





8383 Greenway Boulevard is a Class A mid rise office building offering 76,997 square feet of leasable space in a highly accessible location within the Greenway Center office park. Situated just off Highway 12/14, the property provides excellent visibility and easy access to both the Madison and Middleton business communities. Directly across from Greenway Station—a 300,000 square foot lifestyle center with a wide range of shopping and dining—the building features abundant free surface parking and recently updated common areas with high quality finishes. Together, these attributes create a professional, well maintained environment in one of the area's most desirable office parks.

SPACE & PROPERTY HIGHLIGHTS

Building Size	76,997 SF
Available Space	SUITE 81-86 and 90 • 9,619 SF SUITE 120 • 3,812 SF SUITE 200 • 6,380 SF SUITE 320 • 2,345 SF 4th FLOOR • 11,631 SF
Floors	6
Building Hours	6 30 AM - 6:00 PM M-F 7 30 AM - 4:00 PM SAT
Parking	221 Surface Stalls



OFF-SITE SELF-SERVE COFFEE LOUNGES



OFF-SITE FITNESS CENTERS



OFF-SITE GOLF LOUNGE



AMENITIES

ON-SITE:

- Bright Welcoming Lobby
- Common Conference Room
- Common Area Lounge Seating
- Various Vending Machines

SHARED/OFF-SITE:

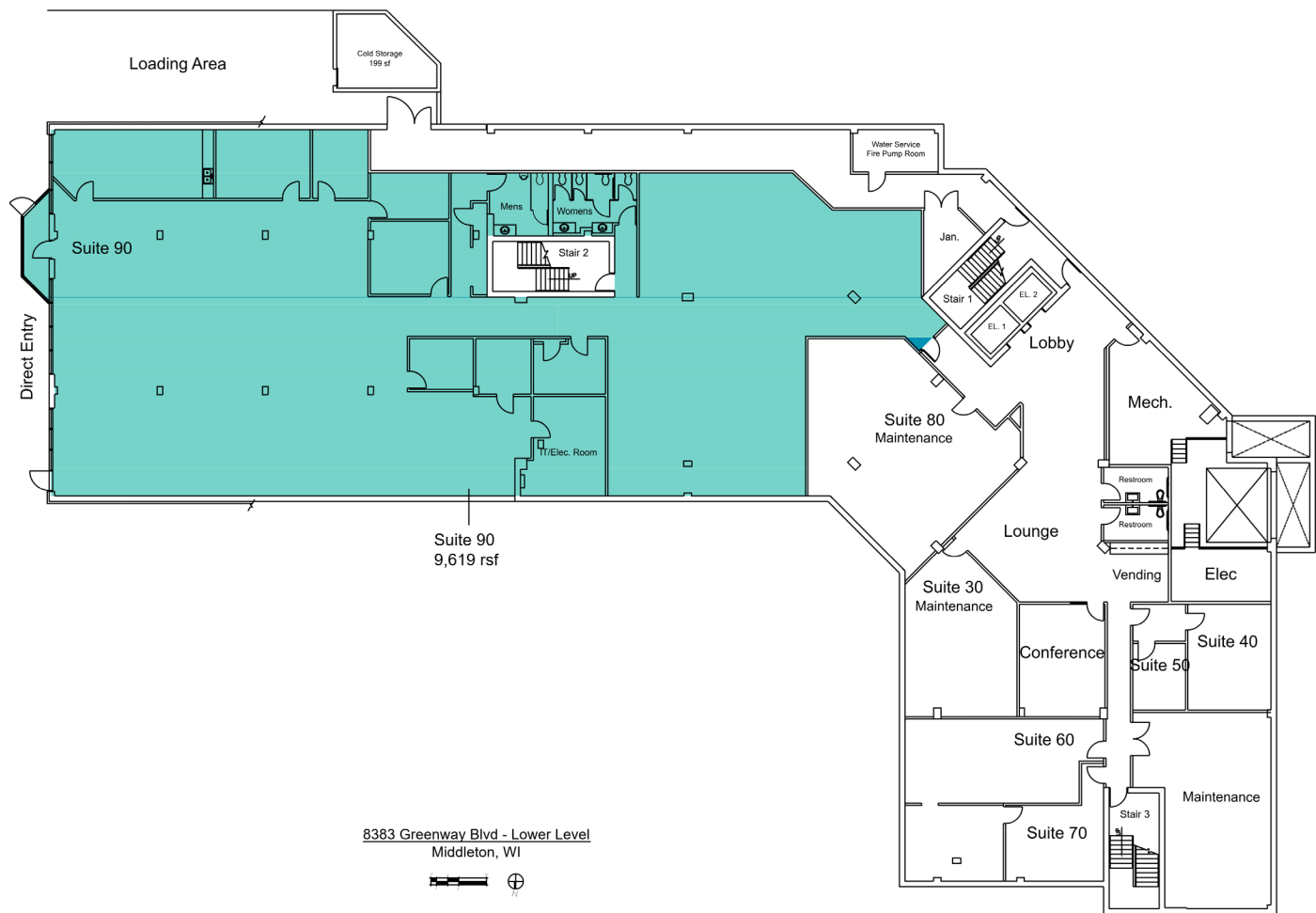
- Full Service Cafe
- Multiple No-Fee Workout Facilities
- Wellness Rooms
- Golf Simulator Lounges
- Self-Serve Coffee Lounges
- Conference Centers and Board Rooms

FOR MORE INFORMATION:

<https://madison.rfaassetmanagement.ca>

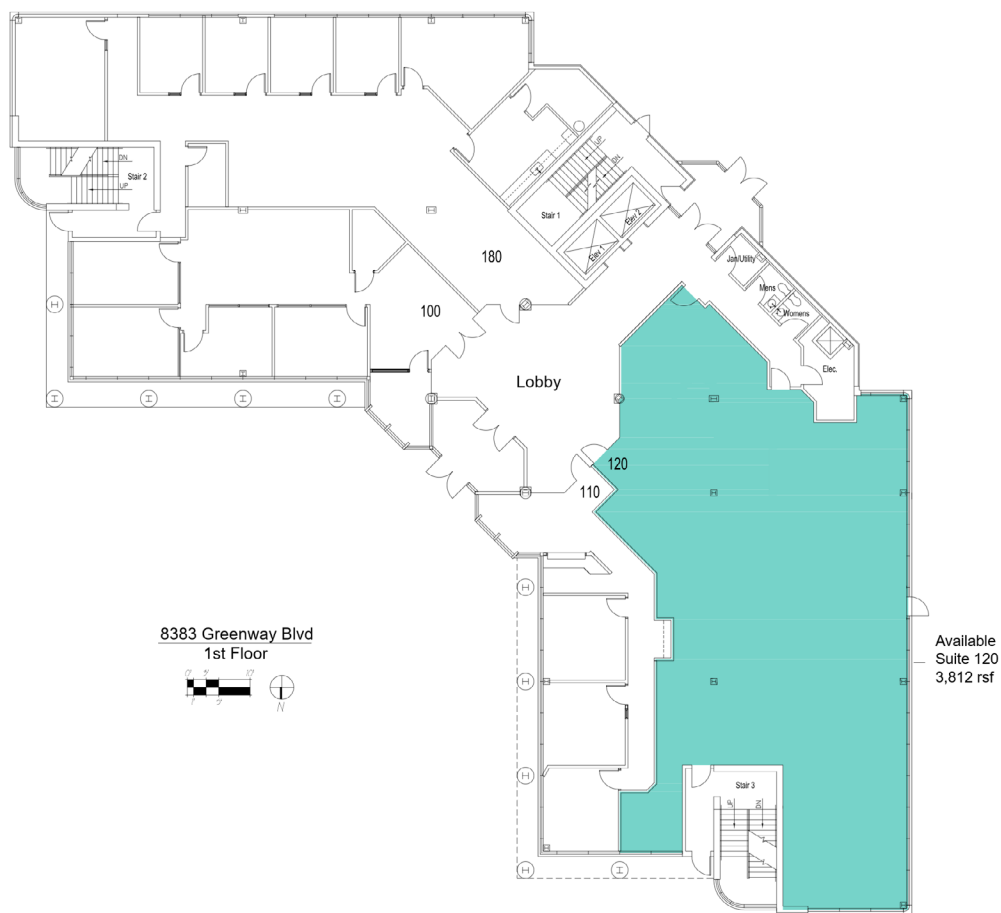
AVAILABLE SUITES

Unit #	Size	Availability
81-86, 90	9,619 SF	Immediately



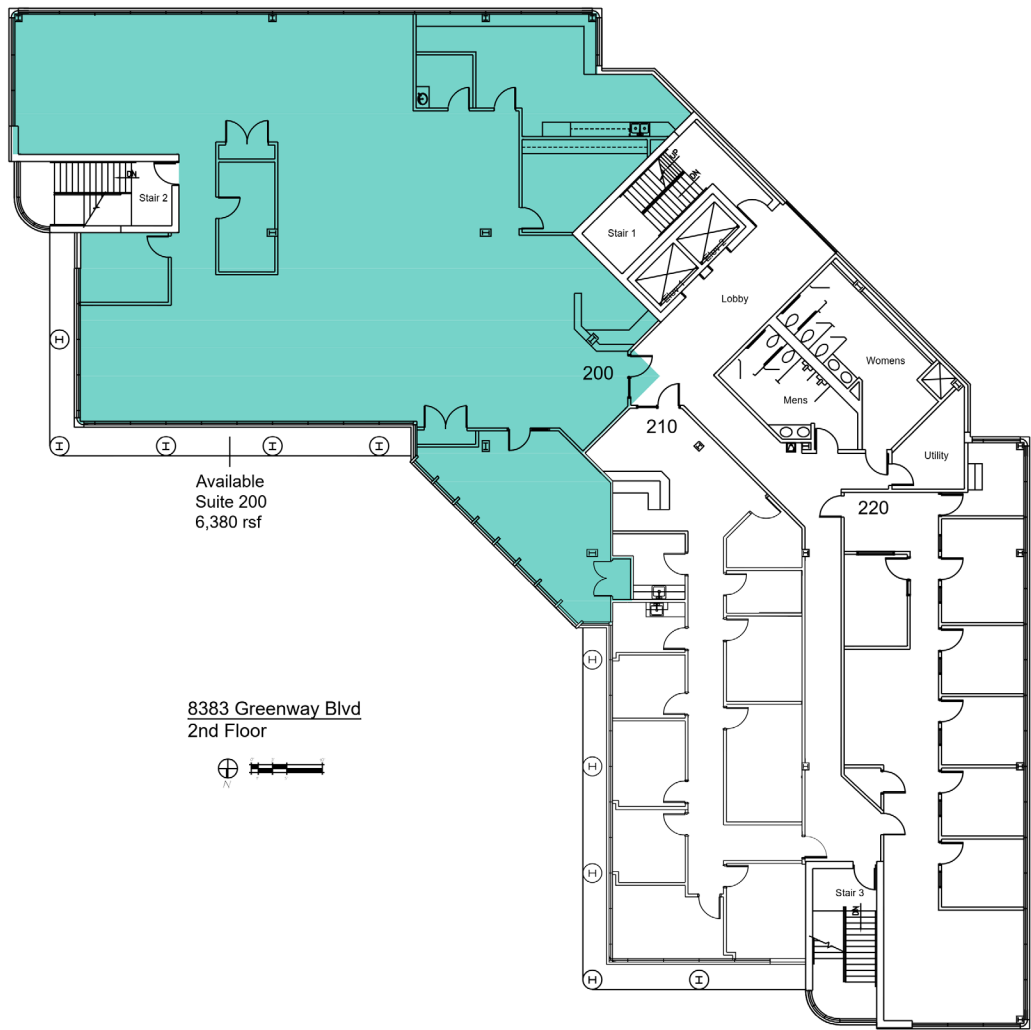
AVAILABLE SUITES

Unit #	Size	Availability
120	3,812 SF	Immediately



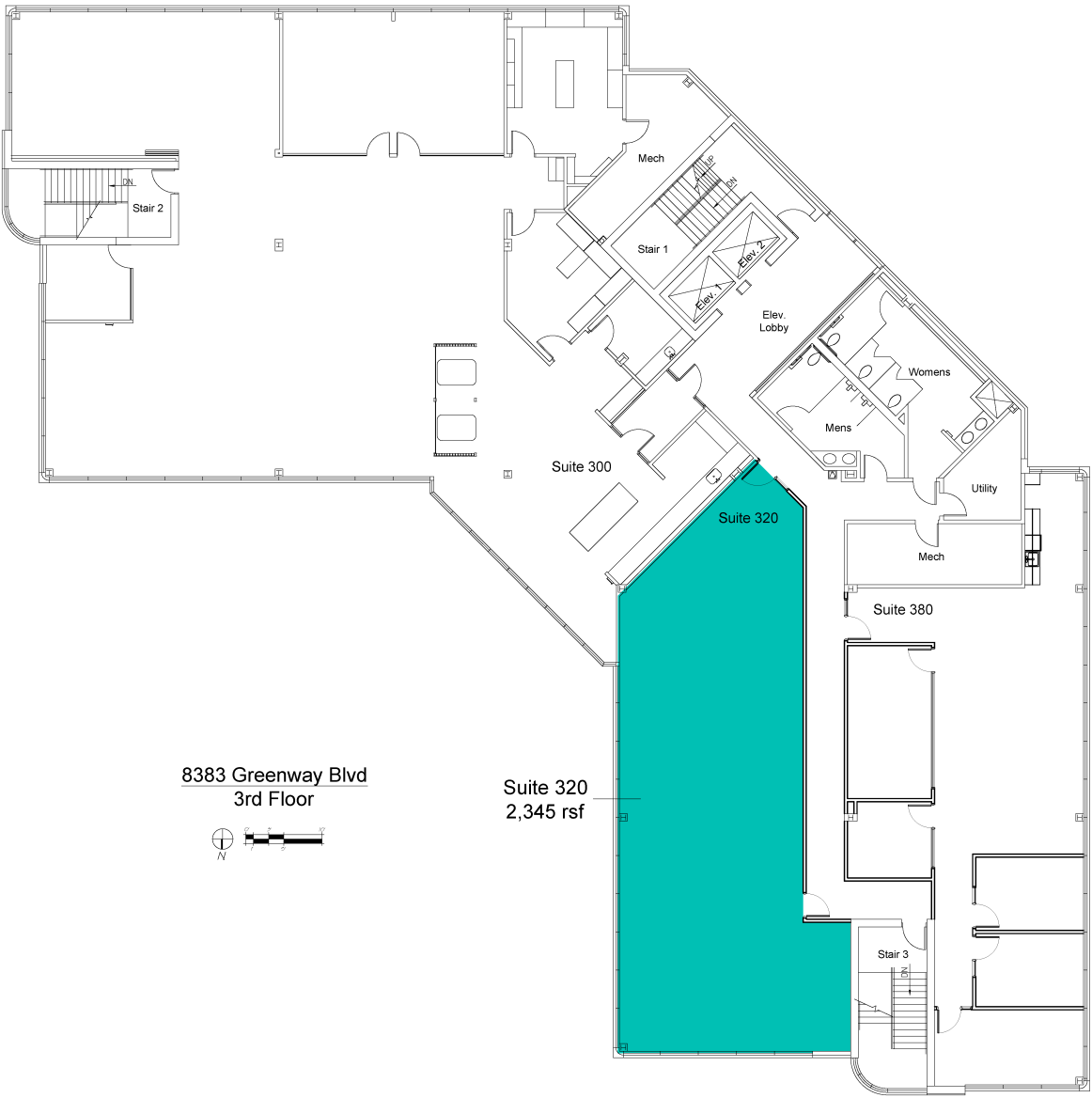
AVAILABLE SUITES

Unit #	Size	Availability
200	6,380 SF	Immediately



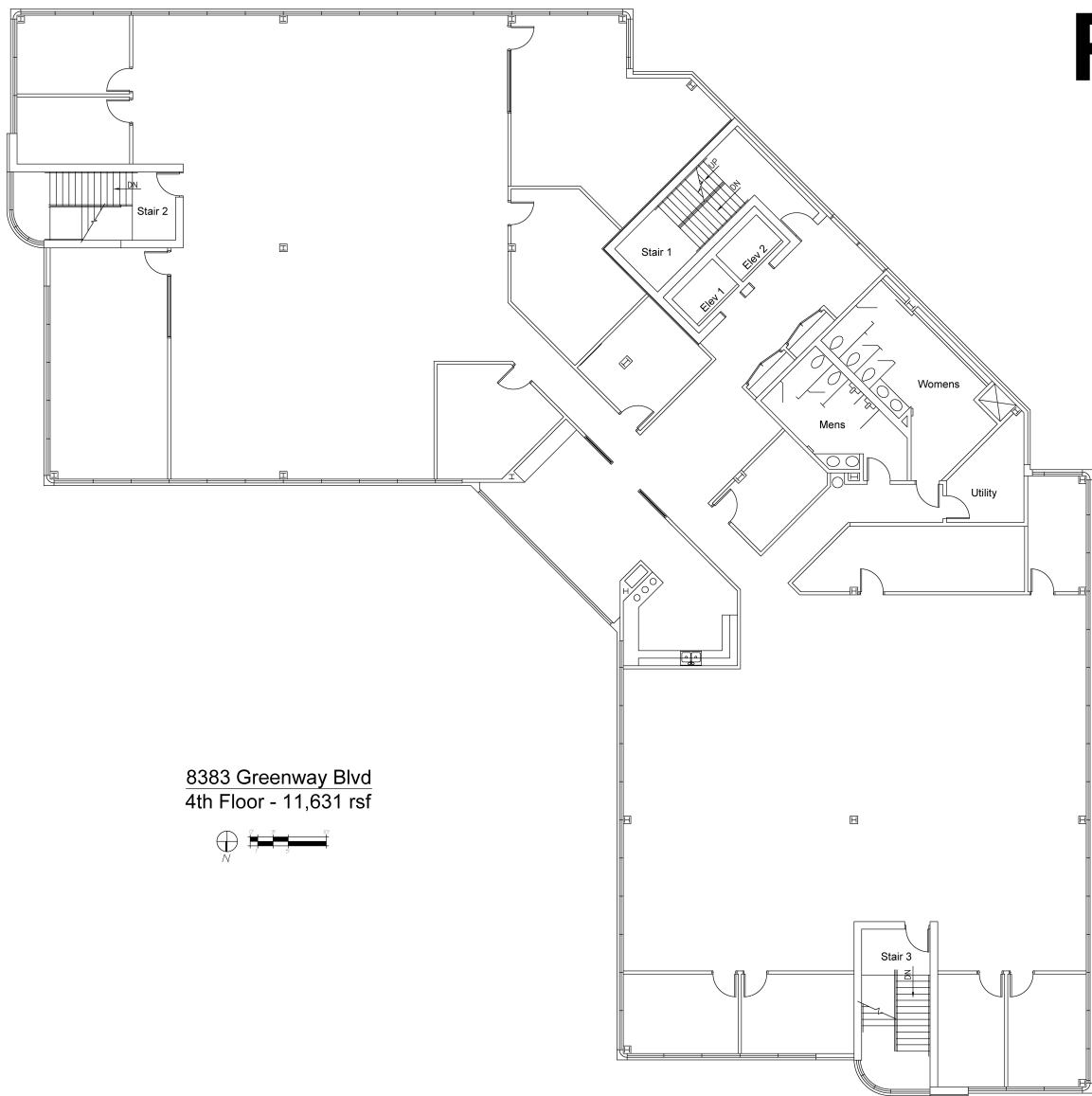
AVAILABLE SUITES

Unit #	Size	Availability
320	2,345 SF	Immediately



AVAILABLE SUITES

Unit #	Size	Availability
4th FLOOR	11,631 SF	Immediately

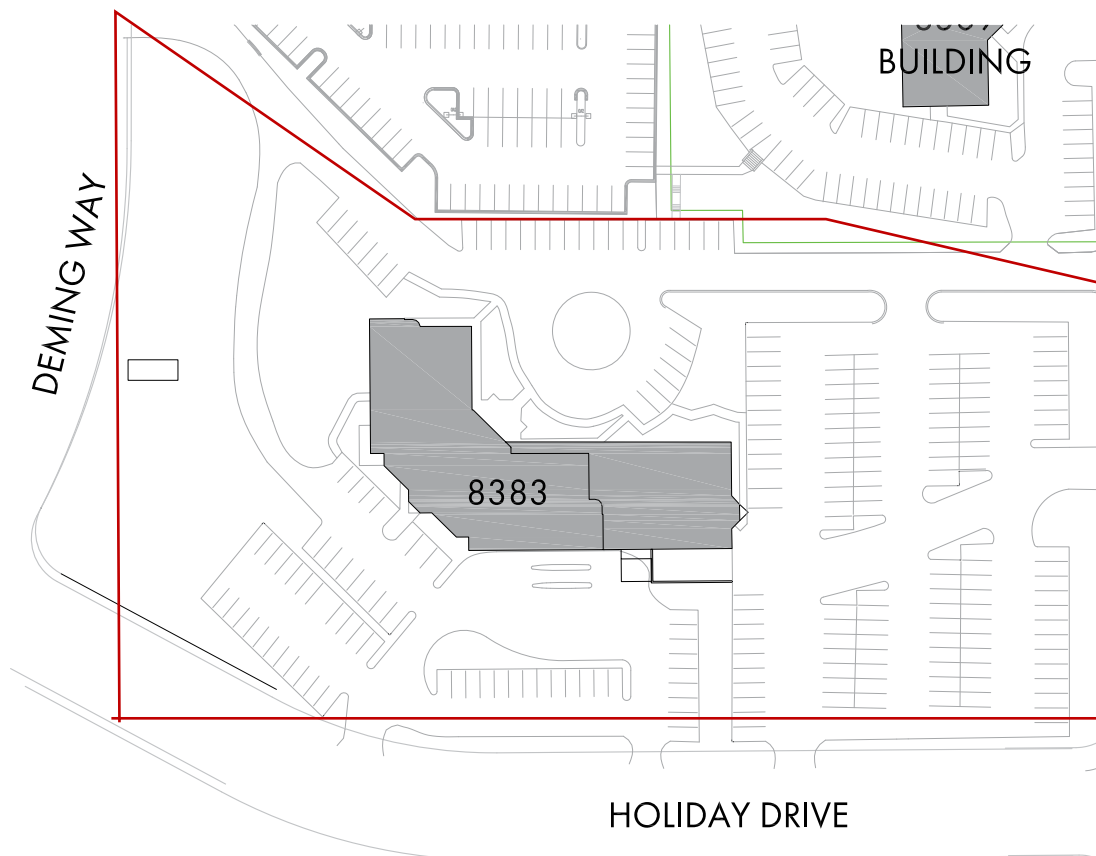


8383 Greenway Blvd
4th Floor - 11,631 rsf



A north arrow pointing upwards and a scale bar are located below the address text.

SITE MAP



8383 Greenway Blvd

FIND US HERE

- **Gross Leasable Area:** 76,997 SF
- **Key Tenant(s):** Regus
- **Major Arterials & Access:** Greenway Blvd, W 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 8383 Greenway Blvd (2023 estimates)

8383 GREENWAY BOULEVARD

FOR OFFICE LEASING INQUIRIES

KYLE ROBB, CCIM

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RFA

ASSET MANAGEMENT

MADISON.RFAASSETMANAGEMENT.CA

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