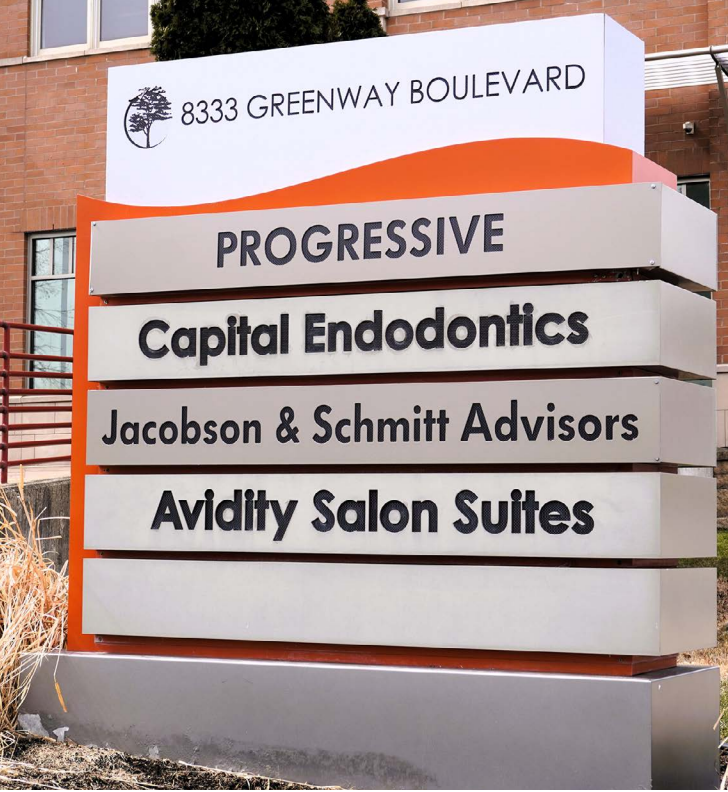


**FOR LEASE: OFFICE/RETAIL**  
**8333 GREENWAY BOULEVARD**





**8333 Greenway Boulevard** is a three story mixed use building offering 36,633 square feet of leasable space, with first floor retail and two floors of Class A office space. Constructed in 2007, the property sits prominently at Greenway Boulevard and Deming Way, providing excellent visibility and quick access to Hwy 12/14 and the Madison and Middleton business communities. The pedestrian friendly location is surrounded by retail, dining, hotels, a seasonal farmers' market, and nearby biking and walking paths. On site amenities include secure card access, ample surface parking, and underground secured parking—supported by first class property management with on site maintenance and 24/7 emergency response.

## SPACE & PROPERTY HIGHLIGHTS

Building Size	36,633 SF
Available Space	SUITE 120 - Retail • 1,503 SF
Floors	3
Building Hours	6:30 AM - 6:00 PM   M-F 7:30 AM - 4:00PM   SAT
Signage	Building & monument signage available
Parking	4.74/1000
Rent	\$20.00/SF, NNN Retail
Security Features	Cameras and key card access



**OFF-SITE SELF-SERVE COFFEE LOUNGES**



**VARIOUS NO-FEE FITNESS CENTERS**



**OFF-SITE GOLF AND GAMING LOUNGES**



## AMENITIES

### ON-SITE:

- Bright Welcoming Lobby
- Ample Surface Parking
- Heated Underground Parking
- Easy Access

### SHARED/OFF-SITE:

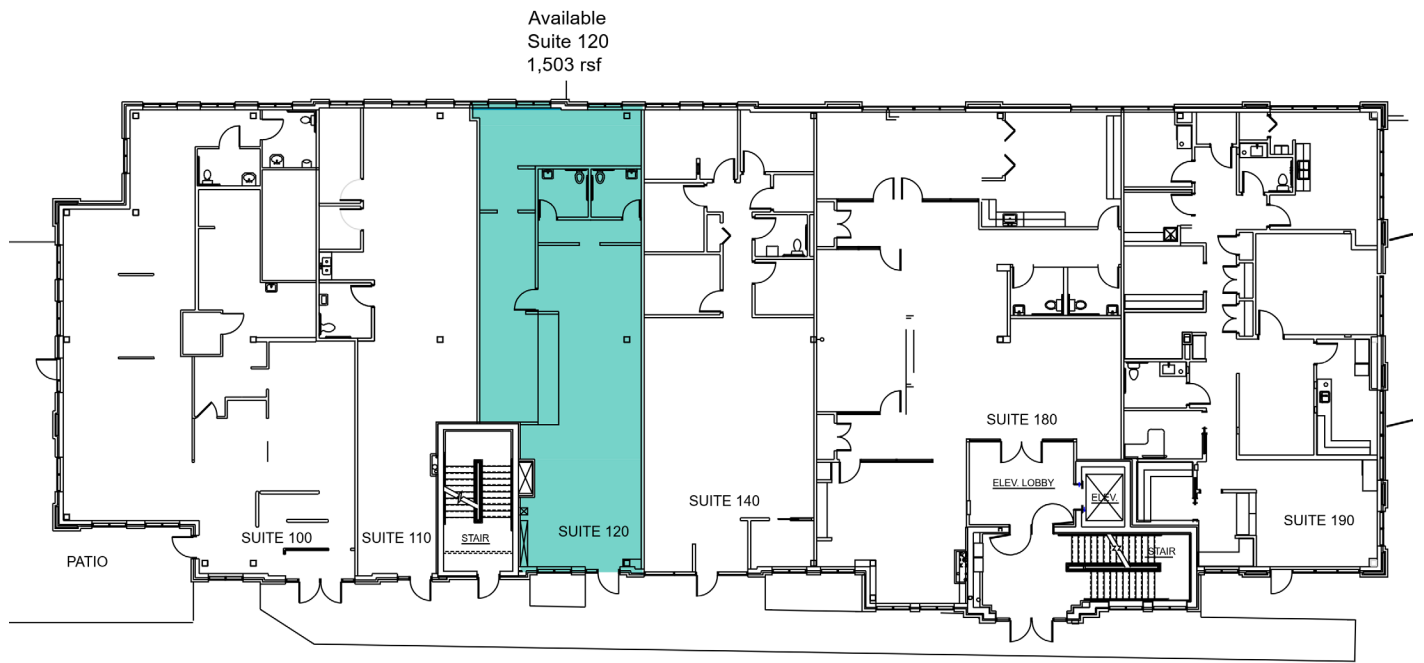
- Full Service Cafe
- Multiple No-Fee Workout Facilities
- Wellness Rooms
- Golf Simulator Lounges
- Self-Serve Coffee Lounges
- Conference Centers and Board Rooms

### FOR MORE INFORMATION:

<https://madison.rfaassetmanagement.ca>

# AVAILABLE SUITES

Unit #	Size	Availability
120 - Retail	1,503 SF	Immediately



8333 Greenway Blvd - 1st Floor



# SITE MAP



8333 Greenway Blvd

## FIND US HERE

- **Gross Leasable Area:** 36,633 SF
- Pedestrian friendly area with retail, restaurants, hotel accommodations, farmers' market and biking/walking paths
- **Major Arterials & Access:** Greenway Boulevard, West 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 8333 Greenway Blvd (2023 estimates)

# 8333 GREENWAY BOULEVARD

FOR OFFICE LEASING INQUIRIES

**KYLE ROBB, CCIM**

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

# RFA

ASSET MANAGEMENT

[MADISON.RFAASSETMANAGEMENT.CA](http://MADISON.RFAASSETMANAGEMENT.CA)

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