





515 Junction Road is a two story Class A mixed use building offering 21,662 square feet of leasable space, with main floor retail and second floor office suites. The property provides excellent visibility, high traffic counts, and easy access via a controlled intersection, making it a prime location for businesses seeking strong exposure. RFA tenants also enjoy access to shared conference centers, boardrooms, and top tier property management supported by in house maintenance and 24/7 emergency services, creating a convenient and well supported workplace environment.

SPACE & PROPERTY HIGHLIGHTS

Building Size	21,662 SF
Available Space	F - Retail • 1,593 SF
Floors	2
Building Hours	6:50 AM - 7:00 PM M - T 6:50 AM - 6:00 PM FRI 8:00 AM - 1:00 PM SAT
Signage	Building signage available
Parking	3.32/1000 75 Dedicated Stalls/Shared Parking in Covered Ramp/1433 Stalls
HVAC System	VAV/Heat pump
Security Features	Cameras and key card access
Telephone/Cable Internet Providers	Charter (Spectrum) /TDS
Fiber Optic Broadband Service	Fiber/T1/DSL



OFF-SITE SELF-SERVE COFFEE LOUNGE



OFF-SITE FITNESS CENTERS



OFF-SITE GOLF LOUNGE



AMENITIES

ON-SITE:

- Building Signage Opportunities (1st Floor Only)
- Parking Options / Surface and Ramp

SHARED ACCESS @ CITY CENTER WEST:

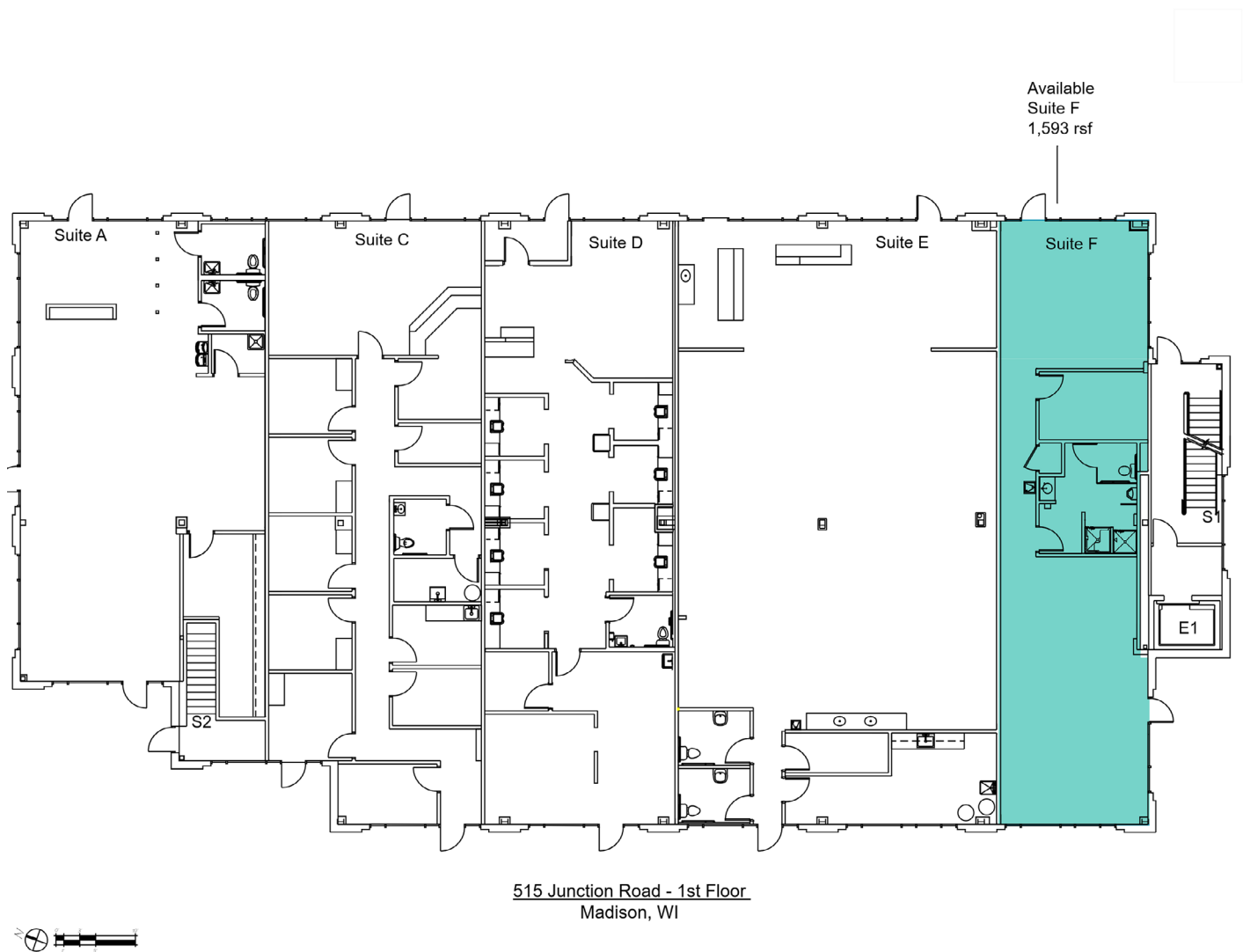
- Full Service Cafe
- No-Fee Workout Facility
- Wellness Rooms
- Golf Simulator Lounge
- Self-Serve Coffee Lounge
- Conference Centers and Board Rooms

FOR MORE INFORMATION:

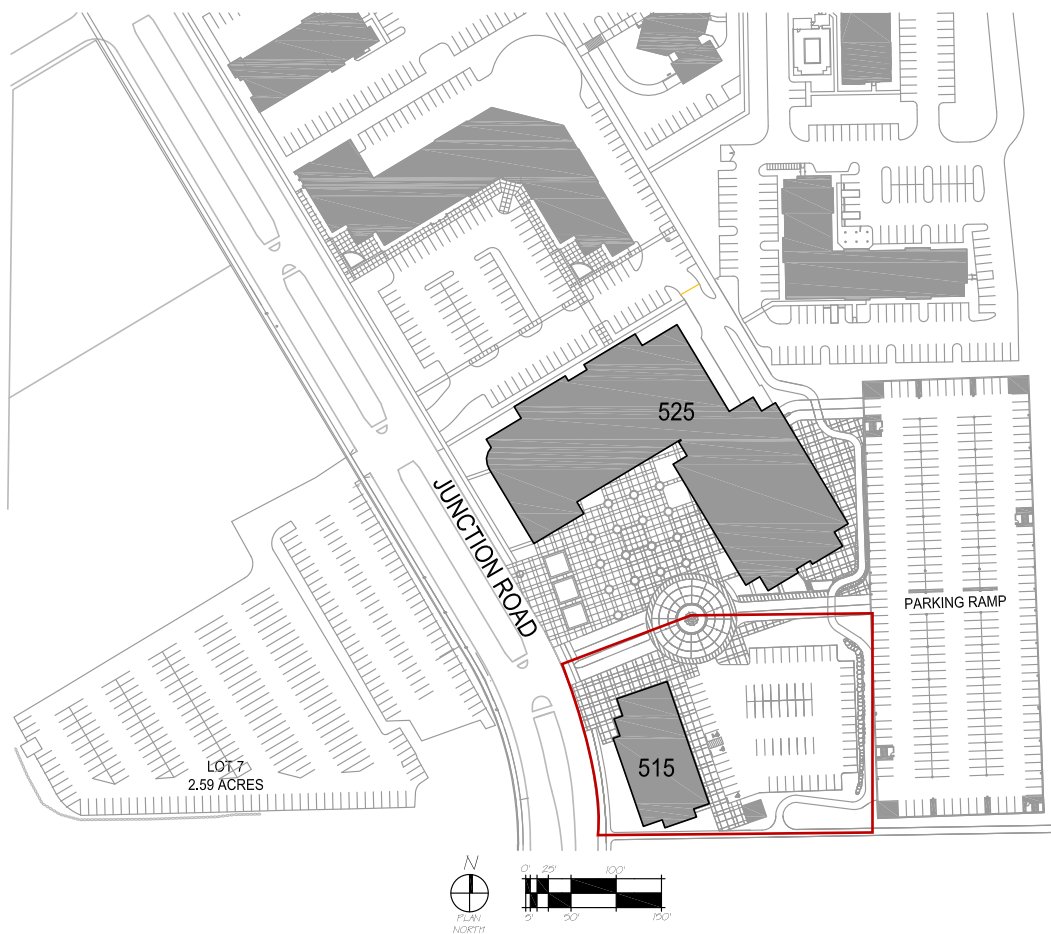
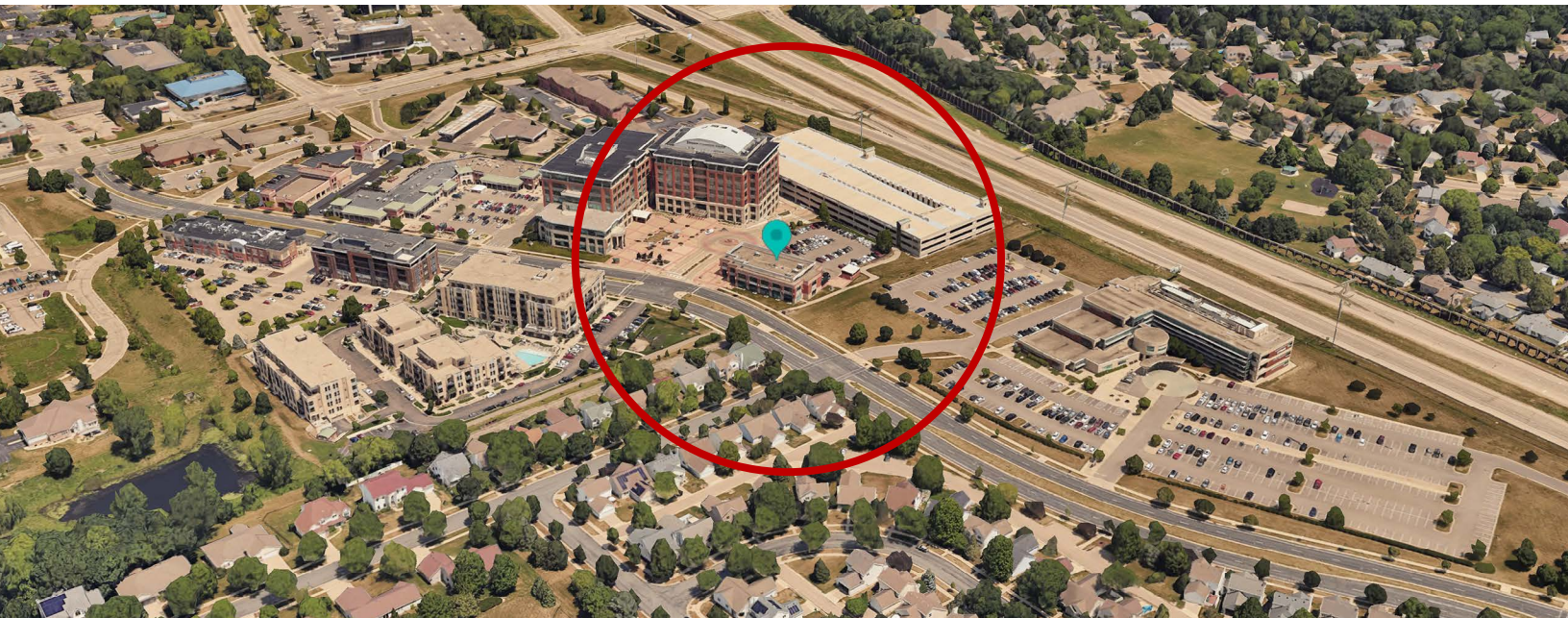
<https://madison.rfaassetmanagement.ca>

AVAILABLE SUITES

Unit #	Size	Availability
F - Retail	1,593 SF	Immediately



SITE MAP



515 Junction Rd

FIND US HERE

- **Gross Leasable Area:** 21,662 SF
- **Key Tenant(s):** CorVel Healthcare, State Farm
- **Major Arterials & Access:** Junction Rd, W Beltline Highway, Old Sauk Rd

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 515 Junction Rd (2023 estimates)

515 JUNCTION RD, MADISON, WI

FOR OFFICE LEASING INQUIRIES

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RFA

ASSET MANAGEMENT

MADISON.RFAASSETMANAGEMENT.CA

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