





8476/8496 Greenway Boulevard is a two-storey office building comprising 50,884 square feet of leasable area and is leased to Activision Publishing, Inc. The building is strategically located just blocks from the West Beltline Highway, a major thoroughfare in Madison providing convenient access to the Madison and Middleton business communities. 8476 Greenway Boulevard has 177 parking stalls for a parking ratio of 3.48 stalls per 1,000 square feet of leasable area.

SPACE & PROPERTY HIGHLIGHTS

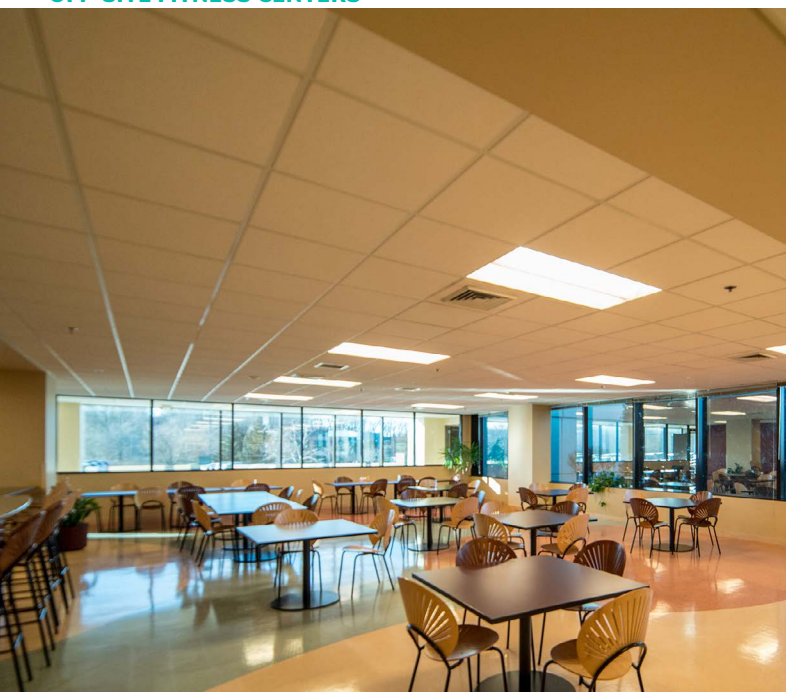
Building Size	50,884 SF
Floors	2
Building Hours	7:00 AM -6:00 PM M - F
Signage	Monument & Building signage available
Parking	3.48/1000 177 Stalls
Telephone/Cable/Internet	TDS Metrocom/TDS Telecom
HVAC System	Rooftop cooling/boiler heat



OFF-SITE CONFERENCE ROOMS



OFF-SITE FITNESS CENTERS



OFF-SITE CAFETERIA



AMENITIES

ON-SITE:

- Covered Parking
- Signage Opportunities Available

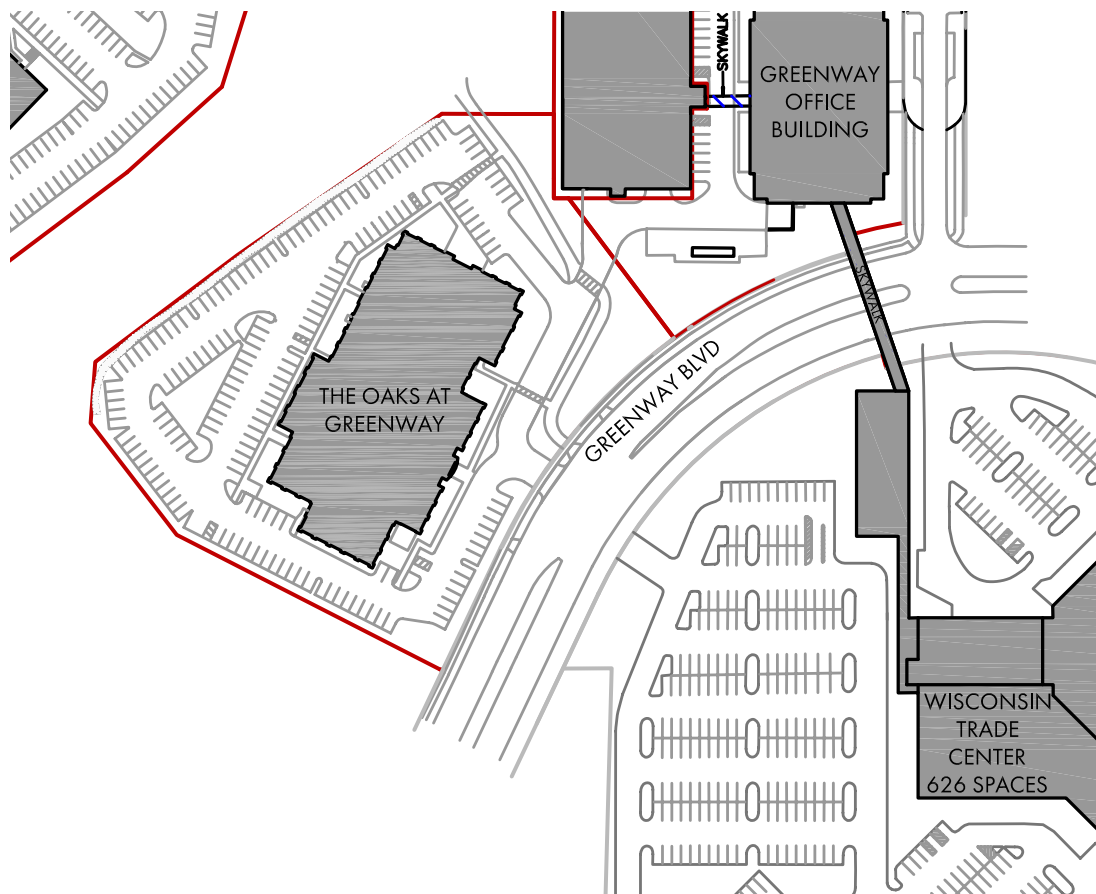
SHARED/OFF-SITE:

- Fitness Center at 8401 Greenway Blvd
- Cafeteria at 8401 Greenway Blvd
- Conference Centers Available at 8401 Greenway Blvd
- Break Areas at 8401 Greenway Blvd

FOR MORE INFORMATION:

<https://madison.rfaassetmanagement.ca>

SITE MAP



8476 Greenway Blvd —●

FIND US HERE

- **Gross Leasable Area:** 50,884 SF
- **Key Tenant(s):** Activision Publishing, Inc.
- **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 8476 Greenway Blvd (2023 estimates)

8476/8496 GREENWAY BOULEVARD

FOR OFFICE LEASING INQUIRIES

KYLE ROBB, CCIM

Director - Leasing
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RFA

ASSET MANAGEMENT

MADISON.RFAASSETMANAGEMENT.CA

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