

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



CHRIS CAULUM, CCIM, SIOR
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PROPERTY SUMMARY

1242 FOURIER DRIVE

Property Summary

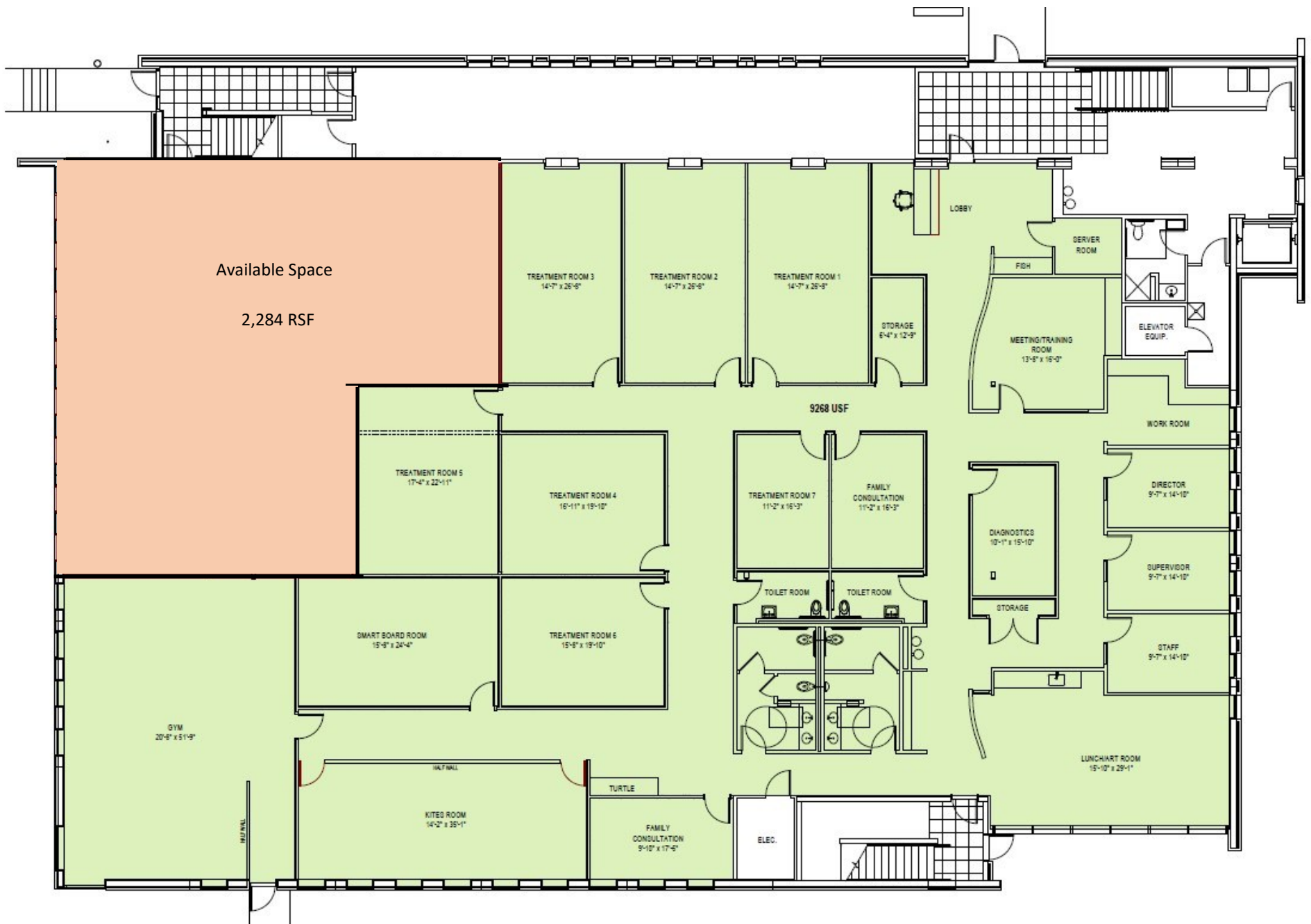
Lease Rate:	\$22 - \$24
Lease Term:	3 years
Rentable SF:	12,215
Available SF:	4,500 - 12,215
Building Class:	A
Floors:	2
Parking:	96
Parking Ratio:	3.69
Zoning:	SE

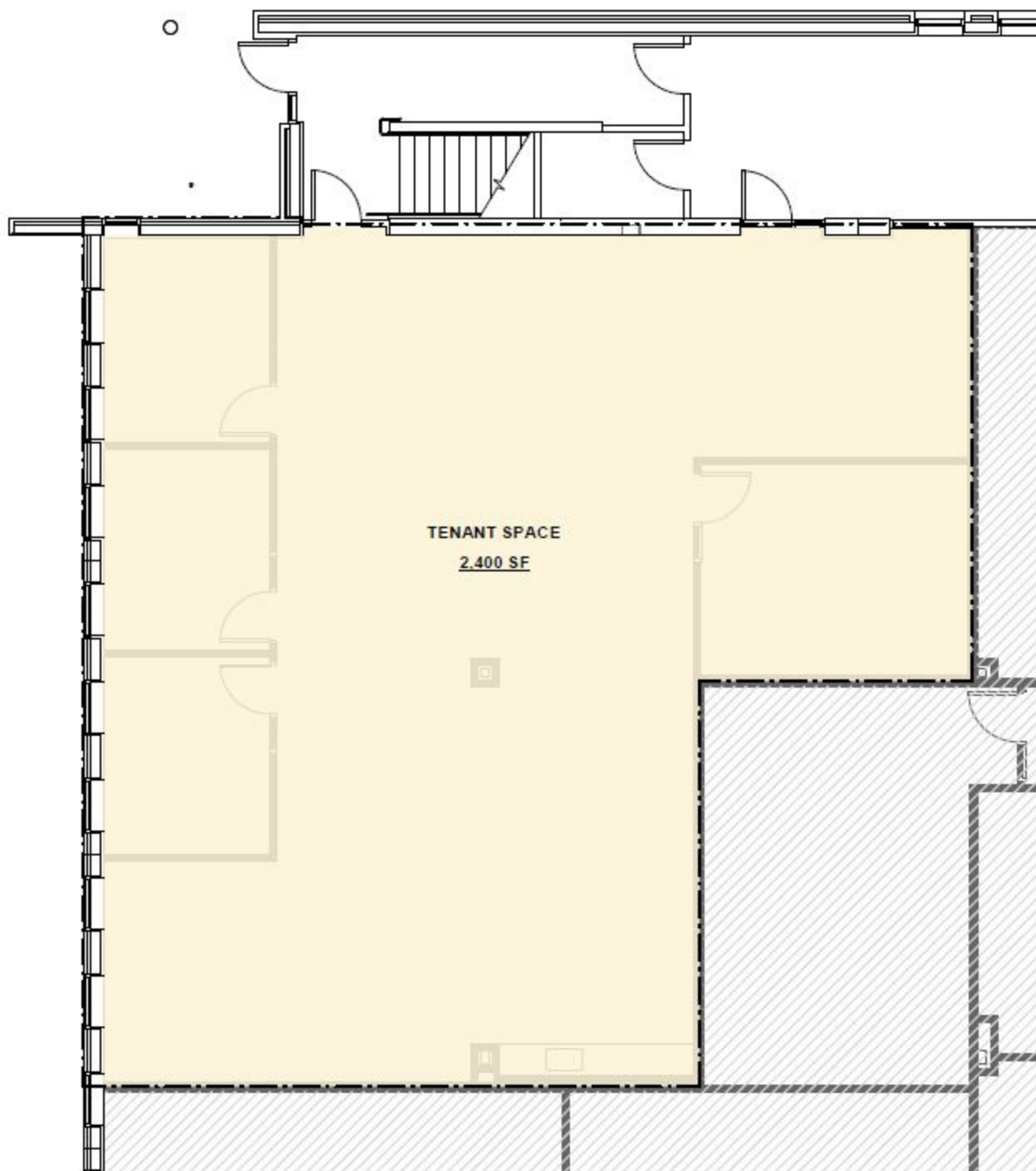
Property Overview

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.



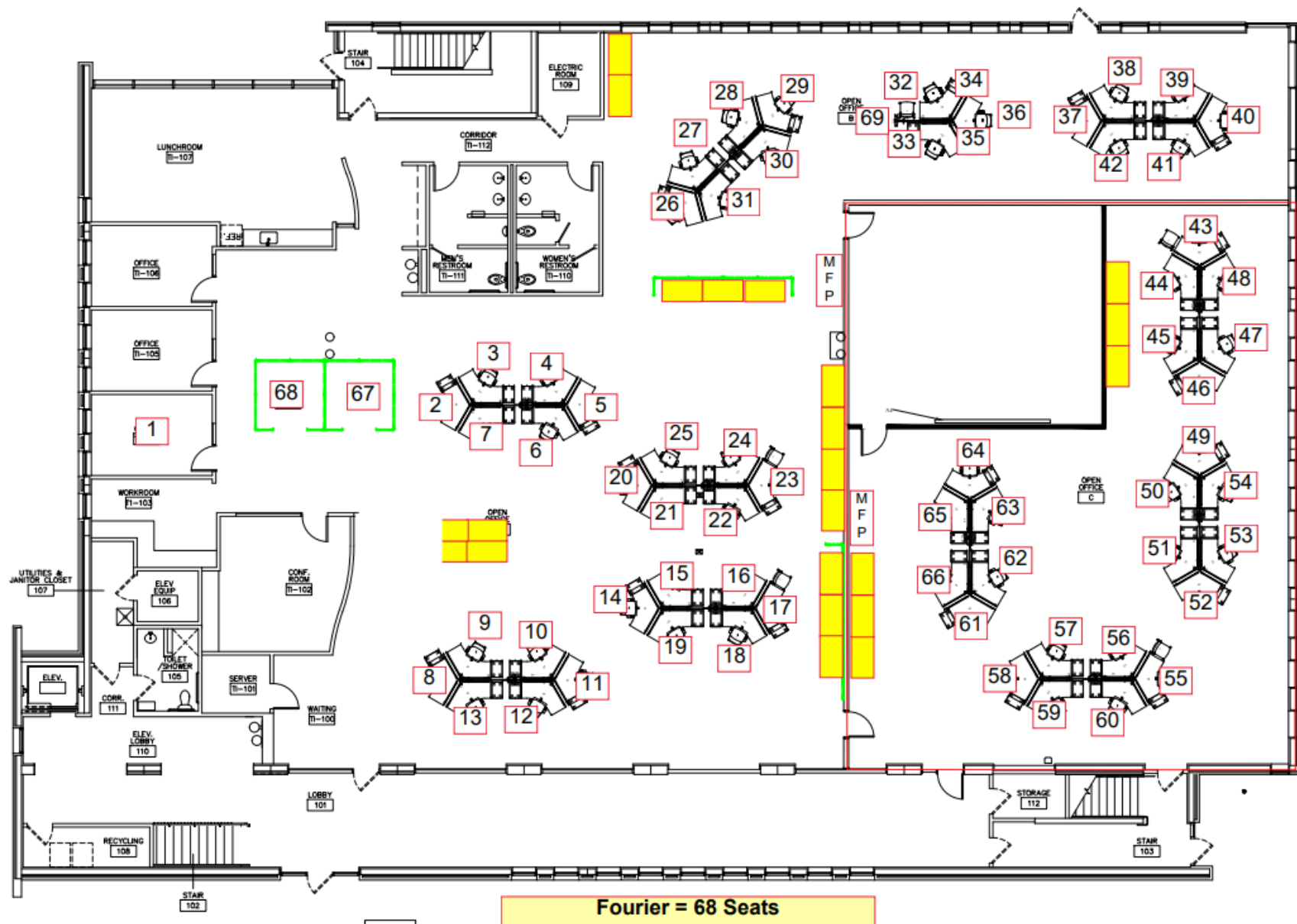


1242 FOURIER DRIVE, SUITE 101

MADISON, WI 53717

FLOOR PLAN

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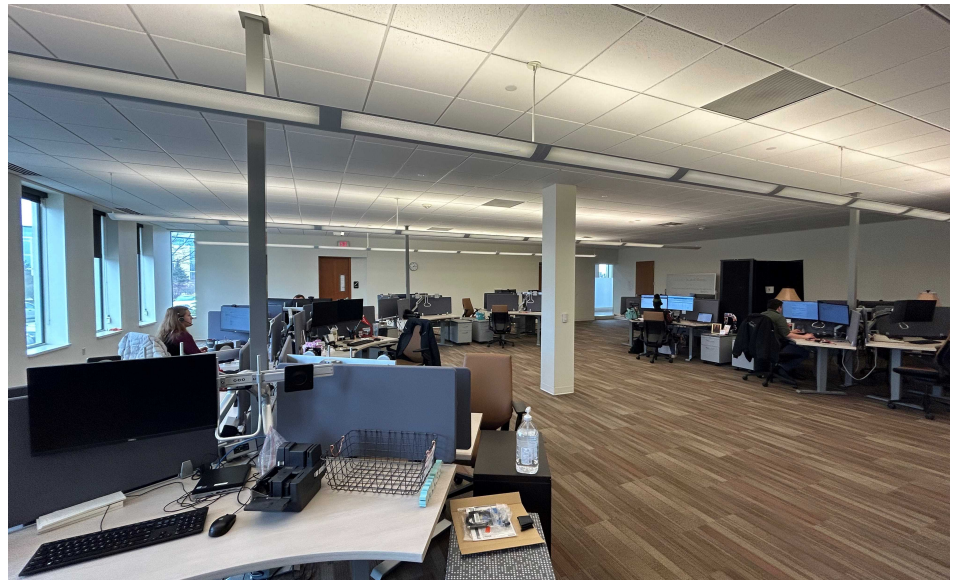


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PROPERTY PHOTOS

1242 FOURIER DRIVE

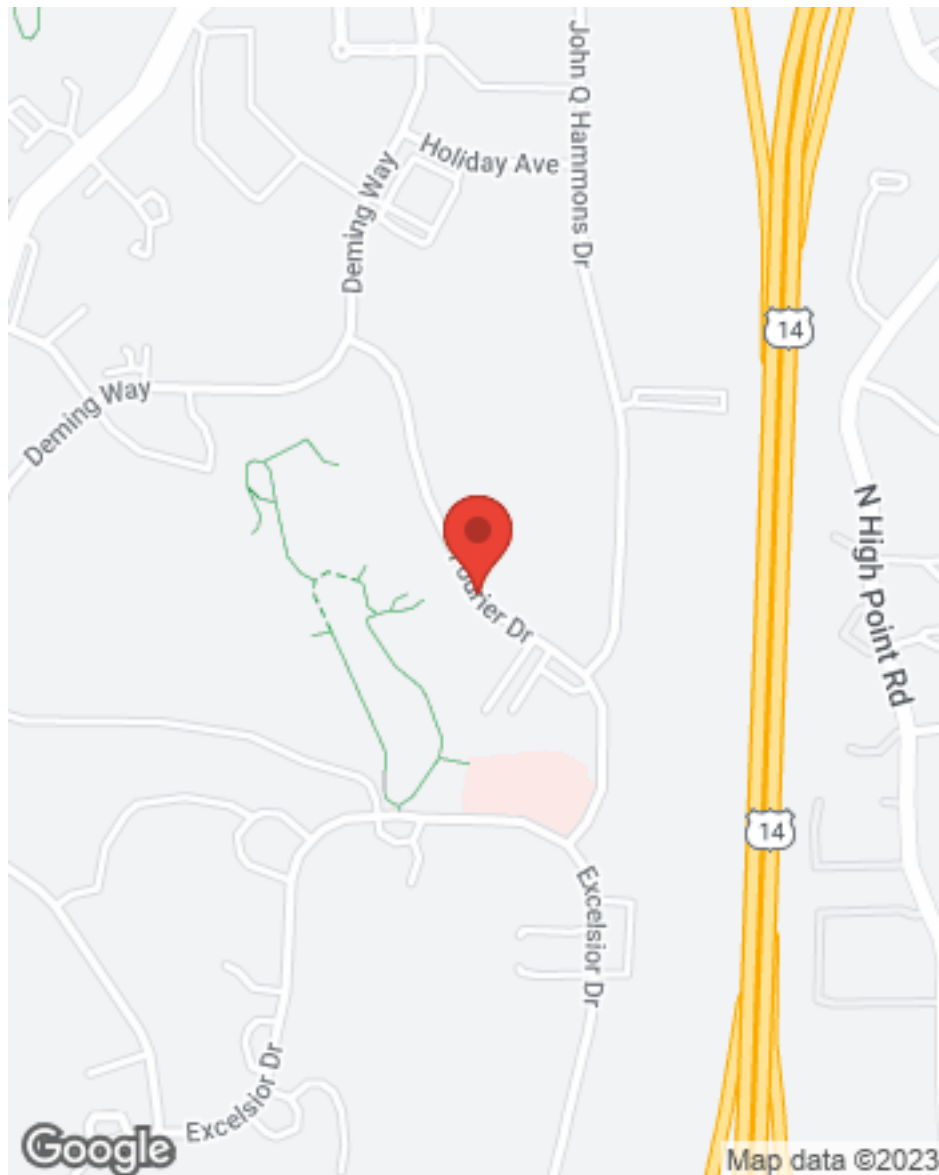


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LOCATION MAPS

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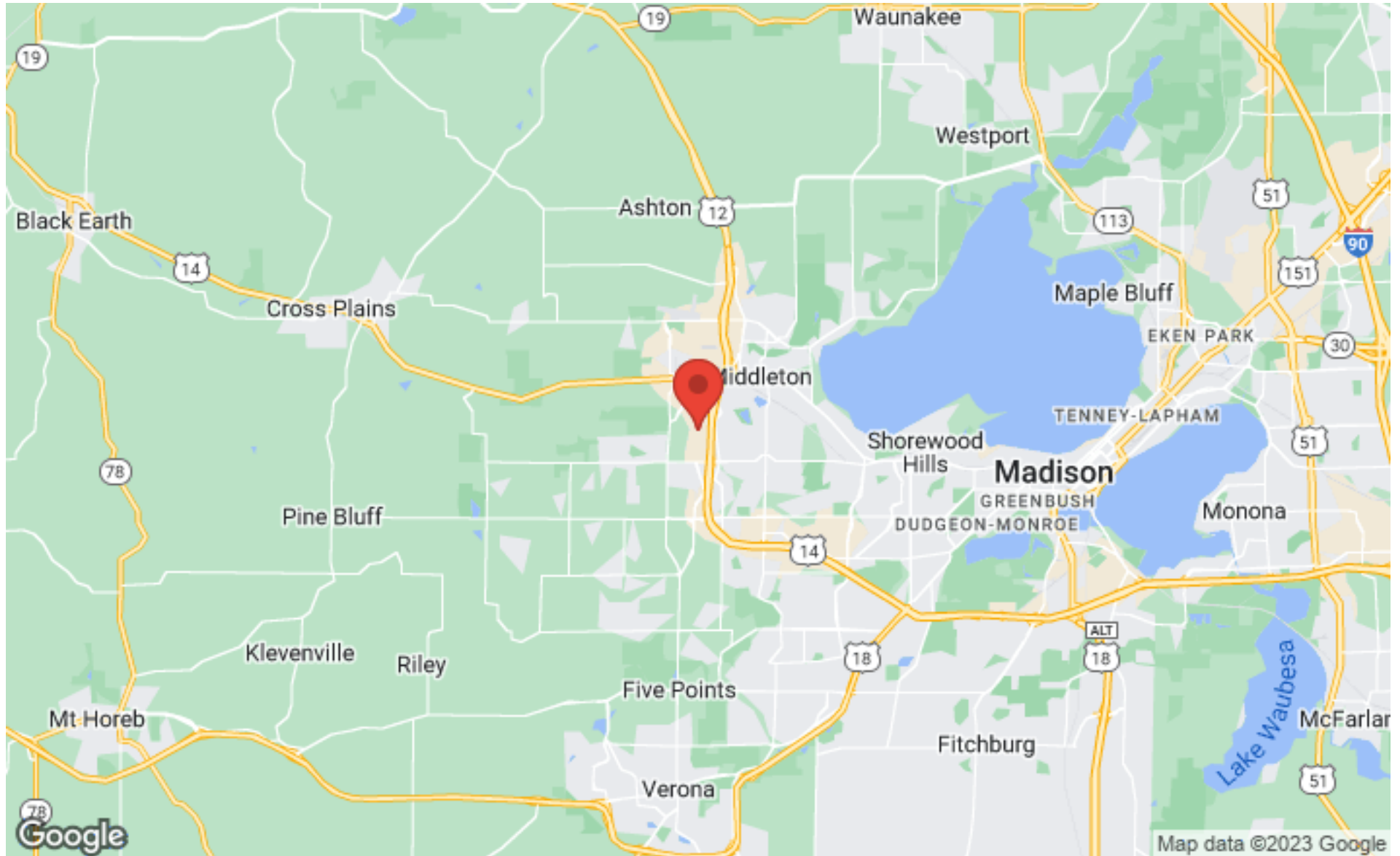


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REGIONAL MAP

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AERIAL MAP

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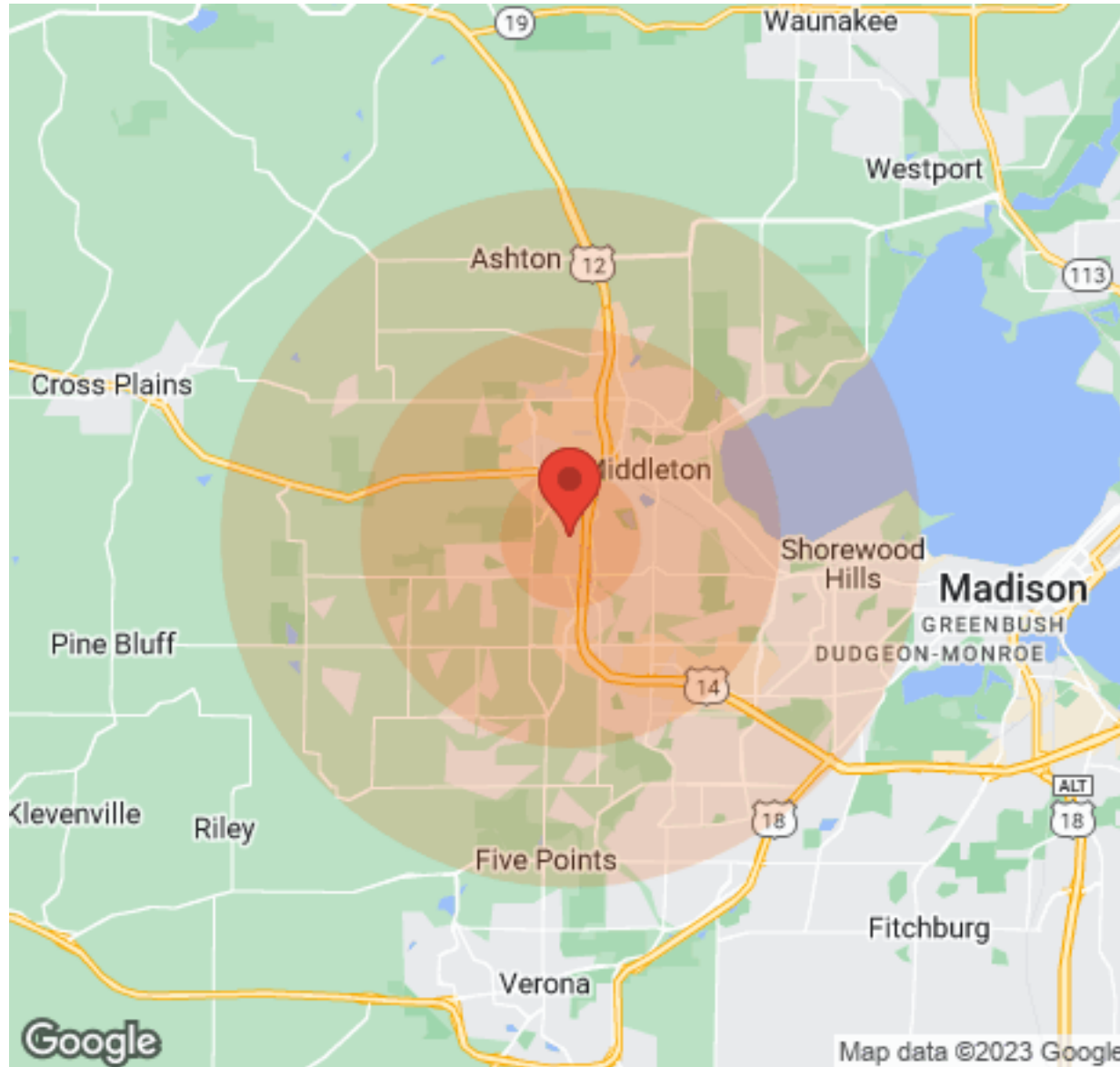


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DEMOGRAPHICS

1242 FOURIER DRIVE



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

DISCLAIMER

1242 FOURIER DRIVE

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PRESENTED BY:

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