

One Financial Place at 8215 Greenway Boulevard is a six story, Energy Star certified Class A office building offering modern, efficient workspace. Ideally positioned in the West Madison/Middleton business corridor, it provides quick access to Hwy 12/14 and the nearby dining and shopping at Greenway Station.

With on site amenities including a boardroom, gaming lounge, and heated underground parking, and a strong tenant roster featuring Morgan Stanley, CliftonLarsonAllen, and Ameriprise, the property delivers a convenient, high quality setting for today's businesses.

SPACE & PROPERTY HIGHLIGHTS

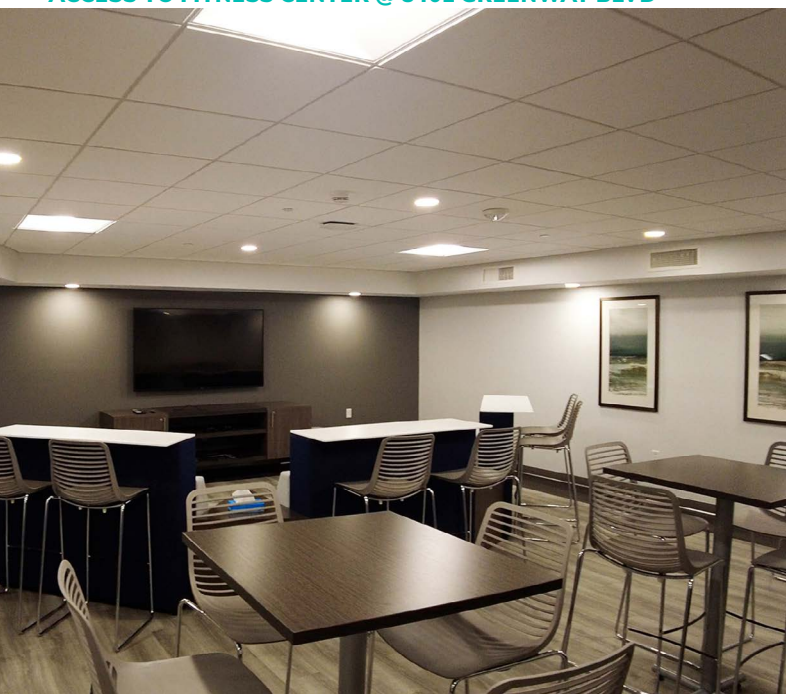
Building Size	128,871 SF
Available Space	SUITE 140 • 3,661 SF SUITE 480 • 8,785 SF SUITE 500 • 10,931 SF
Floors	6
Building Hours	7:00 AM - 6:00 PM (Front Door) 7:15 AM - 5:00 PM (Loading Dock Door) M-F
Signage	Building & monument signage available
Parking	2.78/1000 389 Stalls / 47 Underground



ON-SITE BOARD ROOM



ACCESS TO FITNESS CENTER @ 8401 GREENWAY BLVD



ON-SITE GAMING LOUNGE



AMENITIES

ON-SITE:

- Two-Story Open Lobby
- Secured Heated Underground Parking
- Ample Surface Parking
- Gaming Lounge
- Board Room

SHARED/OFF-SITE:

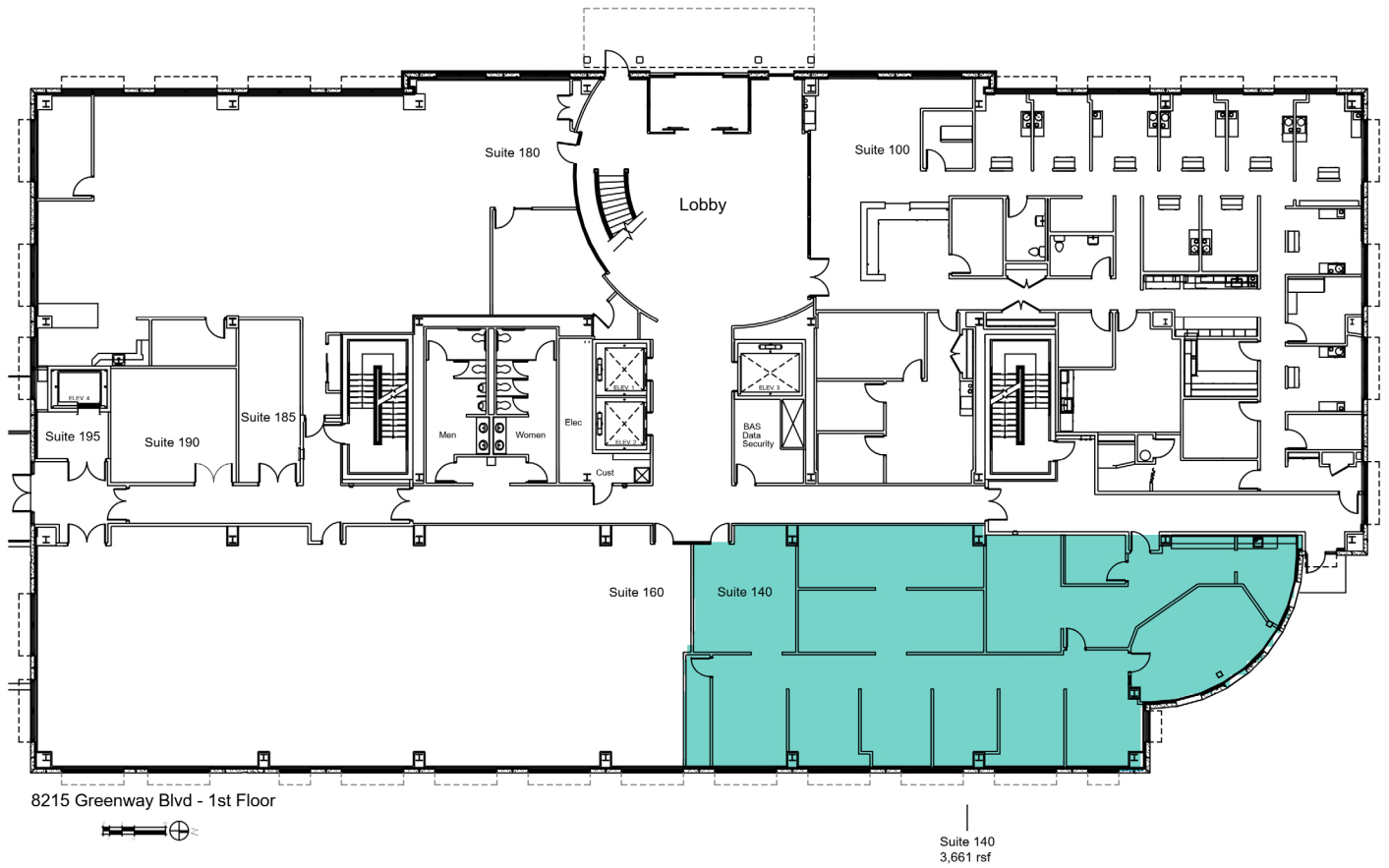
- Full Service Cafe
- Workout Facilities
- Wellness Rooms
- Golf Simulator Lounges
- Self-Serve Coffee Lounges
- Conference Centers and Board Rooms

FOR MORE INFORMATION:

<https://madison.rfaassetmanagement.ca>

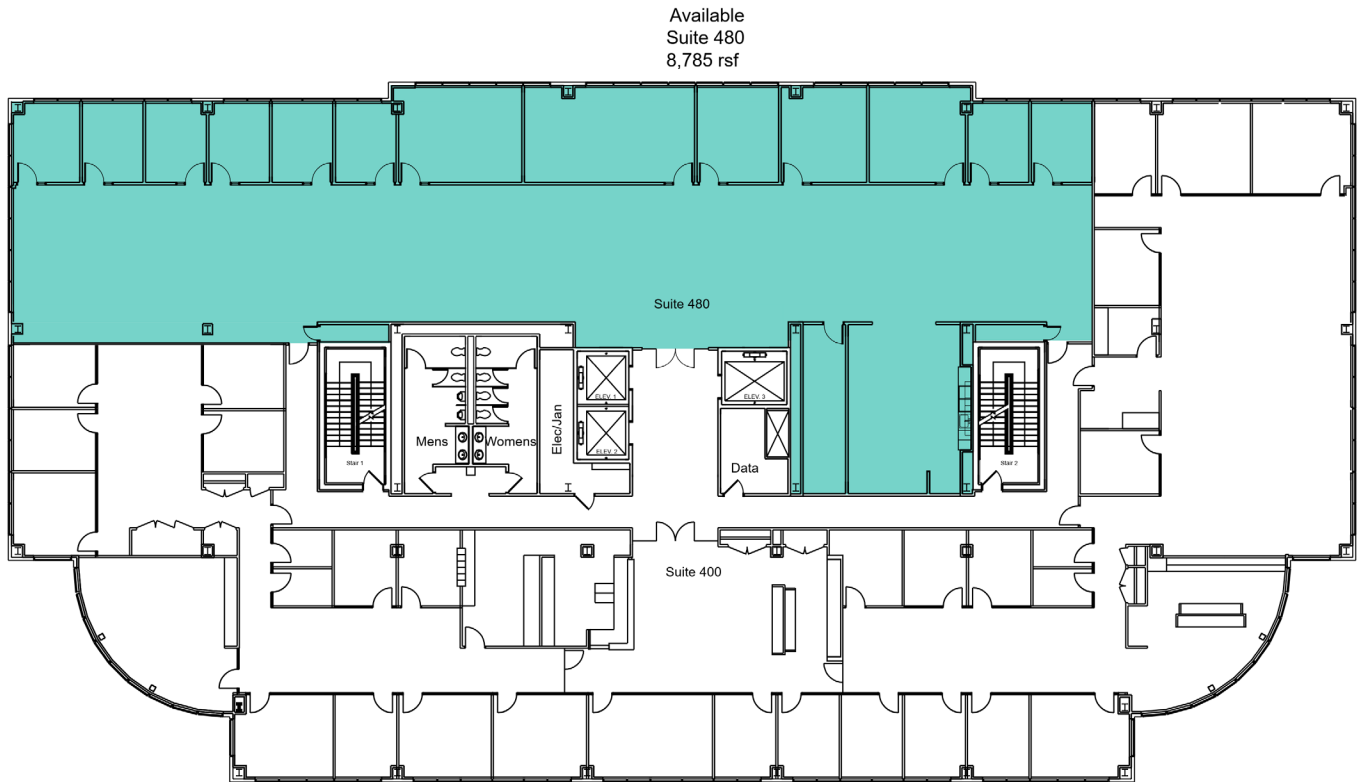
AVAILABLE SUITES

Unit #	Size	Availability
140	3,661 SF	Immediately



AVAILABLE SUITES

Unit #	Size	Availability
480	8,785 SF	Immediately

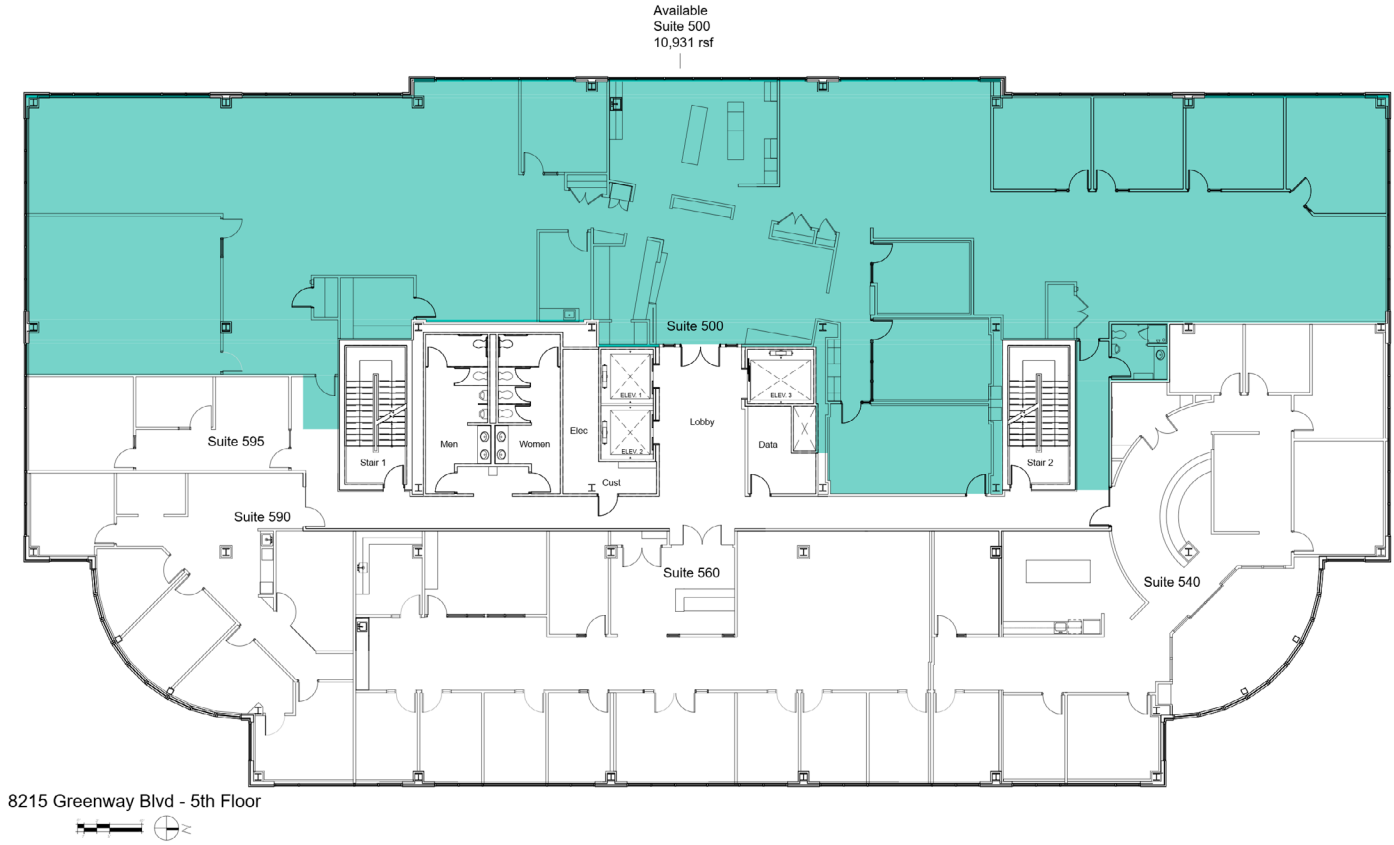


8215 Greenway Blvd - 4th Floor



AVAILABLE SUITES

Unit #	Size	Availability
500	10,931 SF	Immediately



SITE MAP



8215 Greenway Blvd

FIND US HERE

- **Gross Leasable Area:** 128,871 SF
- **Key Tenant(s):** CliftonLarsonAllen LLP, Morgan Stanley Smith Barney Financing LLC
- **Major Arterials & Access:** Greenway Boulevard, West 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 8215 Greenway Blvd (2023 estimates)

8215 GREENWAY BOULEVARD ONE FINANCIAL PLACE

FOR OFFICE LEASING INQUIRIES

KYLE ROBB, CCIM

Director - Leasing
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RFA

ASSET MANAGEMENT

MADISON.RFAASSETMANAGEMENT.CA

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