



Esser Place. A smart decision for smart business.

IDEAL LOCATION

- Premium west side location just off the West Beltline Highway and University Avenue/Highway 14
- Within walking distance to Greenway Station, Discovery Springs and mass transit stops
- Adjacent to Esser Pond which offers walking trails amidst an inviting nature preserve
- More than 1,000 hotel rooms within a one-mile radius
- Over 15 restaurants within walking distance—ranging from quick meals to elegant fine dining
- Over half a million square feet of retail within minutes



PROPERTY INFORMATION

- Completely renovated Class A office building at extremely competitive rates: \$11.75 NNN
- Two interconnected buildings totaling 150,000 square feet:

1800 Deming Way:

Four-story 85,000-square-foot office building with top three floors still available. Flexible floor plates with space available from 5,000 to 20,000 square feet per floor.

1850 Deming Way:

Leased to Cardinal Health NeuroCare

- Responsive on-site building manager
- Building and signage visible from the Beltline



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1800–1850 Deming Way • Middleton, Wisconsin • esserplace.com • An Old Vine development

MISSION CRITICAL INFRASTRUCTURE

- Redundant fiber provided by TDS, looped for uninterrupted operations
- UPS and back-up generators ensure continuous power supply
- Three data centers with raised floor and Liebert cooling systems
- Security Card access system
- HVAC with up to 24 zones per floor for maximum employee comfort



BUILDING AMENITIES

- Showers and dressing area available in each first floor restroom
- Plug & play Herman Miller Ethospace systems furniture and high density rolling file system available
- Monument signage space reserved for anchor tenants
- Generous parking with up to five spaces/1,000 square feet; reserved parking for hybrid and electric vehicles

Call today to reserve your space.



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