



## OLD SAUK TRAILS PARK

1232 Fourier Drive, Madison, WI

### PROPERTY

1232 Fourier Drive is a 30,005-square foot building located on the west side of Madison in the Old Sauk Trails Office Park. This property features thoughtful landscaping and a natural light filled two-story atrium lobby.

### LOCATION

Conveniently situated near the West Beltline Highway, the building offers easy accessibility for both employees and clients. Nestled in a beautiful natural setting, it is located just off Old Sauk Trail.

### AMENITIES

Our portfolio offers a range of amenities and services including a two-story atrium, fiber optics, security card access, a break room, a large surface parking lot, and access to all conference rooms, board rooms, and no-fee fitness centers. Artis REIT prides itself on delivering first-class property management, providing on-site maintenance and 24/7 emergency maintenance services.



**Artis REIT Madison Office**  
8215 Greenway Blvd, Suite 220  
Middleton, WI 53562  
P.O. Box 7700  
Madison, WI 53707  
[madison.artisreit.com](http://madison.artisreit.com)

**Kyle Robb, CCIM**  
Leasing Manager

608.830.6308  
[krobb@artisreit.com](mailto:krobb@artisreit.com)

**Leon R. Wilkosz, CCIM, RPA®**  
Senior Vice-President  
Asset Management - Madison  
608.830.6302  
[lwilkosz@artisreit.com](mailto:lwilkosz@artisreit.com)



## BUILDING OVERVIEW

1232 Fourier Drive, Madison, WI

### BUILDING DESCRIPTION

1232 Fourier Drive is a one-story, 30,005 square foot Class-B building located on the westside of Madison in the Old Sauk Trails office park. This property features plenty of free surface parking and a brilliant two-story atrium lobby.

### BUILDING HOURS

7:30 a.m. - 6:00 p.m. M-F

### SIGNAGE

Monument & building signage available

### STORIES

1

### PARKING

3.33/1000  
100 Stalls

### HVAC SYSTEM

Rooftop cool/heat

### SECURITY FEATURES

Key card access

### TELEPHONE/CABLE/INTERNET PROVIDERS

TDS Metrocom/Charter Communications/SupraNet



**Artis REIT Madison Office**  
8215 Greenway Blvd, Suite 220  
Middleton, WI 53562  
P.O. Box 7700  
Madison, WI 53707  
[madison.artisreit.com](http://madison.artisreit.com)

**Kyle Robb, CCIM**  
Leasing Manager  
  
608.830.6308  
[krobb@artisreit.com](mailto:krobb@artisreit.com)

**Leon R. Wilkosz, CCIM, RPA®**  
Senior Vice-President  
Asset Management - Madison  
608.830.6302  
[lwilkosz@artisreit.com](mailto:lwilkosz@artisreit.com)

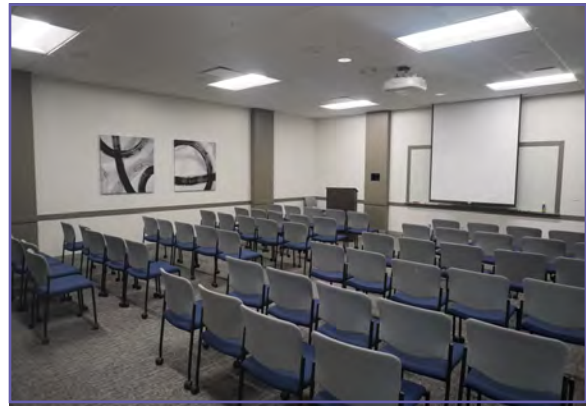
## BUILDING AMENITIES

1232 Fourier Drive, Madison, WI

Bright Open Lobby



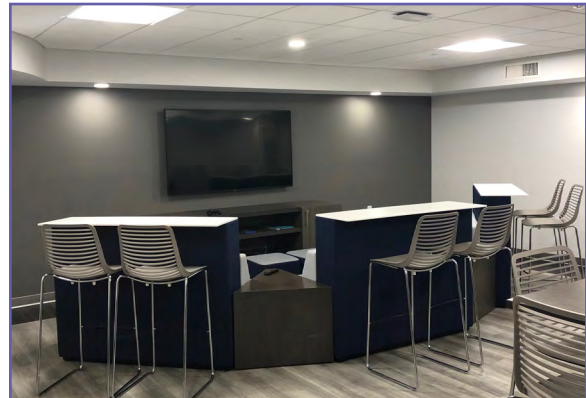
Access to Conference Room at 8401 Greenway



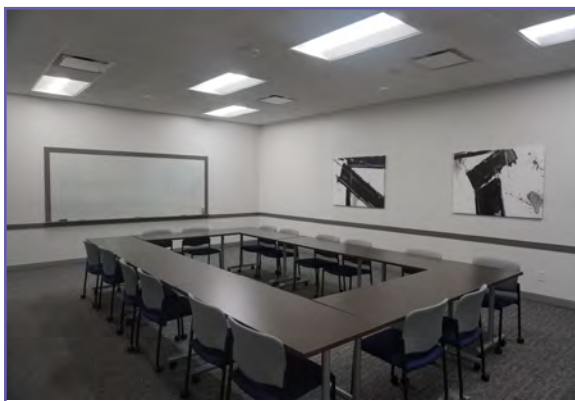
Access to Fitness Center at 8401 Greenway



Access to Gaming Lounge at 8215 Greenway



Access to Board Room at 8401 Greenway



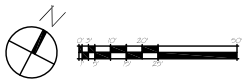
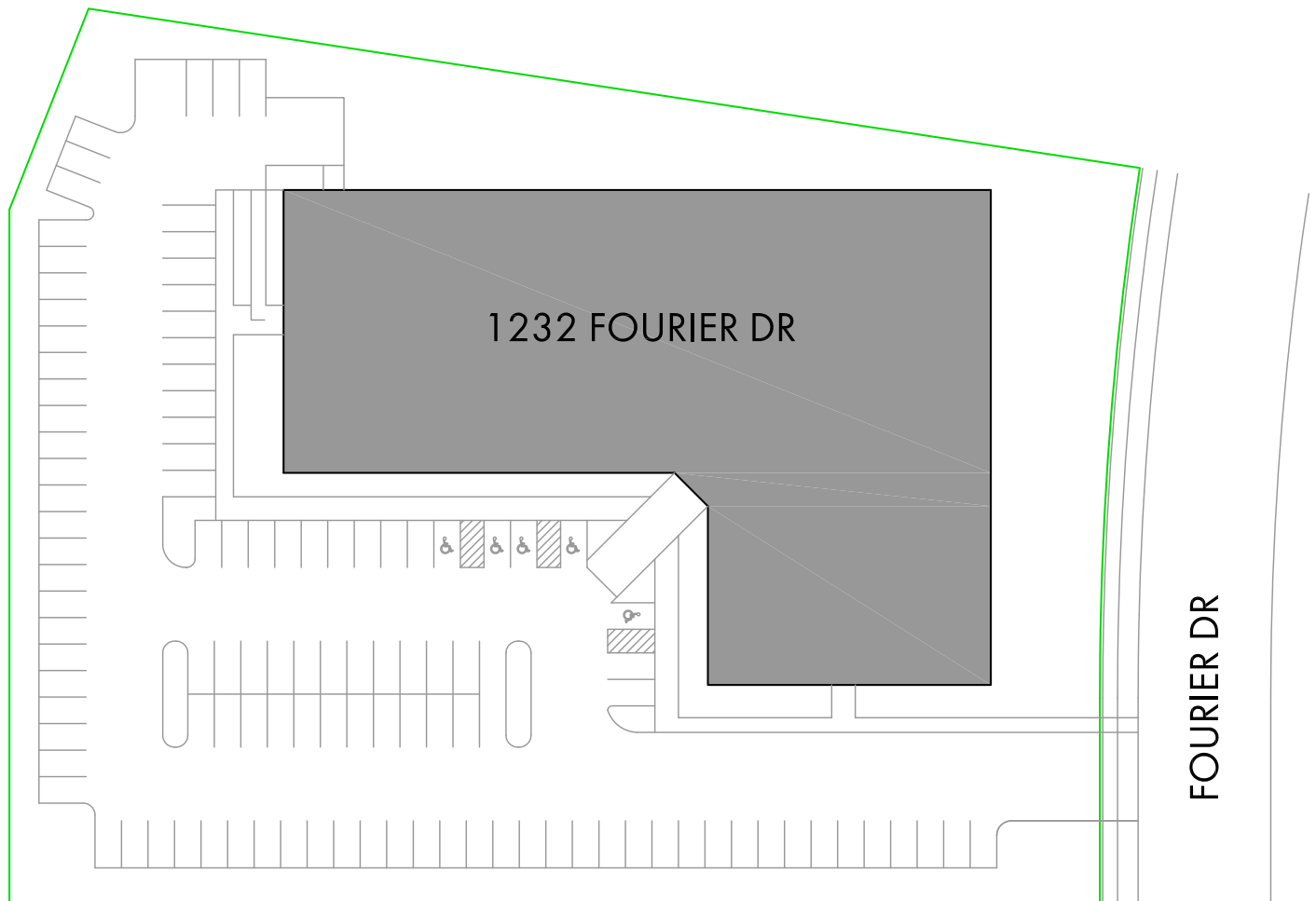
Aerial View





## SITE PLAN

1232 Fourier Drive, Madison, WI



## LOCATION MAP

1232 Fourier Drive, Madison, WI

