





1232 Fourier Drive is a multi-tenant single storey office building comprising 29,410 square feet of leasable area. Located in the Old Sauk Trails Office Park, the building provides convenient access to the West Beltline Highway and Greenway Boulevard. 1232 Fourier Drive was constructed in 2001. The property is occupied by tenants such as Nexant, Inc, Lucida Advisors LLC and Bellbrook Labs LLC. 1232 Fourier Drive has 113 parking stalls for a parking ratio of 3.84 stalls per 1,000 square feet of leasable area.

SPACE & PROPERTY HIGHLIGHTS

Building Size	29,410 SF
Floors	1
Building Hours	7:30 AM - 6:00 PM M - F
Signage	Monument & building signage available
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



OFF-SITE CONFERENCE ROOMS



OFF-SITE FITNESS CENTERS



OFF-SITE GOLF LOUNGE



AMENITIES

ON-SITE:

- Bright Open Lobby

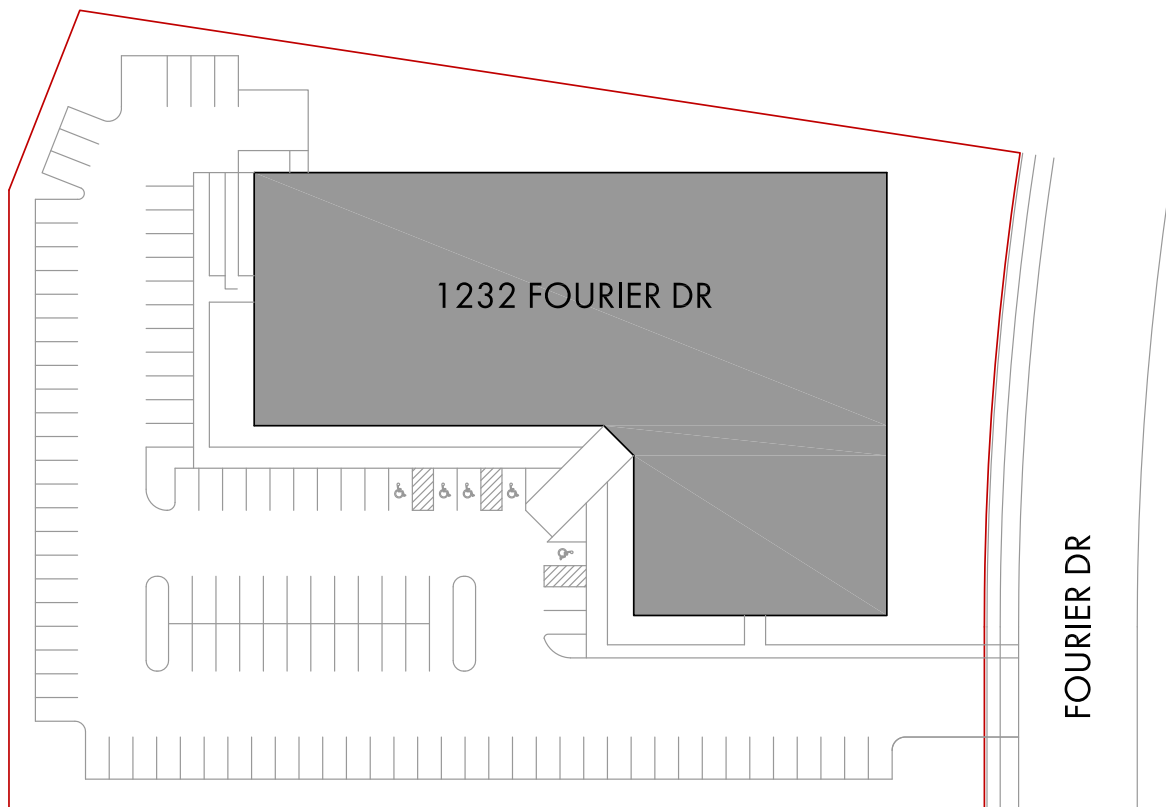
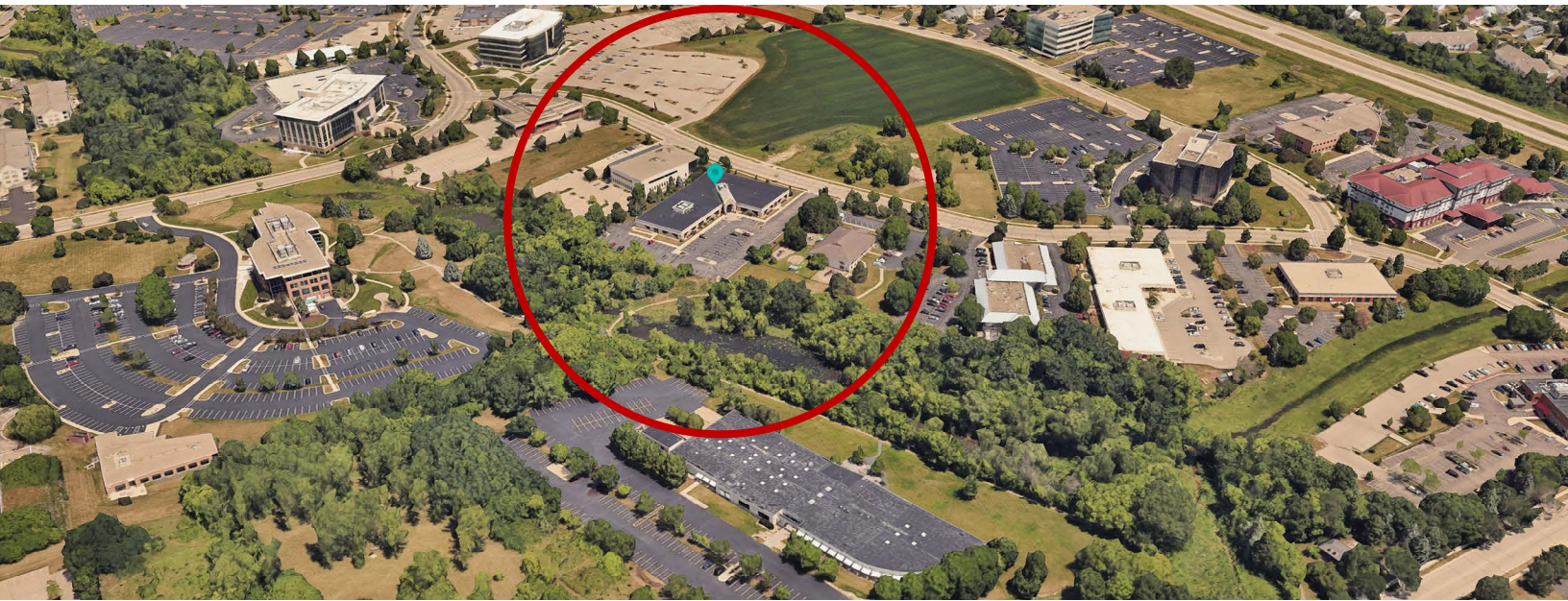
SHARED/OFF-SITE:

- Access to Conference Rooms at Wisconsin Trade Center
- Access to Fitness Center at Wisconsin Trade Center
- Access to Gaming Lounge at 8215 Greenway
- Access to Board Room at Wisconsin Trade Center
- Access to Golf Lounge at City Center West

FOR MORE INFORMATION:

<https://madison.rfaassetmanagement.ca>

SITE MAP



Deming Way

Fourier Dr

John Q Hammons Dr

John Q Hammons Dr

John Q Hammons Dr

Fourier Dr

1232 Fourier Drive

FIND US HERE

- **Gross Leasable Area:** 29,410 SF
- **Key Tenant(s):** Nexant Inc., Lucida Advisors LLC, Bellbrook Labs LLC
- **Major Arterials & Access:** West Beltline Highway, Greenway Boulevard, Old Sauk Road

AREA DEMOGRAPHICS*



206,972
Population



\$127,557
Avg. Household Income



252,251
Daytime Population



66.5%
Population with
Bachelor's, Graduate,
or Professional Degree



192,240
Employees

*Within 7 miles of 1232 Fourier Dr (2023 estimates)

1232 FOURIER DRIVE

FOR OFFICE LEASING INQUIRIES

KYLE ROBB, CCIM

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RFA

ASSET MANAGEMENT

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