

Office Space For Lease

**Old Sauk Trails Park
1242 Fourier Drive**

MADISON, WI 53717

**Price: \$22 - \$24
per SF/Gross
1st Floor - 12,215 SF**

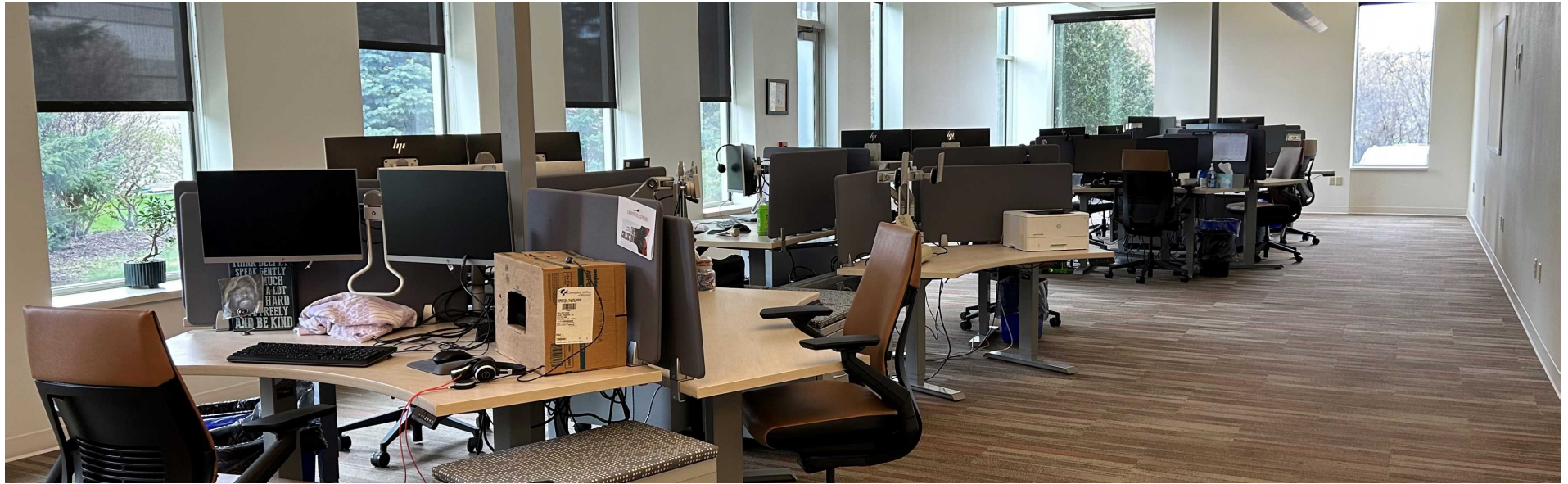
1242



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PROPERTY SUMMARY

1242 FOURIER DRIVE



Property Summary

Lease Rate:	\$22 - \$24
Lease Term:	3 years
Rentable SF:	12,215
Available SF:	4,500 - 12,215
Building Class:	A
Floors:	2
Parking:	96
Parking Ratio:	3.69
Zoning:	SE

Property Overview

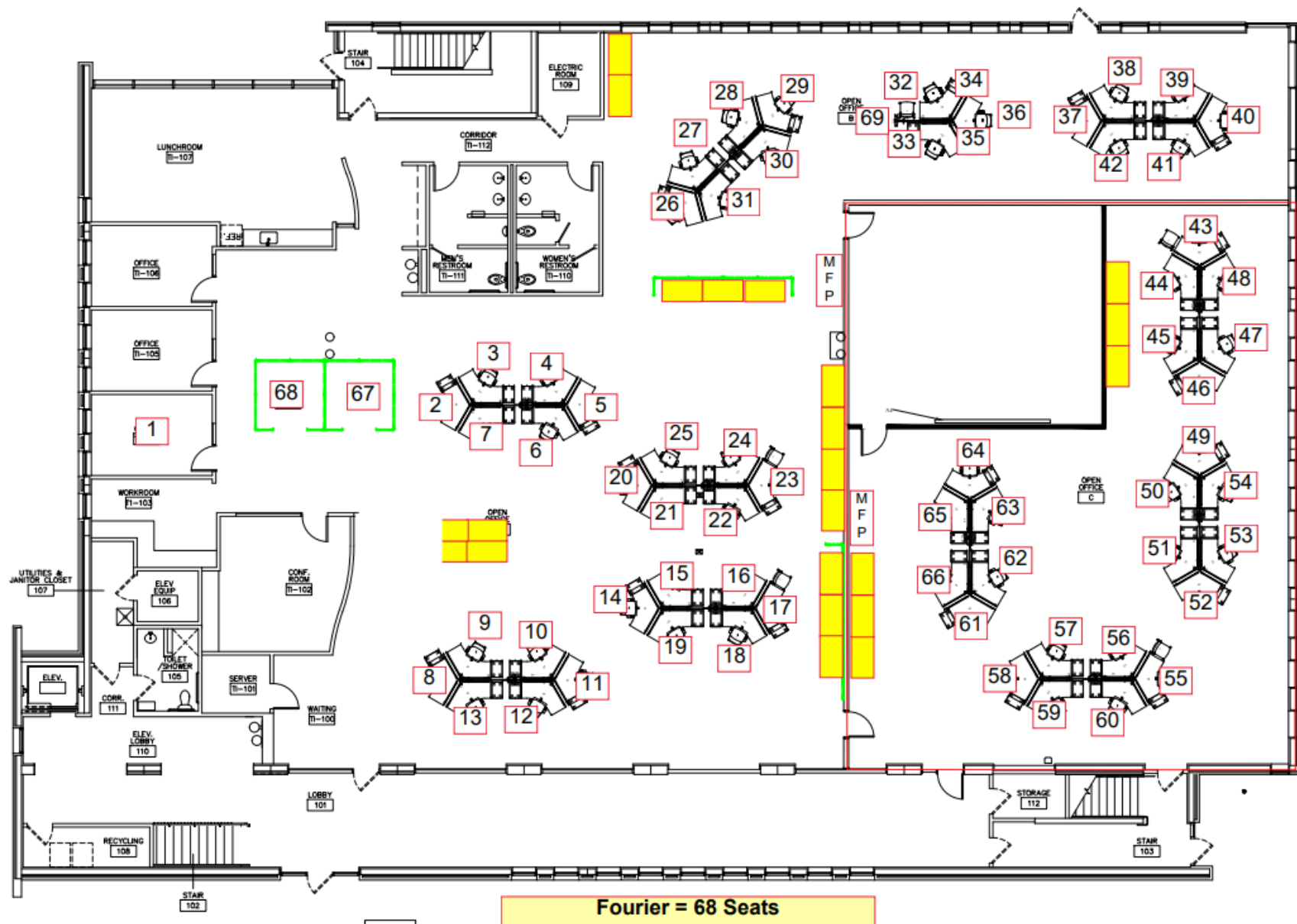
12,215 square feet of first-floor office space in Old Sauk Trails. Available December 2023. The suite features high ceilings, indirect lighting, and lots of windows and natural light. There are 3 private offices, a large break room, an IT room, and a conference room.

Location Overview

Located on the far west side of Madison in Old Sauk Trails Park near numerous restaurants and shopping areas.

FLOOR PLAN

1242 FOURIER DRIVE

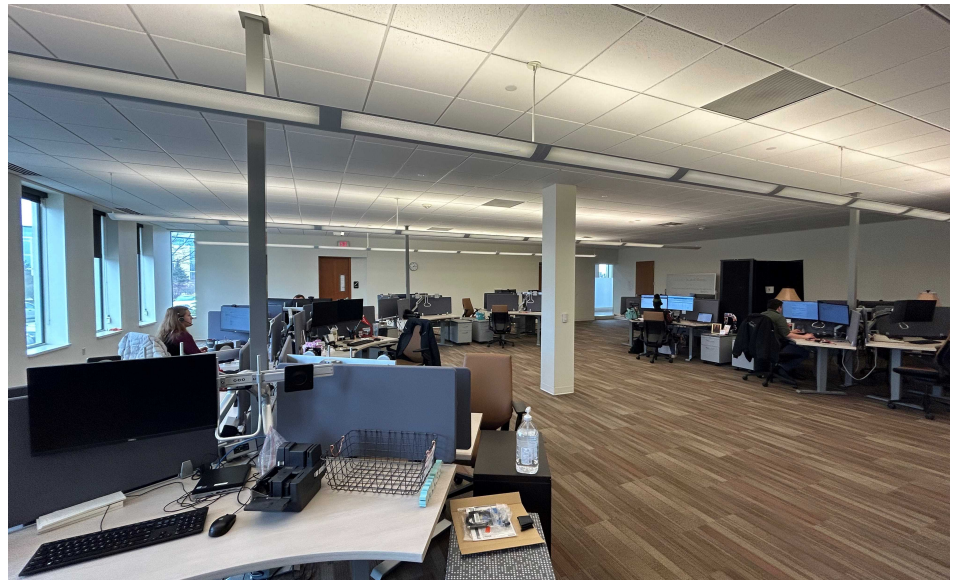


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PROPERTY PHOTOS

1242 FOURIER DRIVE

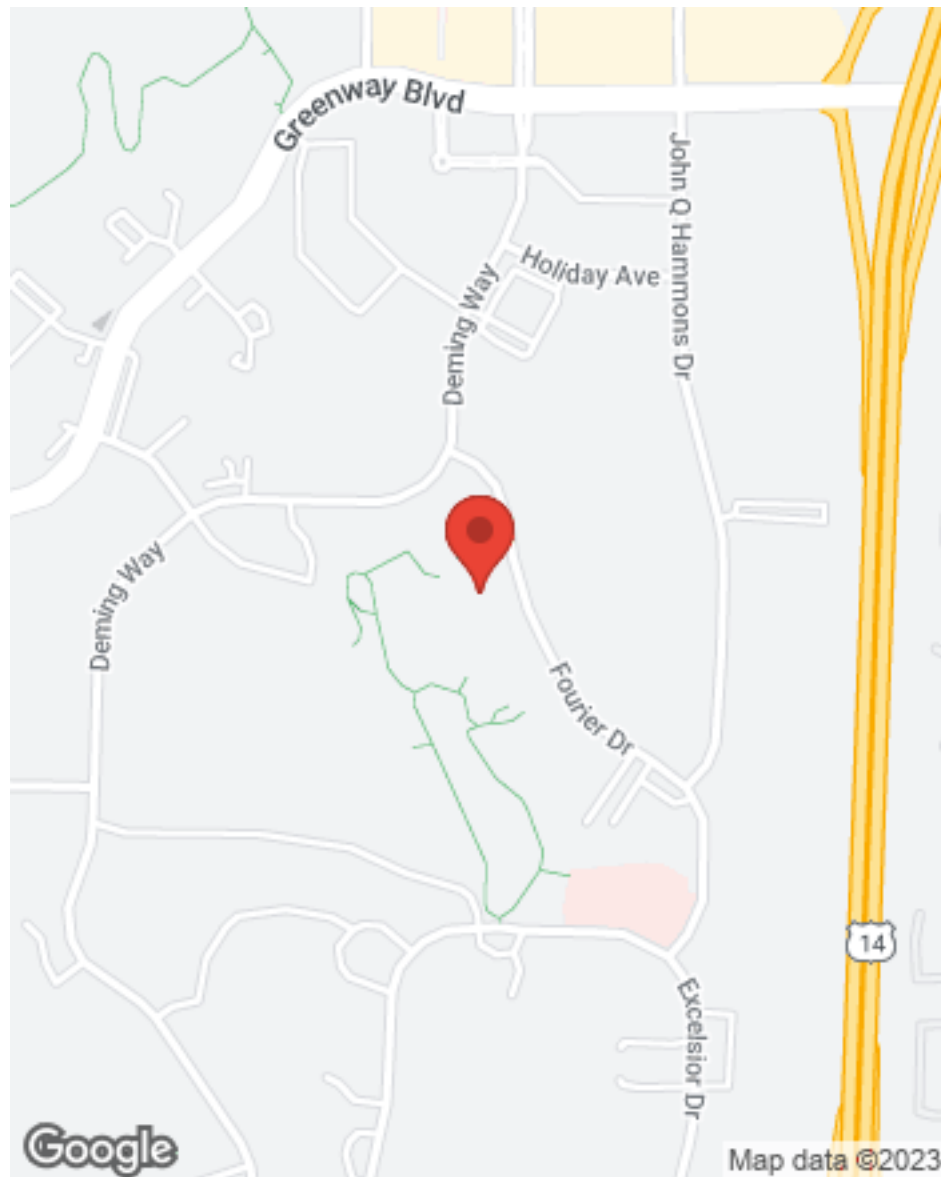


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LOCATION MAPS

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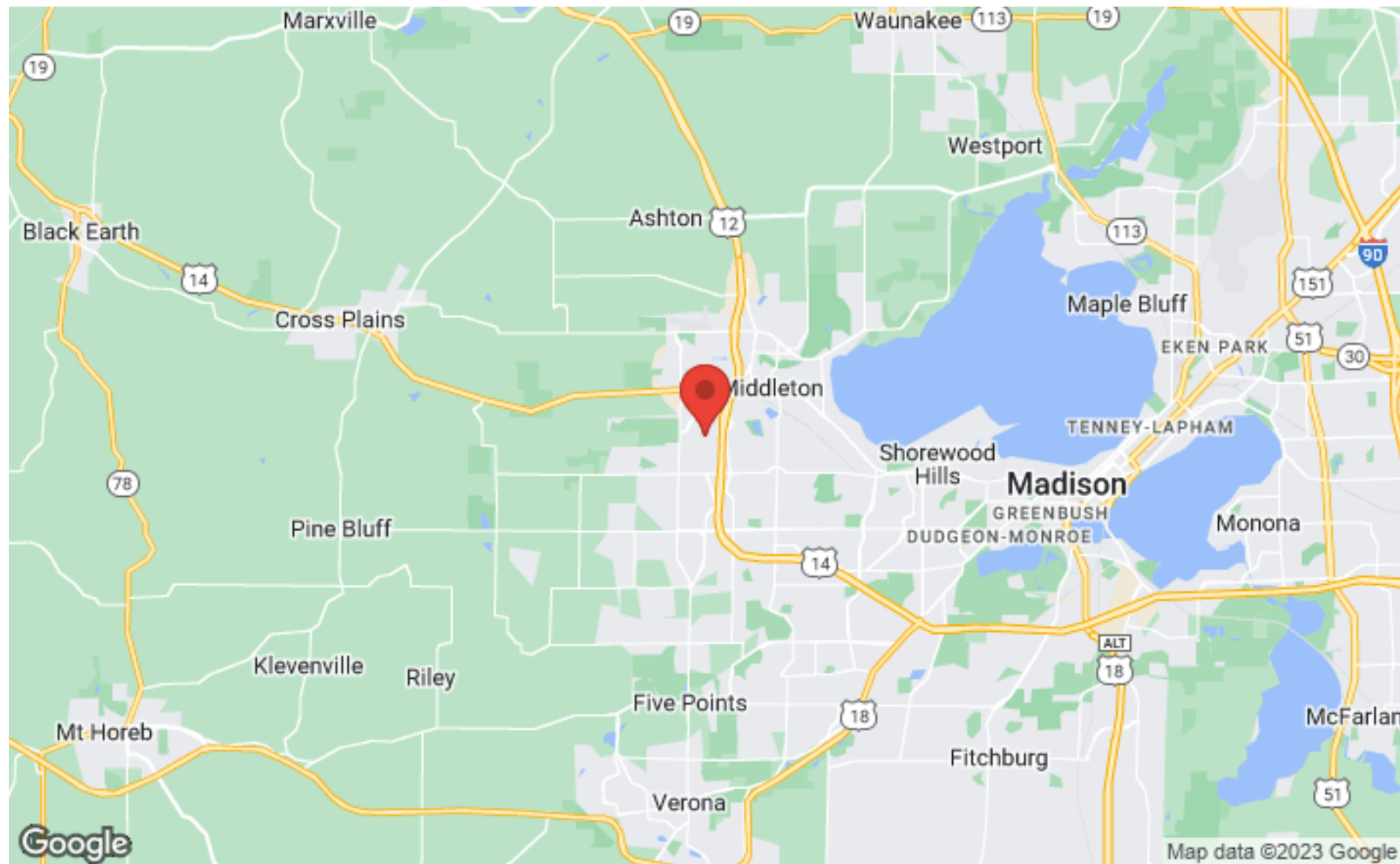


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REGIONAL MAP

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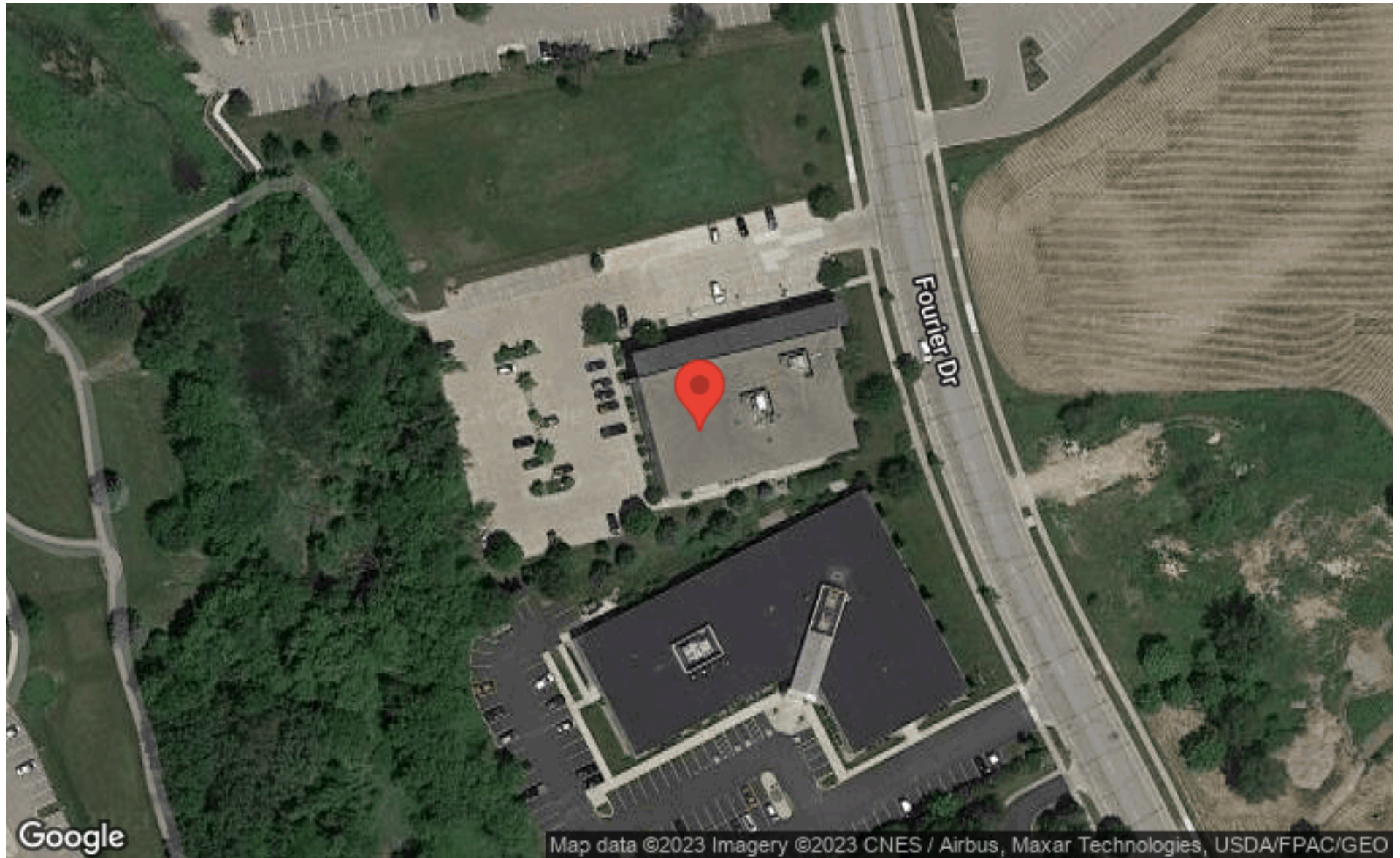


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AERIAL MAP

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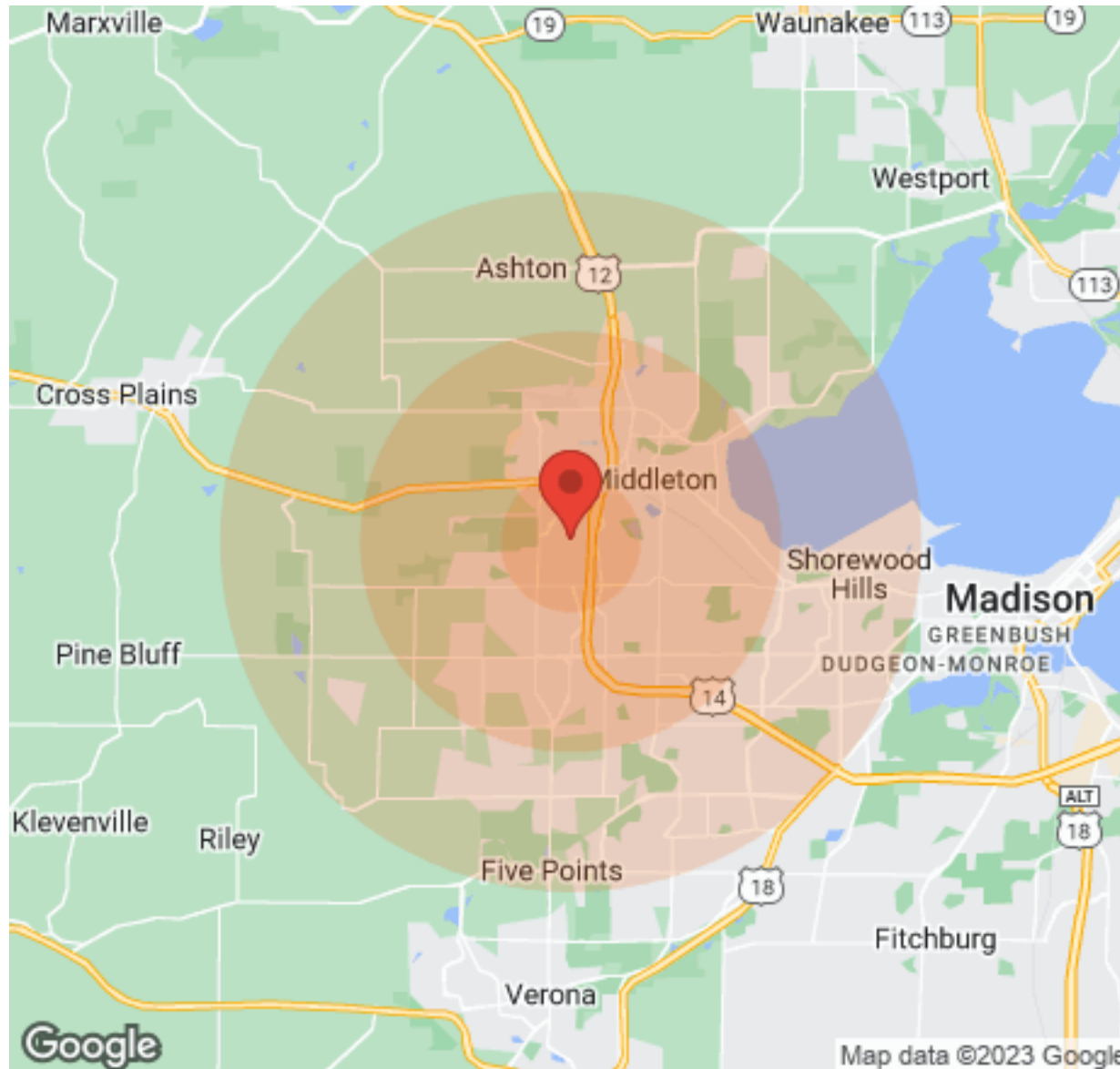


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,650	24,081	53,178
Female	1,800	25,535	57,187
Total Population	3,450	49,616	110,365

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	469	7,314	18,178
Ages 15-24	390	5,765	13,128
Ages 55-64	507	7,171	15,217
Ages 65+	747	9,466	19,955

Income	1 Mile	3 Miles	5 Miles
Median	\$61,078	\$61,849	\$70,583
< \$15,000	174	1,568	3,514
\$15,000-\$24,999	114	1,777	3,575
\$25,000-\$34,999	112	2,040	4,362
\$35,000-\$49,999	260	3,708	7,409
\$50,000-\$74,999	346	4,652	10,066
\$75,000-\$99,999	215	2,986	6,799
\$100,000-\$149,999	323	3,514	7,667
\$150,000-\$199,999	105	1,542	3,312
> \$200,000	85	1,836	3,588

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,918	25,529	53,693
Occupied	1,815	23,826	50,543
Owner Occupied	998	12,698	29,051
Renter Occupied	817	11,128	21,492
Vacant	103	1,703	3,150

DISCLAIMER

1242 FOURIER DRIVE

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PRESENTED BY:

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