

# ACCURAY GLOBAL HEADQUARTERS & PRODUCTION FACILITY

MADISON, WI

Global Headquarters For Accuray

\$15.7M State-Of-The-Art Expansion

Price: **\$35,865,690** | Cap Rate: **8.25%**

## THE OFFERING

**Northmarq** is pleased to offer for sale to qualified investors the opportunity to purchase a two-building, fee-simple corporate headquarters campus located at 1209 and 1240 Deming Way in Madison, Wisconsin, leased to Accuray Incorporated (NASDAQ: ARAY) under long-term NN lease structures. The Property serves as Accuray's global headquarters and consists of approximately 145,845 square feet situated on a combined 9.20-acre site within Madison's premier medical and life sciences corridor. Accuray has operated at the campus since 2006 and recently extended its leases at both buildings through June 30, 2035, reinforcing the Property's mission-critical role within the company's global operations.

Accuray is a global leader in precision radiation oncology technology, developing some of the most advanced cancer treatment and radiation therapy systems in the world, including its proprietary CyberKnife® and Radixact® platforms. These highly sophisticated systems deliver sub-millimeter accuracy and are installed in leading hospitals and cancer treatment centers across more than 60 countries. The development, training, calibration, and support of this level of technology requires significant engineering expertise, regulatory oversight, and purpose-built infrastructure.

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OFFERED EXCLUSIVELY BY



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