

For Lease



Middleton Corporate Center

3220 Deming Way | Middleton, WI

BUILDING & SPACE PARAMETERS

- 3,591 useable square feet of office space
- Class A space with high-end finishes and abundant natural light
- 5 private offices, open space for work stations and collaboration, large conference room, break room, storage rooms and private restrooms
- Fully furnished offices and conference room
- Professionally managed with attentive, responsive maintenance technician
- \$12.95 psf NNN (est. \$8.15 psf CAM)

HEALTH & SAFETY FEATURES

- Dedicated HVAC units with UV light system to kill bacteria, viruses and mold
- Exclusive use of rest rooms
- Direct ground floor access from parking lot
- Vestibule for employee/guest health screening
- No common areas shared with other tenants

LOCATION ATTRIBUTES

- Middleton Corporate Center location
- Excellent linkages via Airport Road and the Beltline Highway
- Great location, minutes from Middleton's downtown, neighborhoods and schools
- Shops, restaurants, childcare, hotels and services nearby
- Adjacent bike trails connecting to vast Middleton trail system



FOR ADDITIONAL INFORMATION CONTACT:

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FLOOR PLAN:



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“Office buildings are key to workers’ health, wellbeing and productivity. The majority of businesses are missing a trick in ignoring the enormous opportunity this relationship presents.”

-The Guardian

The research on office design is clear: It can boost employee health, satisfaction and productivity, resulting in reduced staffing costs from absenteeism, presenteeism, medical complaints and staff turnover. Office design is also a major factor for attracting and retaining top performers.

Because staffing is typically a company’s largest cost, anything that impacts an employee’s ability to be productive can have a large effect on total company profits.

THE EVIDENCE IS MOUNTING Recent research findings include:

- Workers exposed to **more natural light** via workplace windows show better mental alertness, better psychological health, and sleep 46 extra minutes per night, on average ^{1,2}
- **Exercise at work** boosts all-over productivity ³
- Superior **indoor air quality** improves health, increases productivity by 8–11% and reduces absenteeism by 2.5% ^{1,2}
- **Better control** over temperature is a key way to boost workplace satisfaction and productivity ⁴
- **Temperature** is the most common complaint among workers ⁵
- Feeling too warm or cold degrades productivity by 4–6% ⁵
- **Enhanced ventilation** raises cognitive function scores by 101% ⁶
- **Views of nature** improve physical and mental health, productivity, and job satisfaction ⁷
- Employees who **bike to work** have reduced sickness and absenteeism ⁸
- **Higher ceilings** boost creativity ^{9,10}

THAT’S WHY BLETNER SPACE FEATURES:

- Adjacent **bike trails & showers**
- **Superior HVAC** and temperature control
- **High ceilings** and maximal **windows**
- **Park-like** landscaping with sculptures
- Proximity to **child care** and pet care
- Nearby **shops & restaurants**
- **Commute-shortening** locations and parking
- **Speedy response** time from management
- and **much more**

“There is overwhelming evidence which demonstrates that the design of an office impacts the health, wellbeing and productivity of its occupants.”

- World Green Building Council

We care about our tenants’ people, productivity & profit. Available listings and land at www.TSRE.com

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Sources:

1. **Health, Wellbeing & Productivity in Offices**, *The World Green Building Council*
2. **Daylighting and Productivity: A Study of the effects of indoor environment on human performance**, *Hobstetter, 2007*
3. **Exercise at work boosts productivity**, *Schwarz & Hasson, Stockholm University*
4. **Workplace Strategies that Enhance Performance, Health and Wellness**, *hok.com*
5. **How to Create a Productive Office Environment: Heating and Lighting**, *Inc., 2010*
6. **New Research Quantifies Value of Increased Productivity from Improved Indoor Air Quality**, *New York Times, November 18, 2015*
7. **The Economics of Biophilia: Why designing with nature in mind makes financial sense**, *Terrepin, 2012*
8. **The Association Between Commuter Cycling and Sickness Absence**, *Preventive Medicine, 2010*
9. **Building a Thinking Room**, *The Wall Street Journal, April 30, 2001*
10. **Office Buildings are Key to Workers' Health, Wellbeing and Productivity**, *The Guardian, Sept. 24, 2014*

Other articles:

- **Why Office Design Matters**, *The Wall Street Journal, August 4, 2001*
- **Research shows what type of office space makes employees more productive**, *Business Insider, January, 2015*

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