





The Wisconsin Trade Center at 8401 Greenway Blvd is an 11 story Class A office building offering 274,555 square feet of modern, high quality workspace in the West Madison/Middleton business community. Located in the heart of Greenway Station, it provides excellent visibility and easy access just blocks from Hwy 12/14, connecting seamlessly to nearby suburbs. The walkable surroundings include retail, dining, hotels, bike paths, and a seasonal farmers' market, creating a vibrant and convenient environment. On site amenities feature a conference center, boardrooms, a fitness center with locker rooms and showers, secure card access, and a striking glass atrium, along with heated underground and ample surface parking and a sky-walk to the Greenway Building, making it a highly functional and attractive setting for today's businesses.

SPACE & PROPERTY HIGHLIGHTS

Building Size	255,604 SF
Available Space	SUITE 230 • 29,211 SF SUITE 250 • 12,442 SF SUITE 300 • 40,357 SF SUITE 700 • 15,508 SF SUITE 950 • 7,627 SF 11th FLOOR • 15,239 SF
Floors	11
Building Hours	7 00 AM. - 6:00 PM Atrium Door M-F 7 30 AM - 5:30 PM Other Doors M-F
Signage	Building & monument signage available
Parking	2.59/1000 954 Stalls / 48 Underground



ON-SITE SELF-SERVE COFFEE LOUNGE



FITNESS CENTER WITH LOCKER ROOMS AND SHOWERS



ON-SITE GOLF LOUNGE



AMENITIES

ON-SITE:

- Two-Story Open Atrium Lobby
- Patio with Outdoor Seating, Grills and Fire Pit
- Secured Heated Underground Parking
- Ample Surface Parking
- Conference Center and Training Room
- Workout Facilities
- Golf Simulator Lounge

SHARED/OFF-SITE:

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

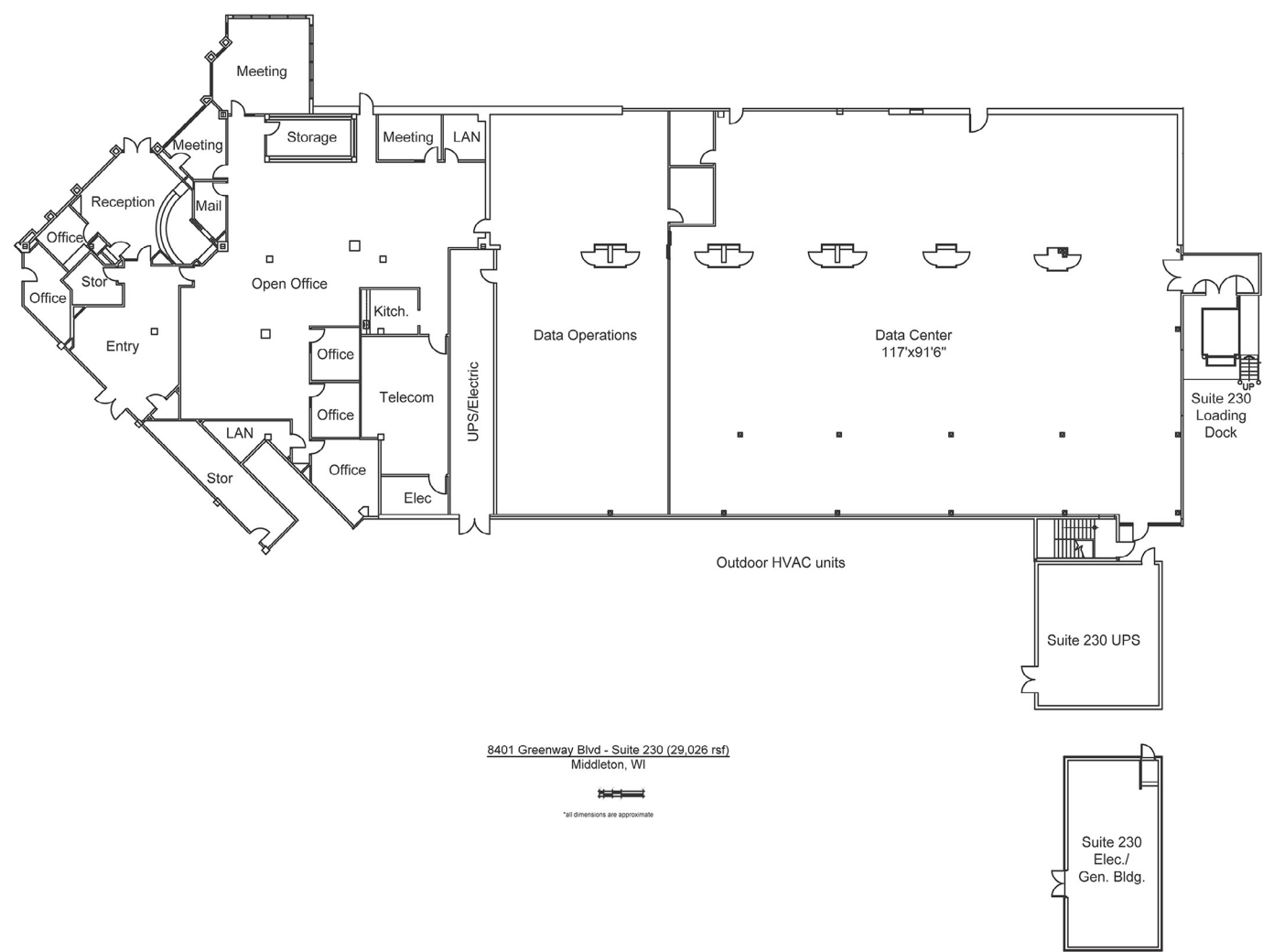
FOR MORE INFORMATION:

<https://madison.rfaassetmanagement.ca>

AVAILABLE SUITES

Unit #	Size	Availability
230	29,026 SF	Immediately

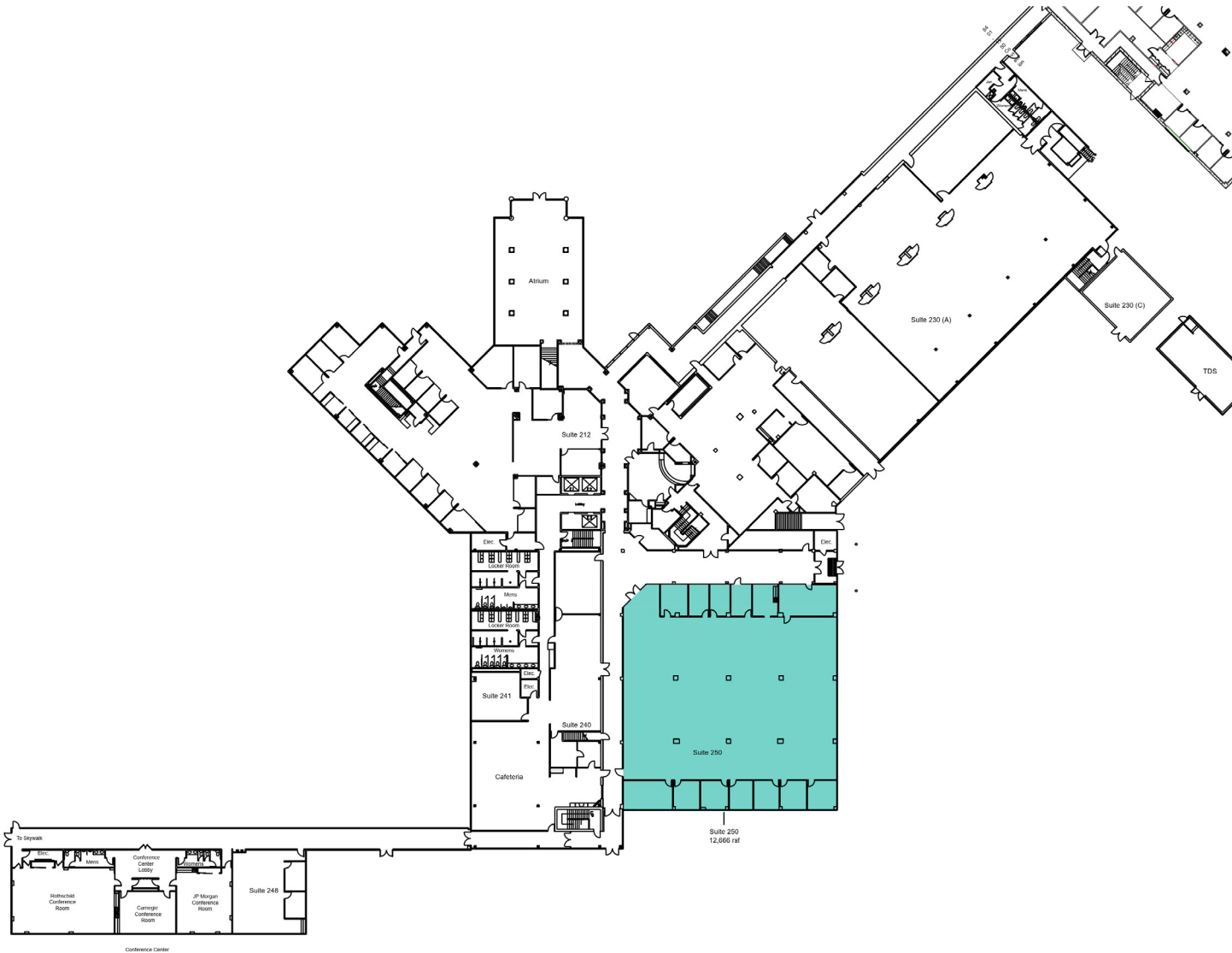
EXISTING DATA CENTER AND COULD BE CONVERTED TO LAB/FREEZER FARM



*MORE DETAILED INFORMATION AVAILABLE UPON REQUEST

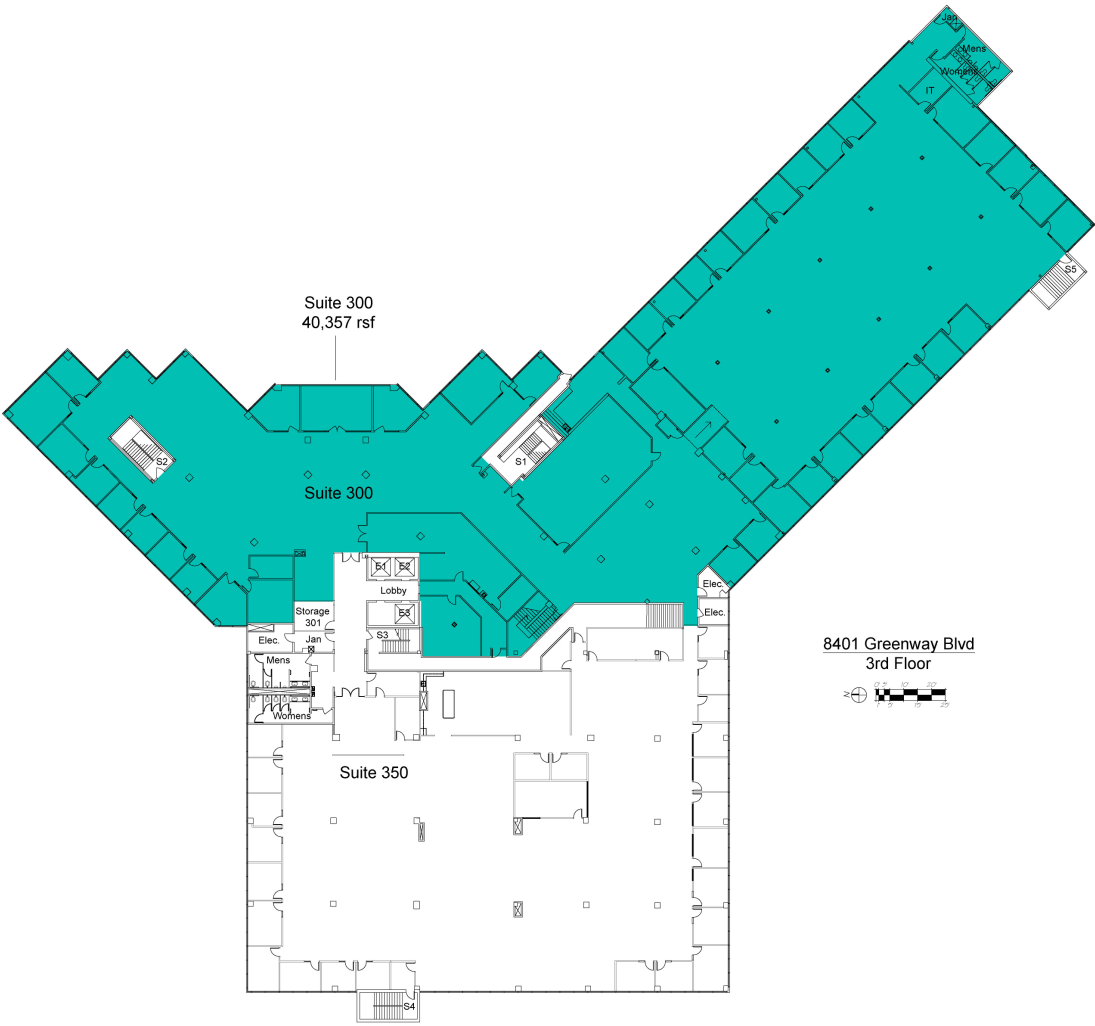
AVAILABLE SUITES

Unit #	Size	Availability
250	12,442 SF	Immediately



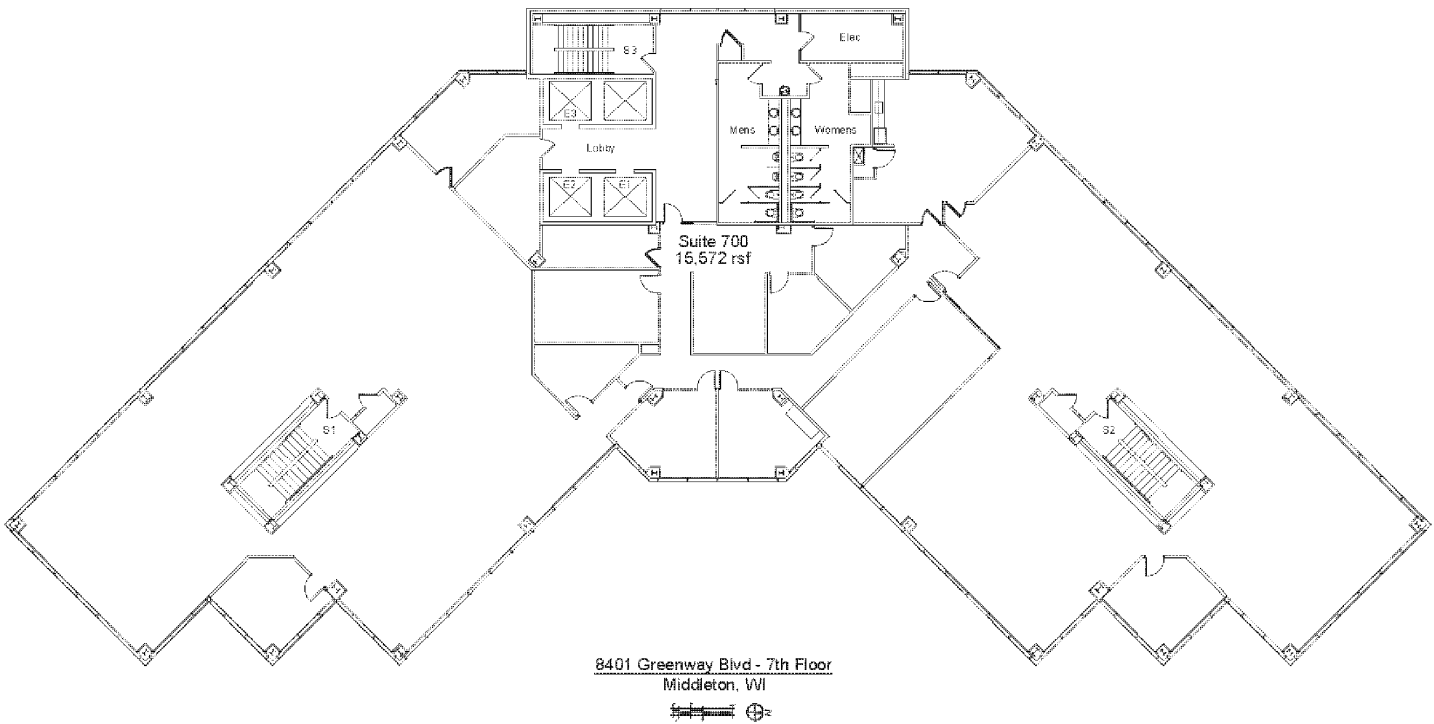
AVAILABLE SUITES

Unit #	Size	Availability
300	40,357 SF	Immediately



AVAILABLE SUITES

Unit #	Size	Availability
700	15,572 SF	Immediately



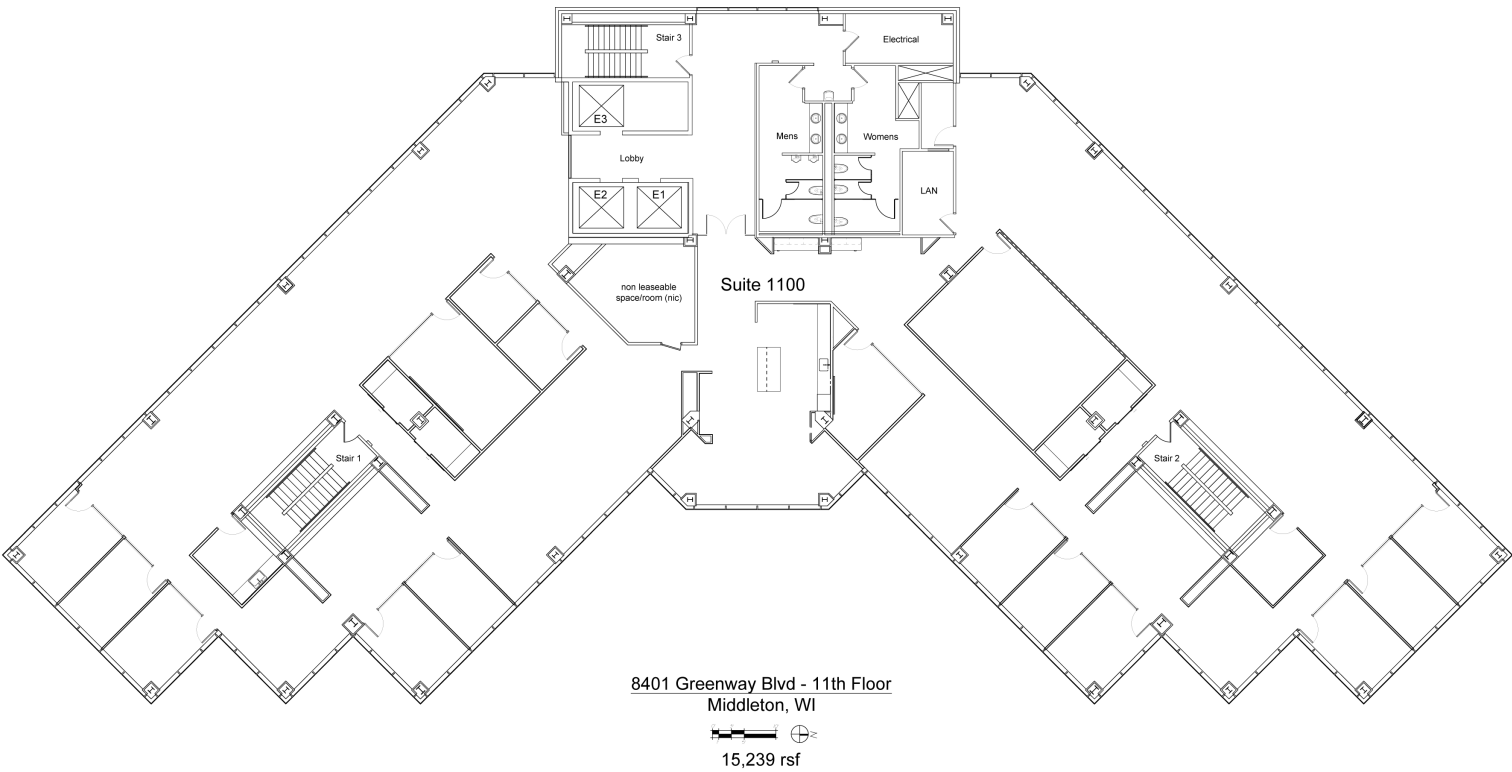
AVAILABLE SUITES

Unit #	Size	Availability
SUITE 950	7,627 SF	Immediately

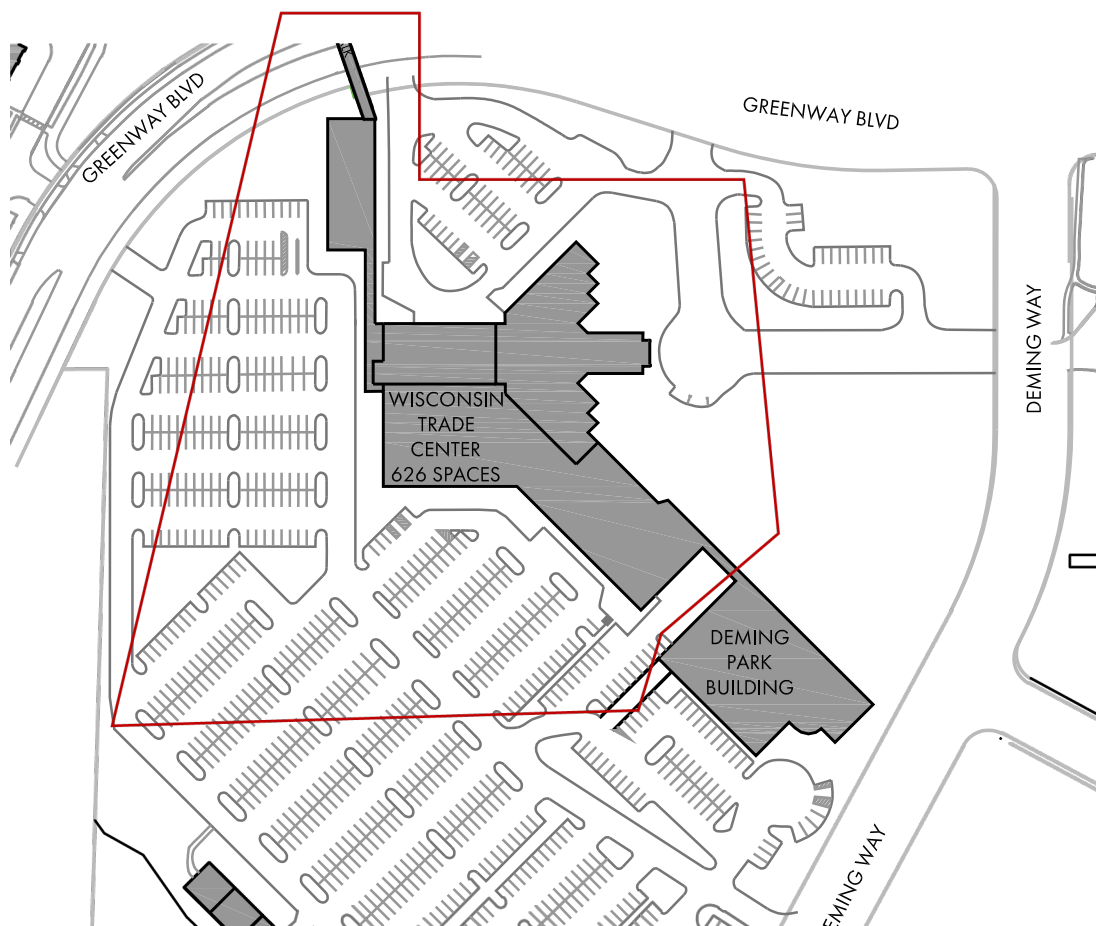
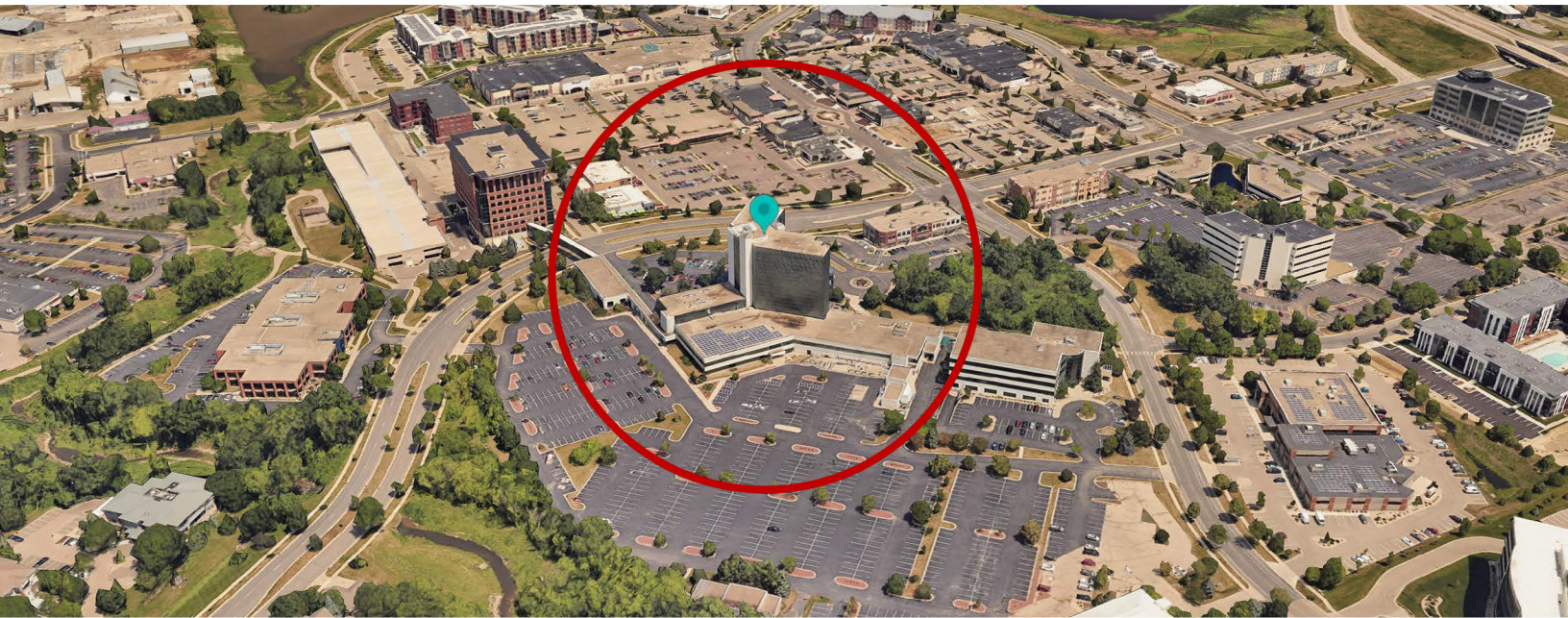


AVAILABLE SUITES

Unit #	Size	Availability
11th FLOOR	15,239 SF	Immediately



SITE MAP



8401 Greenway Blvd

FIND US HERE

- Gross Leasable Area: 255,604 SF
- Key Tenant(s): Insperity Support Services and Foremost Farms

- 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 8401 Greenway Blvd (2023 estimates)

8401 GREENWAY BOULEVARD WISCONSIN TRADE CENTER

FOR OFFICE LEASING INQUIRIES

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RFA

ASSET MANAGEMENT

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