

SVA Building Old Sauk Trails Park

1221 JOHN Q HAMMONS DRIVE
MADISON, WI 53717

- * Beltline Visibility
- * Signage Potential
- * Excellent Amenities
- * Furniture Available
- * Move-in Ready
- * Full Floor or Partial Floor
- * Up to 17,000 SF Available

OFFICE SPACE FOR LEASE

PROPERTY SUMMARY

1221 JOHN Q HAMMONS DRIVE



Property Summary

Lease Rate:	\$13 - \$15 per SF NNN
Lease Term:	Negotiable
Building Gross SF:	61,800
Available SF:	4,000 - 17,000 RSF
Year Built:	1991
Parking Ratio:	4.70

Space Overview

1st Floor: From 4,000 SF to 17,000 SF with up to 42 private offices and 50 workstations.

Property Overview

Class A office with Beltline visibility. Lots of private offices. Amenities include kitchen, lunch room, training room with 45-person capacity, high parking ratio, dedicated visitor parking, and fiber optics.

GARDEN LEVEL FLOOR PLAN

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Lower Level Common Amenities:

- Large lunch room with tables & booths
- Kitchen/Food Prep Area
- 45-person conference/training room
- 20-person computer training room
- Available storage space

FIRST FLOOR PLAN

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PROPERTY PHOTOS

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PROPERTY PHOTOS

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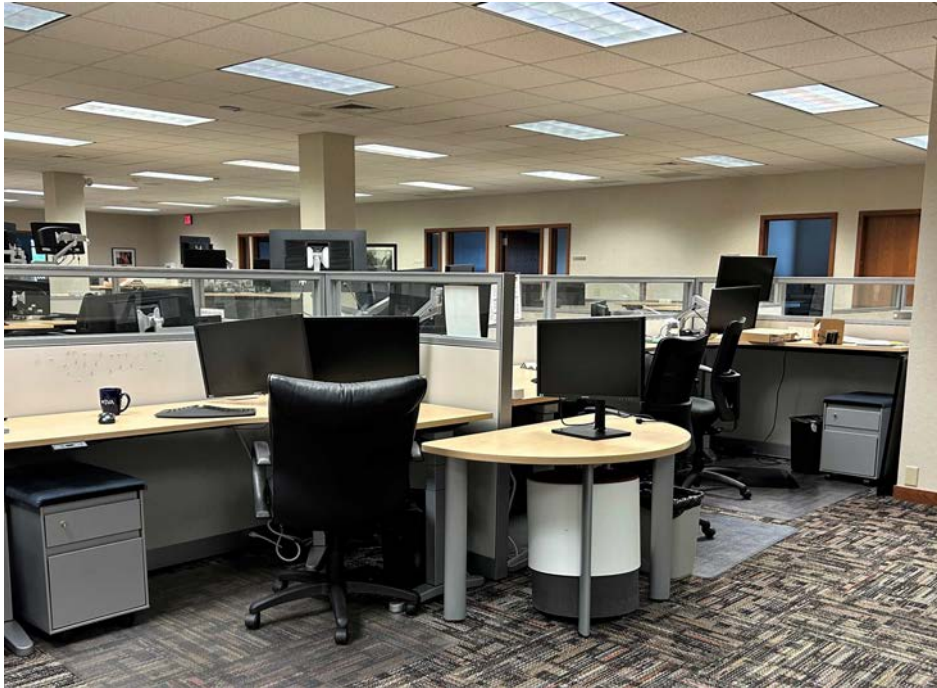
PROPERTY PHOTOS

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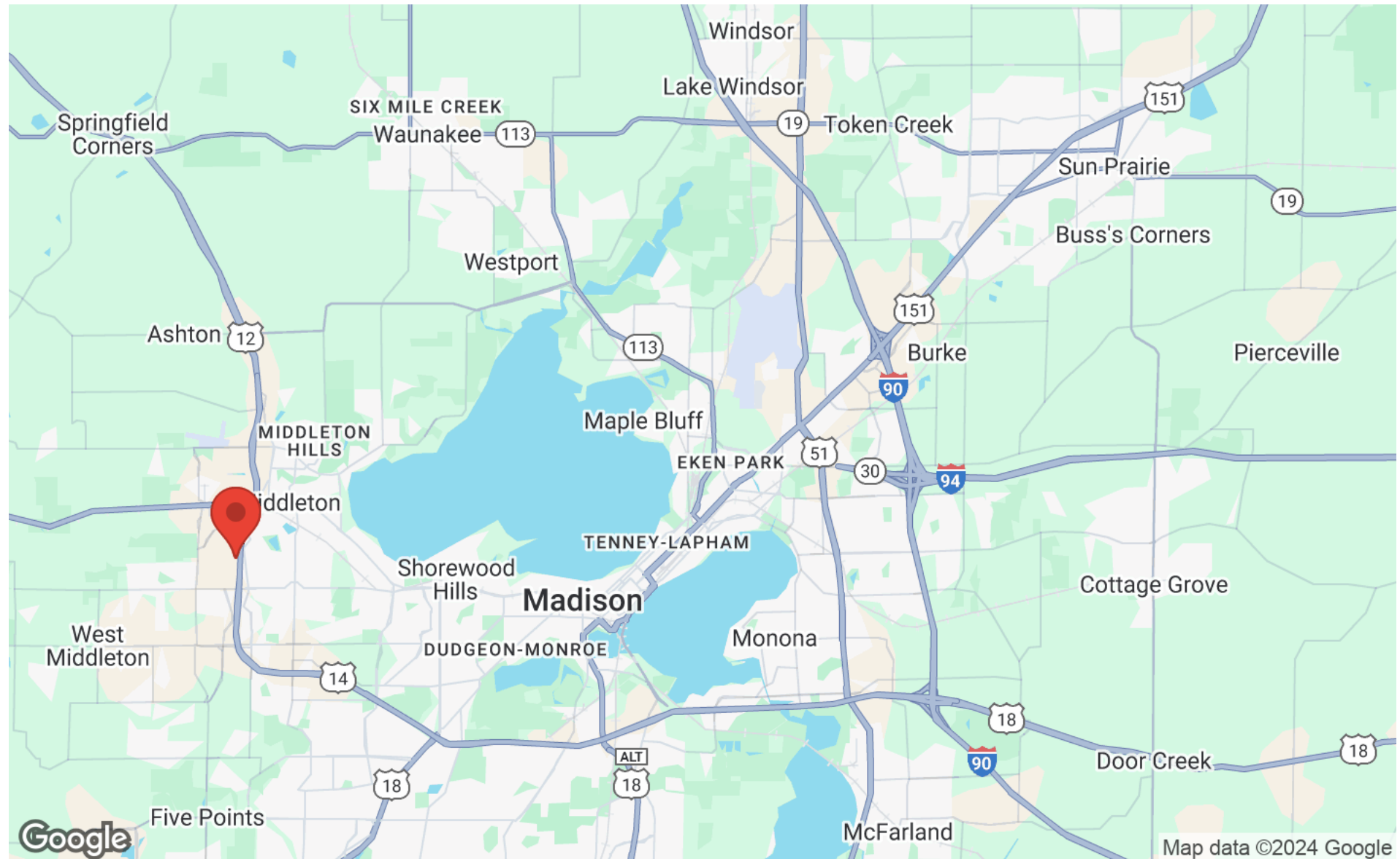
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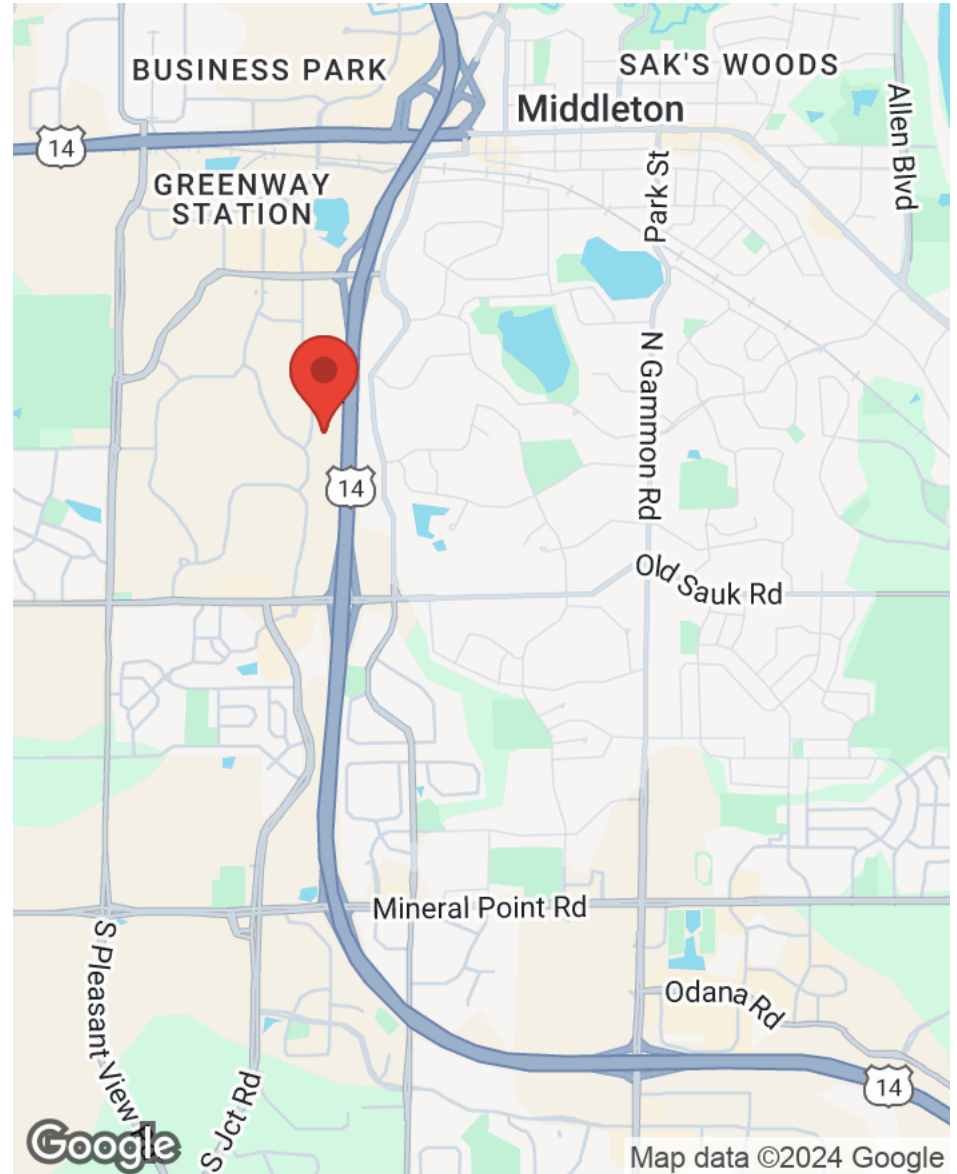
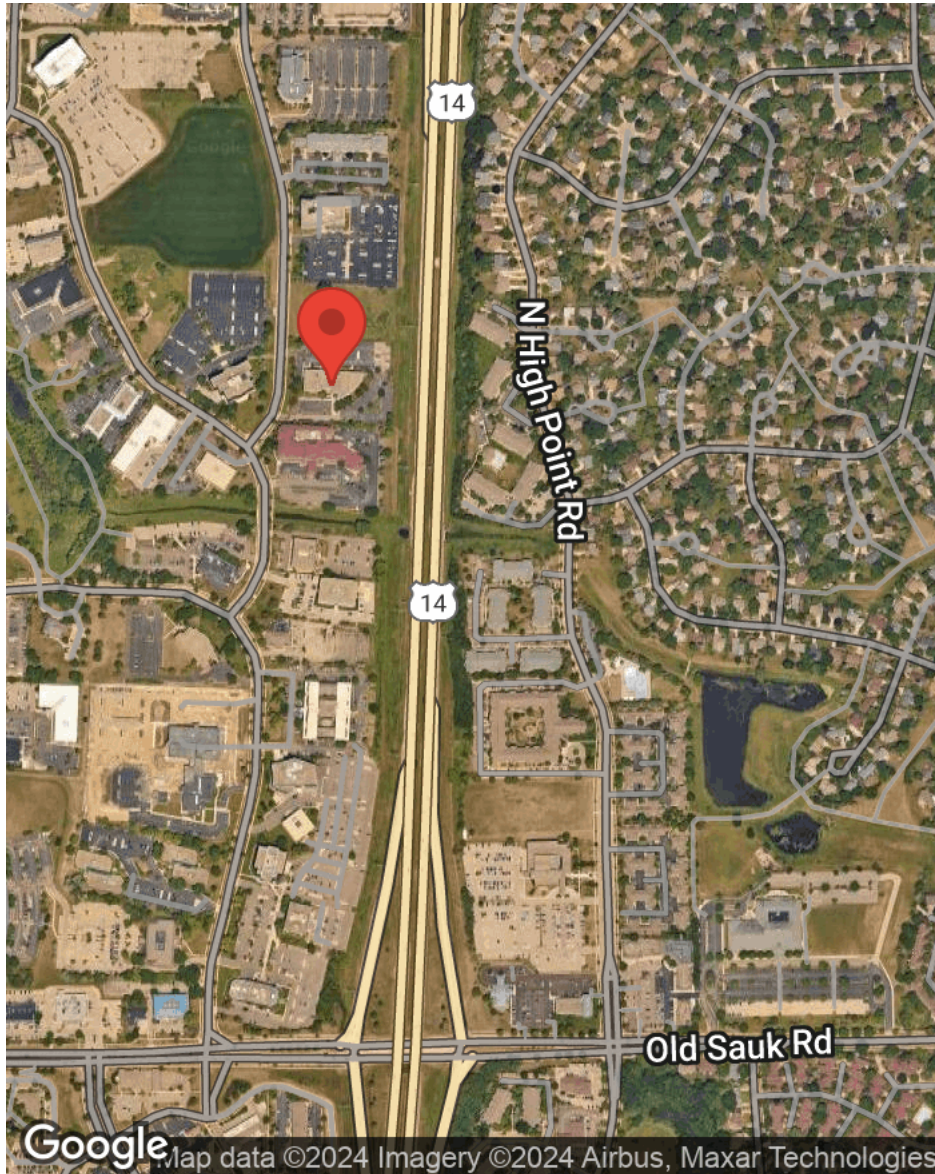
REGIONAL MAP

1221 JOHN Q HAMMONS DRIVE



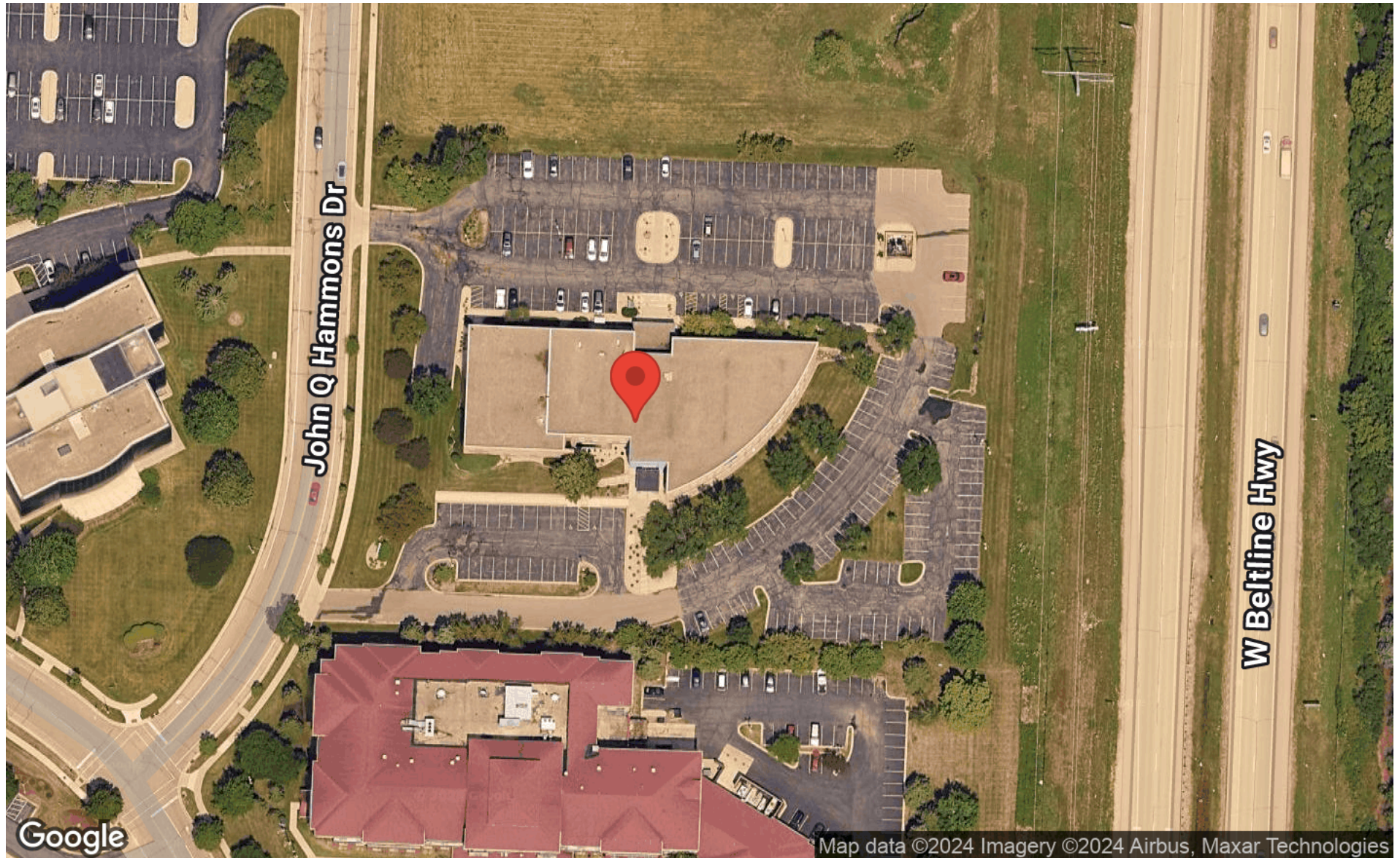
LOCATION MAPS

1221 JOHN Q HAMMONS DRIVE



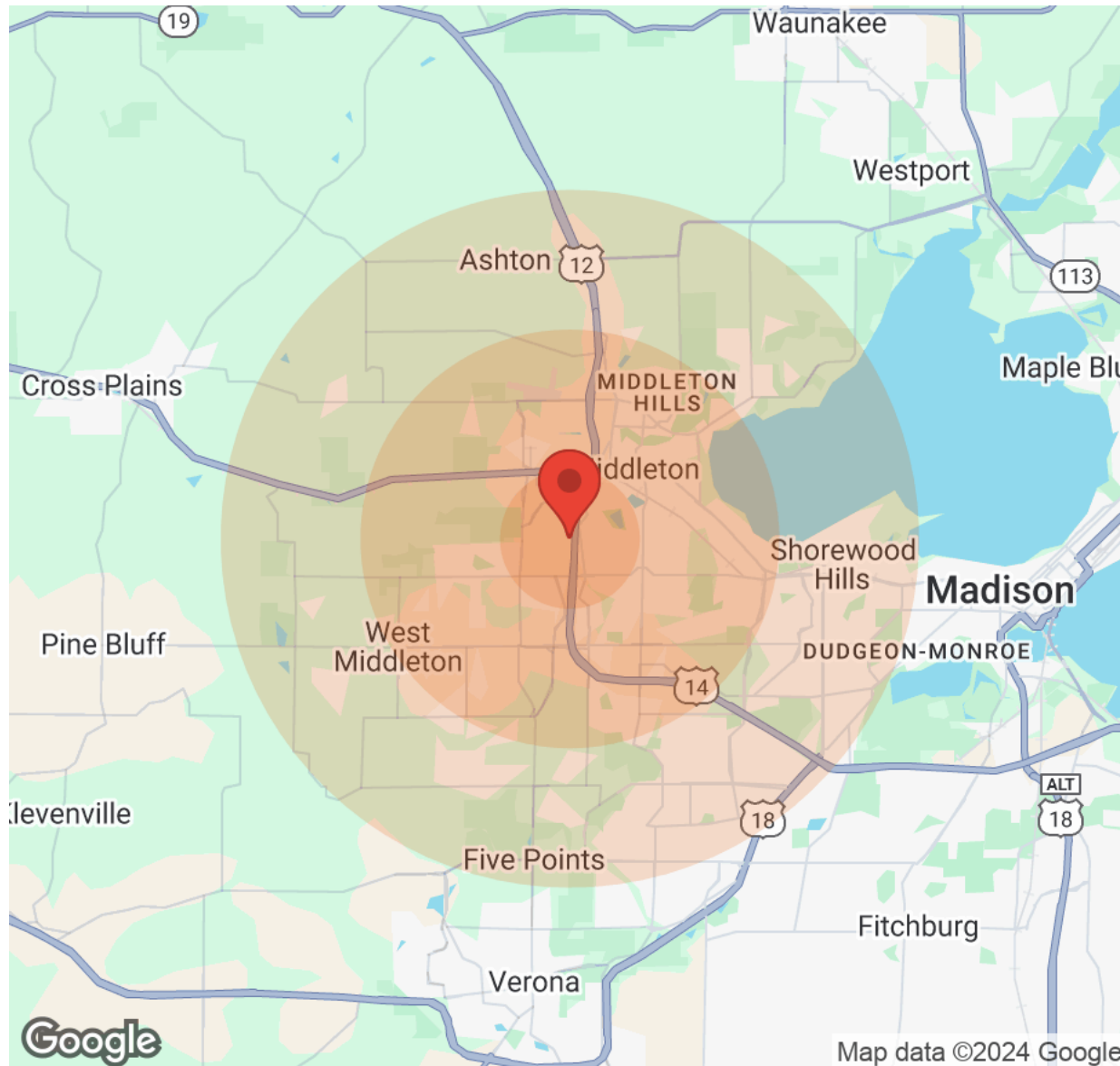
AERIAL MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,450	24,652	56,693
Female	2,608	26,191	61,170
Total Population	5,058	50,843	117,863

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	754	7,461	19,572
Ages 15-24	653	5,840	13,907
Ages 25-54	1,934	20,517	47,868
Ages 55-64	761	7,301	15,967
Ages 65+	956	9,724	20,549

Income	1 Mile	3 Miles	5 Miles
Median	\$68,232	\$61,120	\$68,808
< \$15,000	174	1,632	4,287
\$15,000-\$24,999	161	1,883	4,081
\$25,000-\$34,999	146	2,111	4,646
\$35,000-\$49,999	274	3,962	7,860
\$50,000-\$74,999	461	4,717	10,642
\$75,000-\$99,999	290	3,063	7,101
\$100,000-\$149,999	484	3,573	7,964
\$150,000-\$199,999	179	1,542	3,403
> \$200,000	157	1,836	3,646

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,522	26,242	57,128
Occupied	2,407	24,505	53,828
Owner Occupied	1,508	12,772	30,087
Renter Occupied	899	11,733	23,741
Vacant	115	1,737	3,300

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1221 JOHN Q HAMMONS DRIVE

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