

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

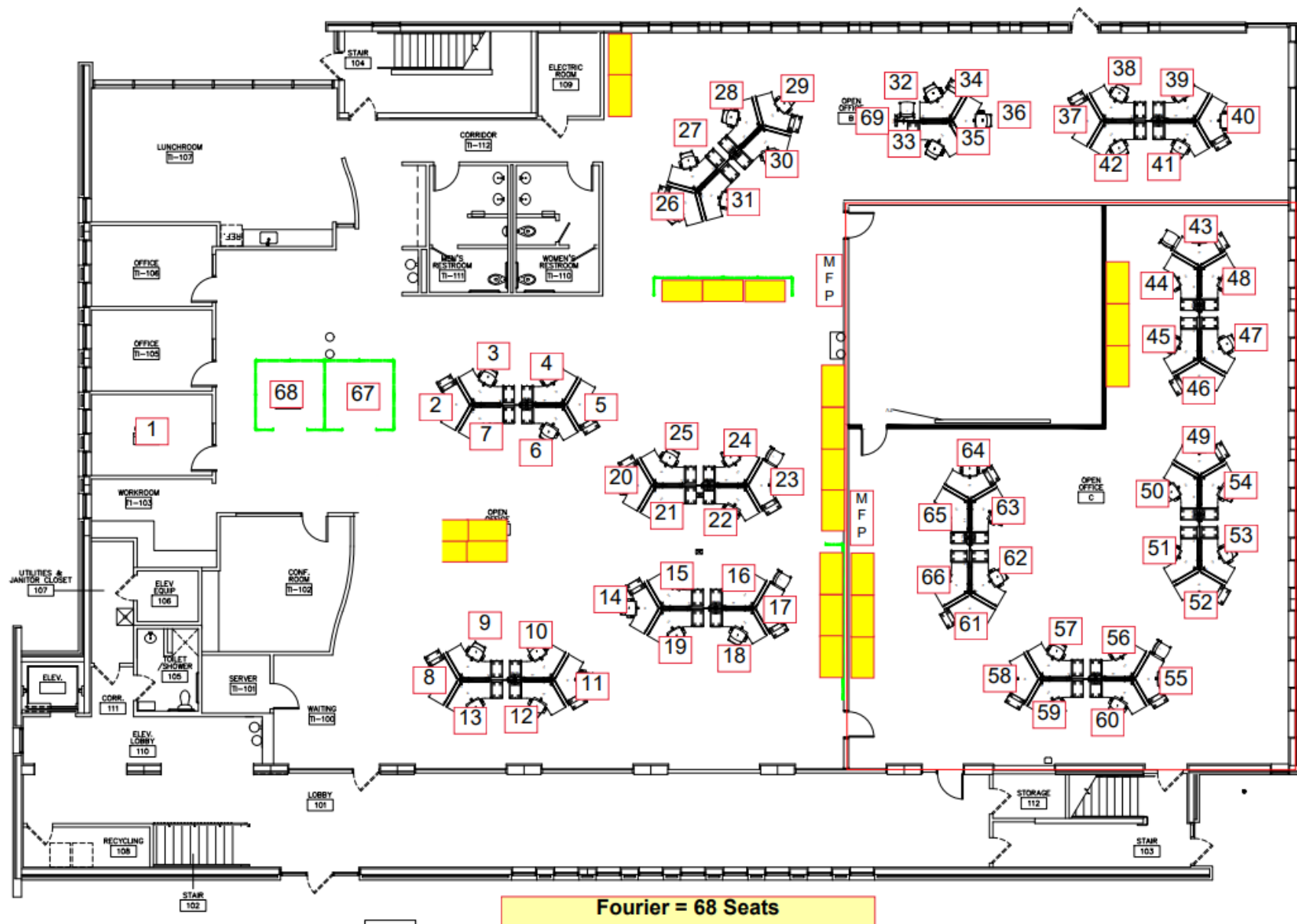
4,500 to 12,215 square feet of first-floor office space in Old Sauk Trails. Available January 1 2024. The suite features high ceilings, indirect lighting, and lots of windows and natural light. There are 3 private offices, a large break room, an IT room, and a conference room. Located on the far west side of Madison in Old Sauk Trails Park near numerous restaurants and shopping areas. The building is also for sale.

## Location Overview

Located on the far west side of Madison in Old Sauk Trails Park near numerous restaurants and shopping venues, hotels, and service providers.

# FLOOR PLAN

1242 FOURIER DRIVE



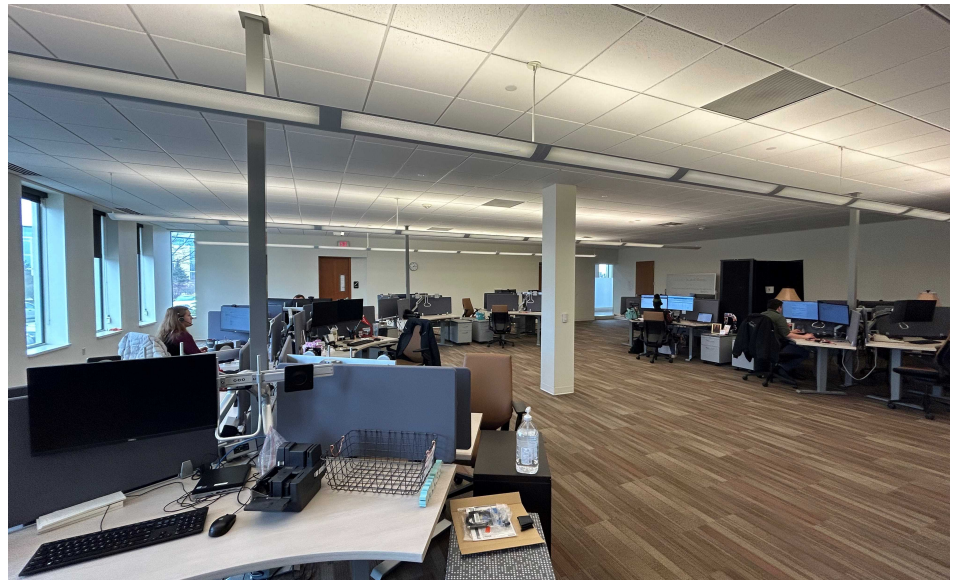
OAKBROOK CORPORATION  
2 Science Court, Suite 200  
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# PROPERTY PHOTOS

1242 FOURIER DRIVE



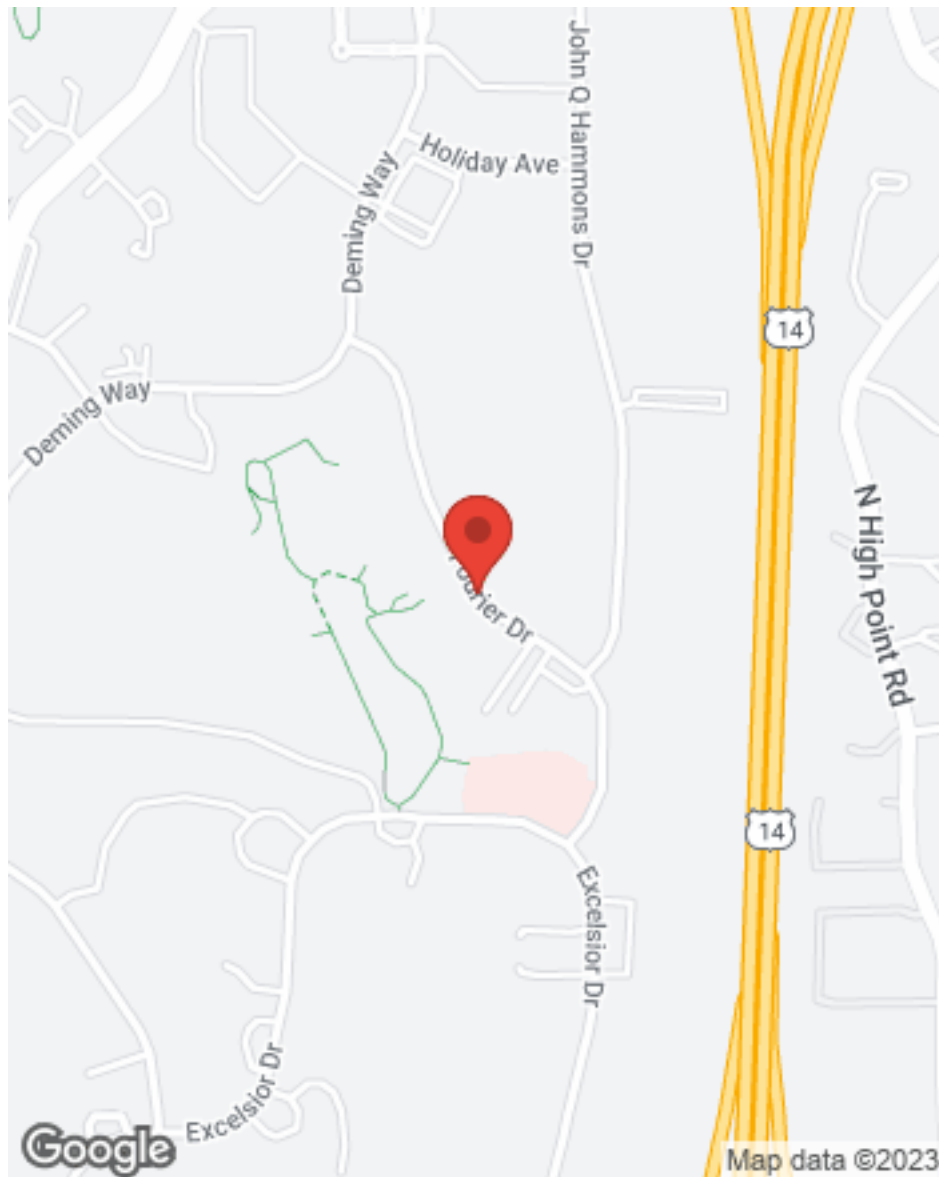
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# LOCATION MAPS

1242 FOURIER DRIVE

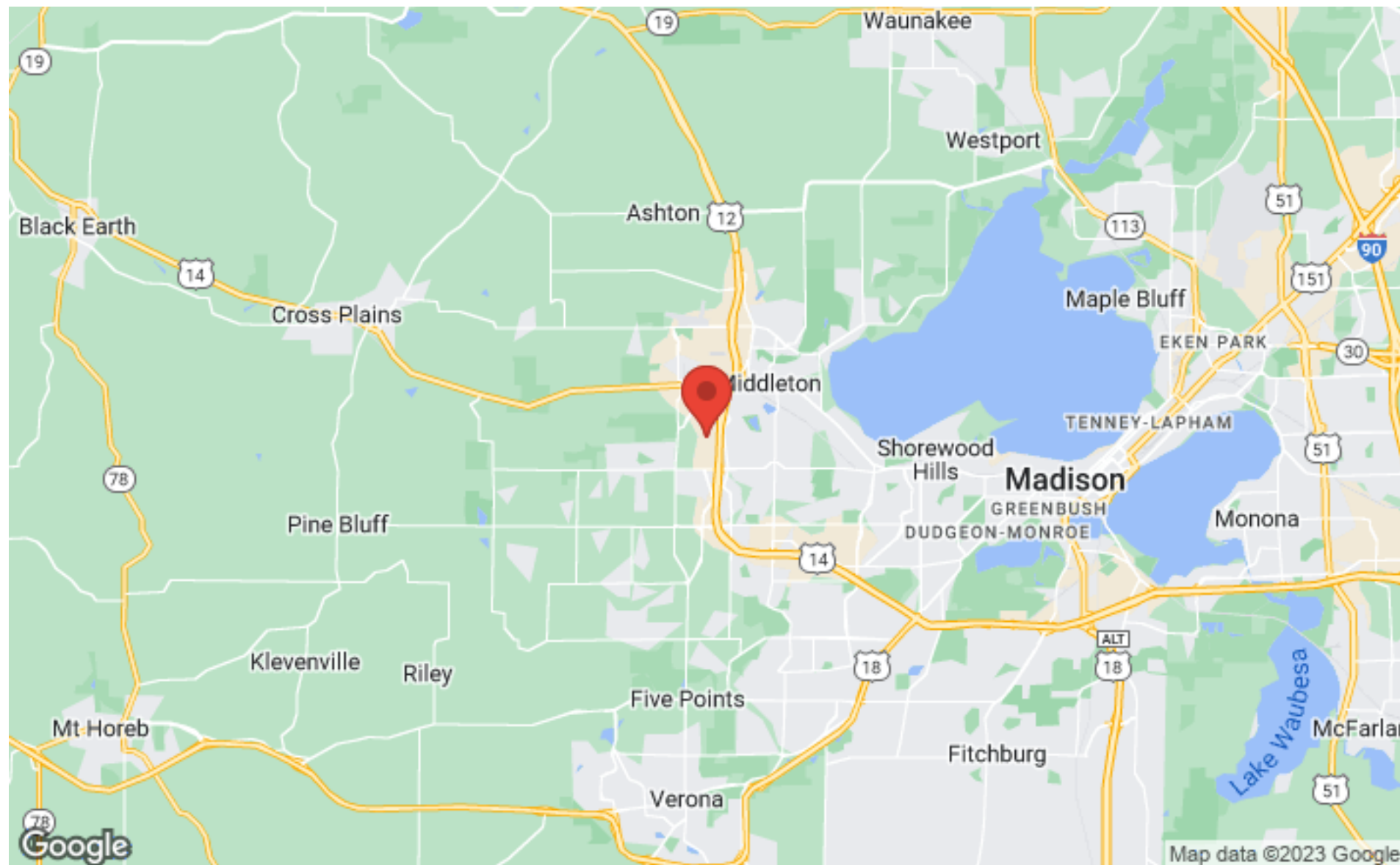


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# REGIONAL MAP

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# AERIAL MAP

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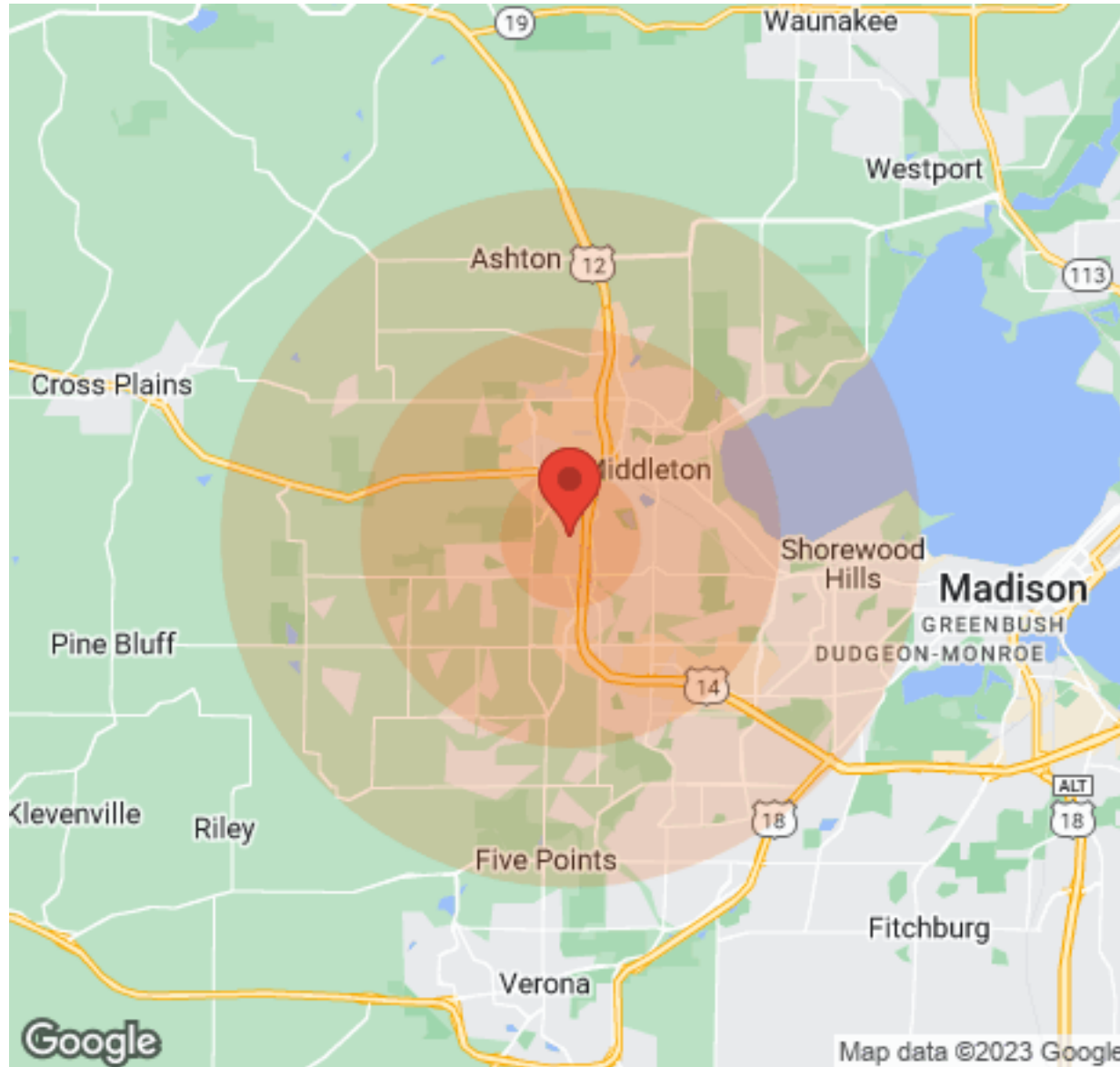


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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,450	24,081	55,028
Female	2,608	25,535	59,322
Total Population	5,058	49,616	114,350

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	754	7,314	19,029
Ages 15-24	653	5,765	13,633
Ages 25-54	1,934	19,900	45,713
Ages 55-64	761	7,171	15,646
Ages 65+	956	9,466	20,329

Income	1 Mile	3 Miles	5 Miles
Median	\$68,232	\$61,849	\$68,808
< \$15,000	174	1,568	3,622
\$15,000-\$24,999	161	1,777	3,899
\$25,000-\$34,999	146	2,040	4,611
\$35,000-\$49,999	274	3,708	7,584
\$50,000-\$74,999	461	4,652	10,501
\$75,000-\$99,999	290	2,986	7,045
\$100,000-\$149,999	484	3,514	7,786
\$150,000-\$199,999	179	1,542	3,364
> \$200,000	157	1,836	3,608

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,522	25,529	55,531
Occupied	2,407	23,826	52,263
Owner Occupied	1,508	12,698	29,786
Renter Occupied	899	11,128	22,477
Vacant	115	1,703	3,268



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1242 FOURIER DRIVE

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## PRESENTED BY:

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