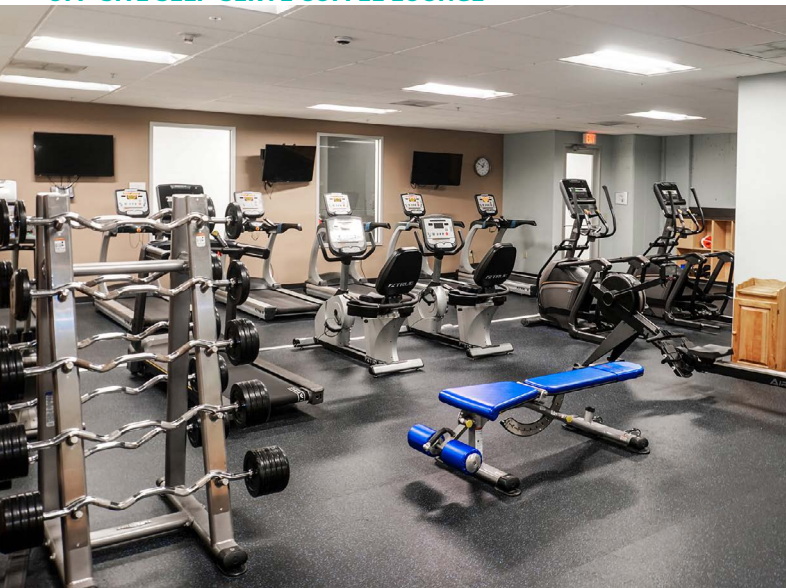
708 Heartland Trail is a Class A office building offering approximately 49,000 square feet of high-quality workspace in the Old Sauk Trails Office Park on Madison's west side. Constructed in 2007, the property features attractive landscaping and a naturally lit, two-story atrium lobby that creates a welcoming first impression. Strategically located near Old Sauk Road, Pleasant View Road, and Heartland Trail, the building provides excellent visibility and convenient access to Beltline Highway 12/14, along with nearby retail and dining options. The well-positioned setting and established tenant presence make 708 Heartland Trail a highly accessible and professional environment for today's businesses.

SPACE & PROPERTY HIGHLIGHTS

Building Size	49,143 SF
Available Space	SUITE 1000 • 4,136 SF SUITE 1600 • 1,614 SF SUITE 3400 • 3,174 SF
Floors	3
Building Hours	6:45 AM - 5:30 PM M - F
Signage	Building signage available
Parking	3.43/1000 169 Stalls/28 Underground



OFF-SITE SELF-SERVE COFFEE LOUNGE



ON-SITE FITNESS CENTERS



OFF-SITE GOLF LOUNGE



AMENITIES

ON-SITE:

- Two-Story Atrium Lobby
- Underground Parking
- Ample Surface Parking
- Building Signage Opportunities

SHARED/OFF-SITE:

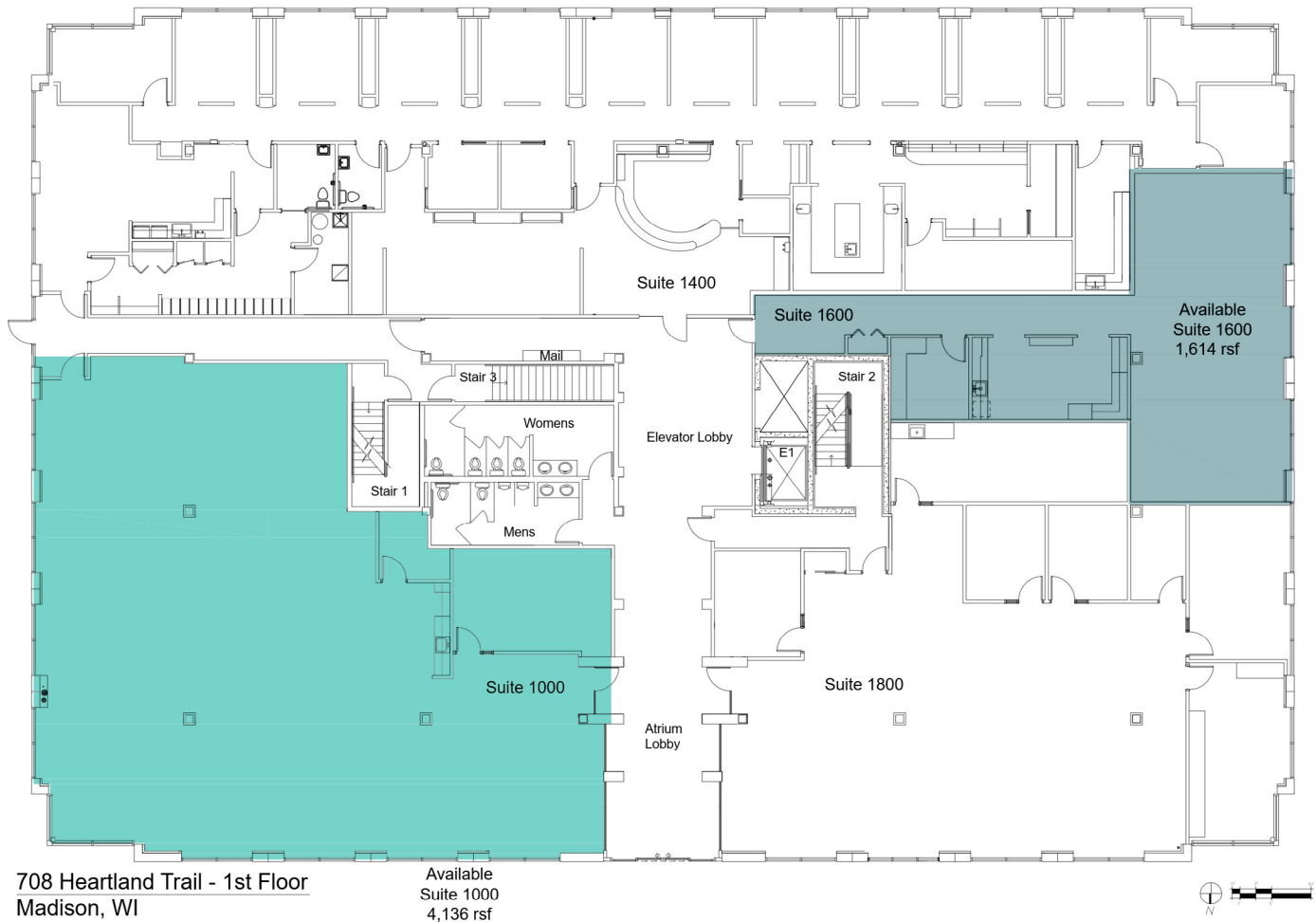
- Full Service Cafe
- Multiple No-Fee Workout Facilities
- Wellness Rooms
- Golf Simulator Lounges
- Self-Serve Coffee Lounges
- Various Conference Centers
- Multiple Board Rooms

FOR MORE INFORMATION:

<https://madison.rfaassetmanagement.ca>

AVAILABLE SUITES

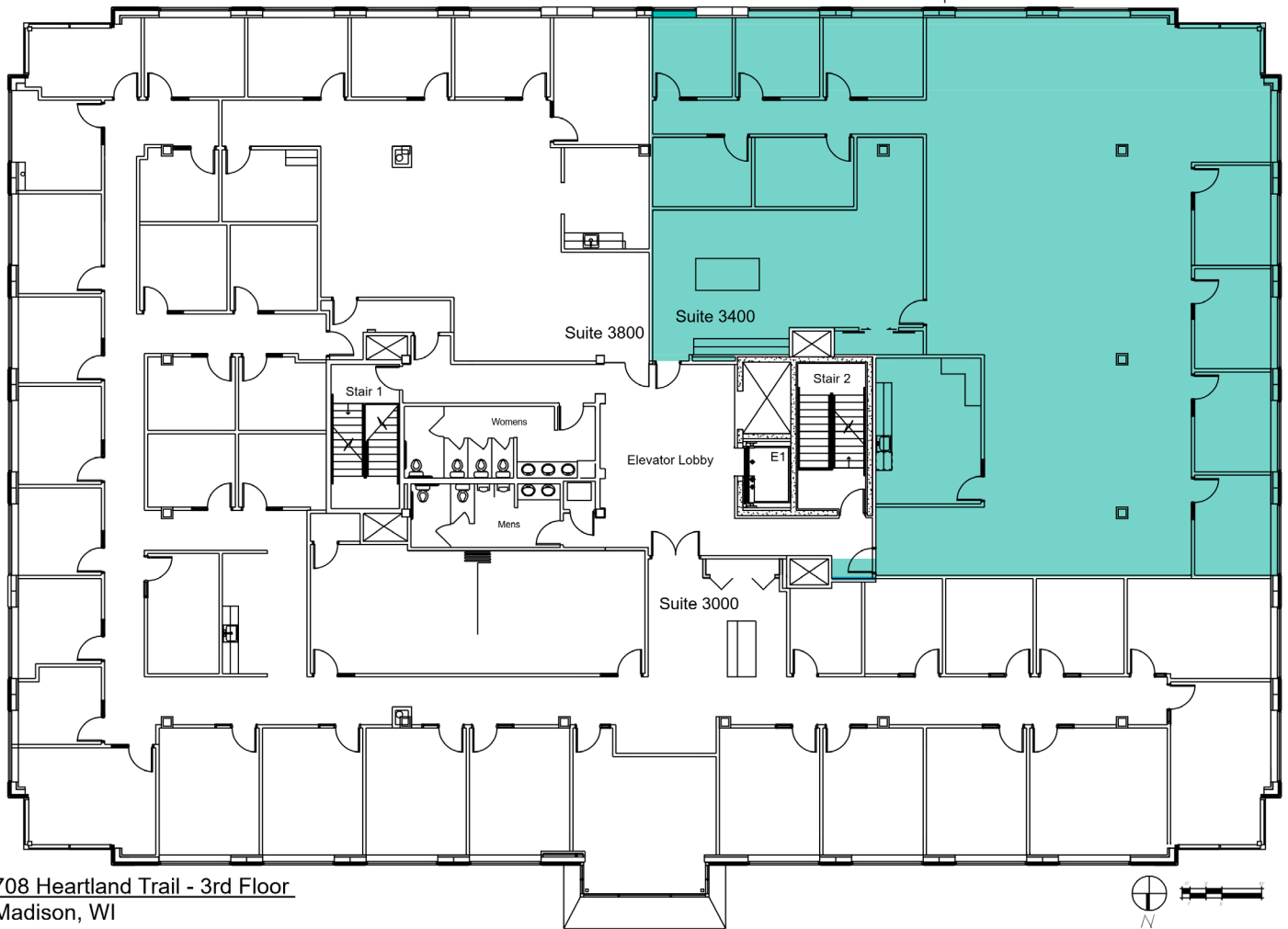
Unit #	Size	Availability
1000	4,136	Immediately
1600	1,614	Immediately



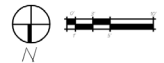
AVAILABLE SUITES

Unit #	Size	Availability
3400	5,775	Immediately

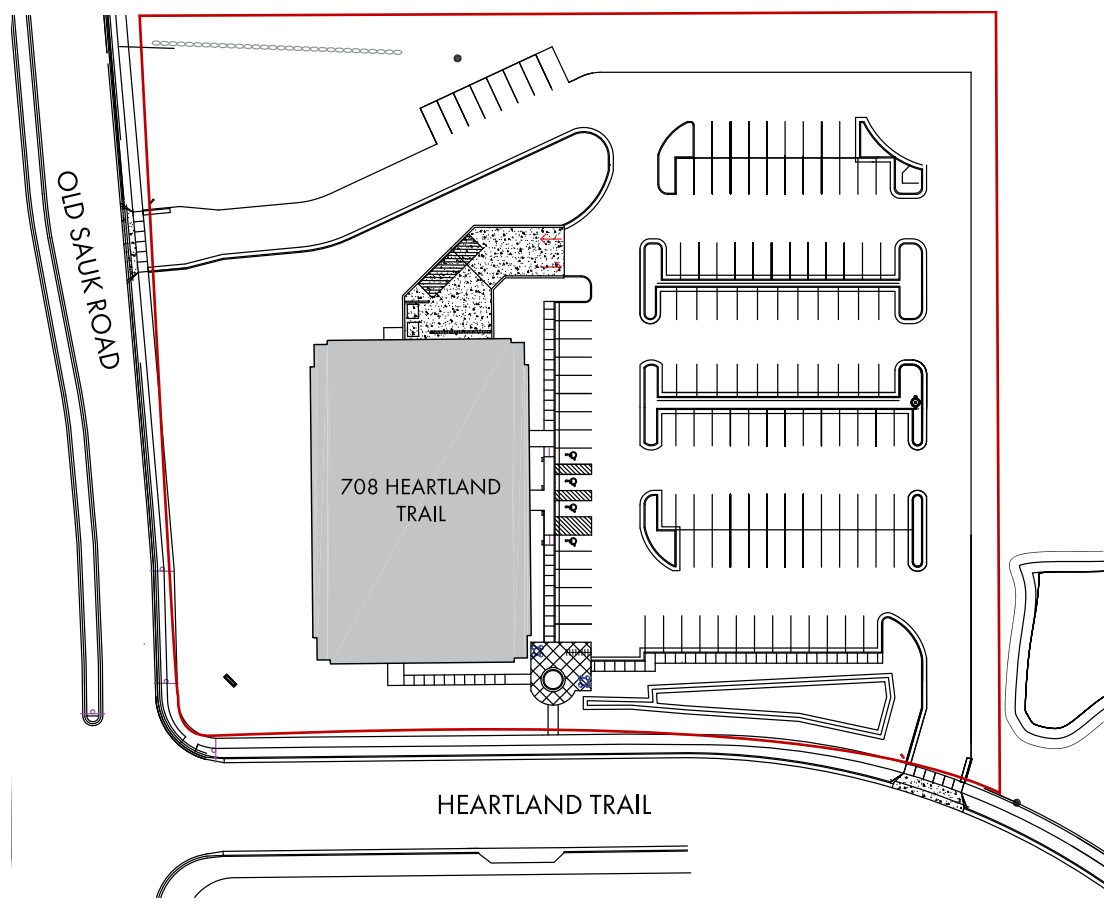
Suite 3400
5,775 rsf



708 Heartland Trail - 3rd Floor
Madison, WI



SITE MAP



708 Heartland Trail

FIND US HERE

- **Gross Leasable Area:** 49,143 SF
- **Key Tenant(s):** Hartung Brothers Inc.
- **Major Arterials & Access:** Old Sauk Road, North Pleasant View 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 708 Heartland Trail (2023 estimates)

708 HEARTLAND TRAIL 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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