

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
- * 7,000 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:	7,000 RSF
Year Built:	1991
Parking Ratio:	4.70

Space Overview

1st Floor: From 4,000 SF to 7,000 SF with up to 15 private offices and 21 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

1221 JOHN Q HAMMONS DRIVE



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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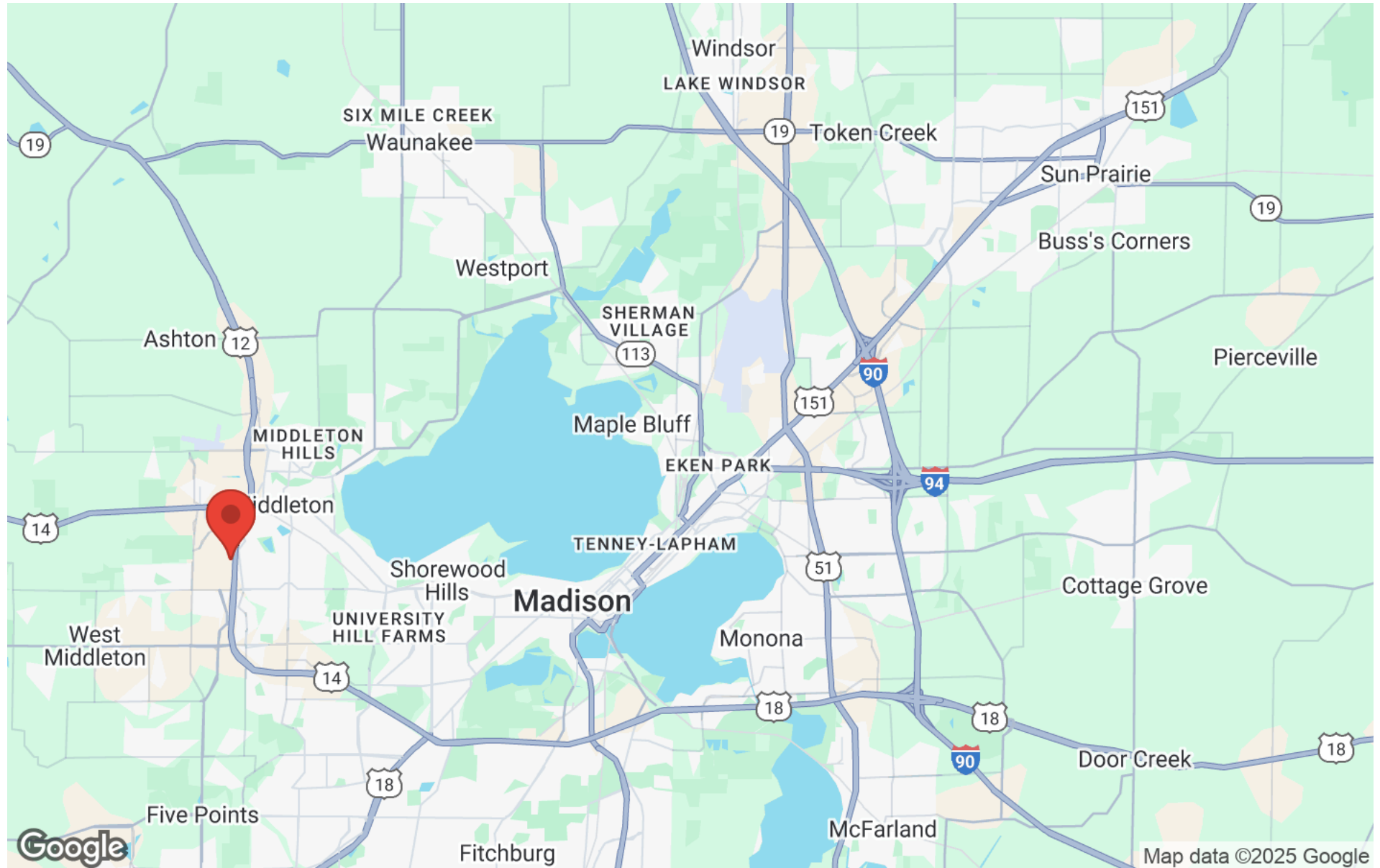
PROPERTY PHOTOS

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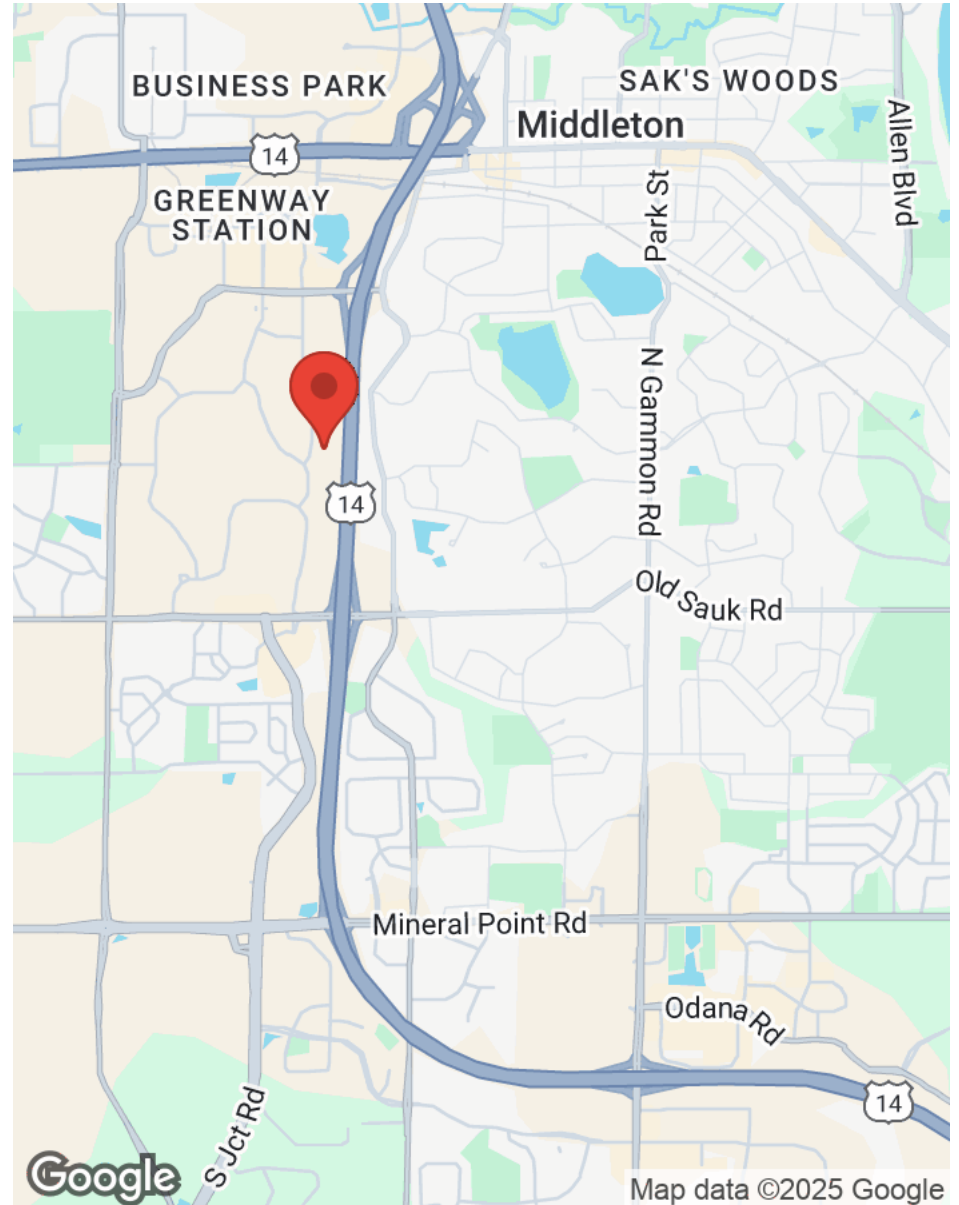
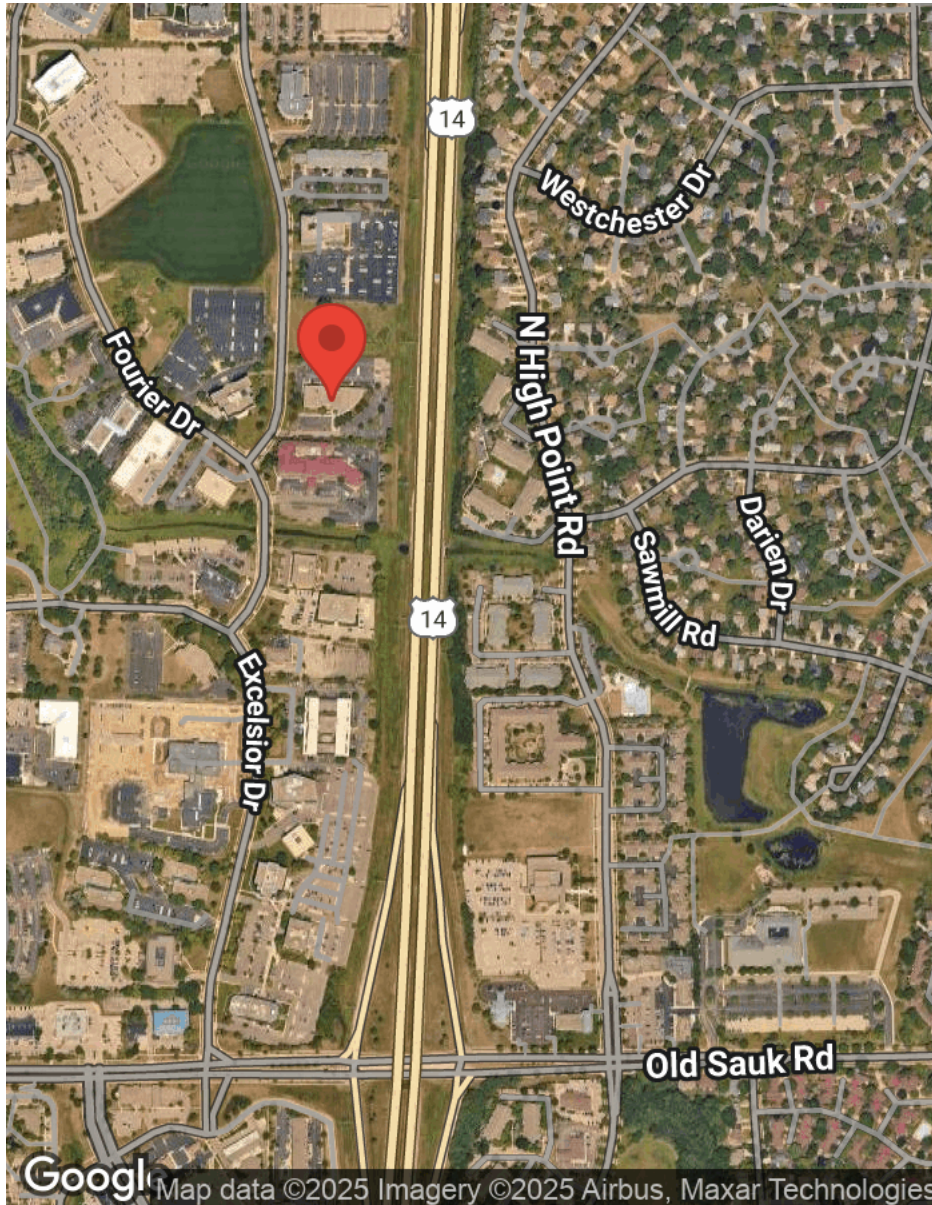
REGIONAL MAP

1221 JOHN Q HAMMONS DRIVE



LOCATION MAPS

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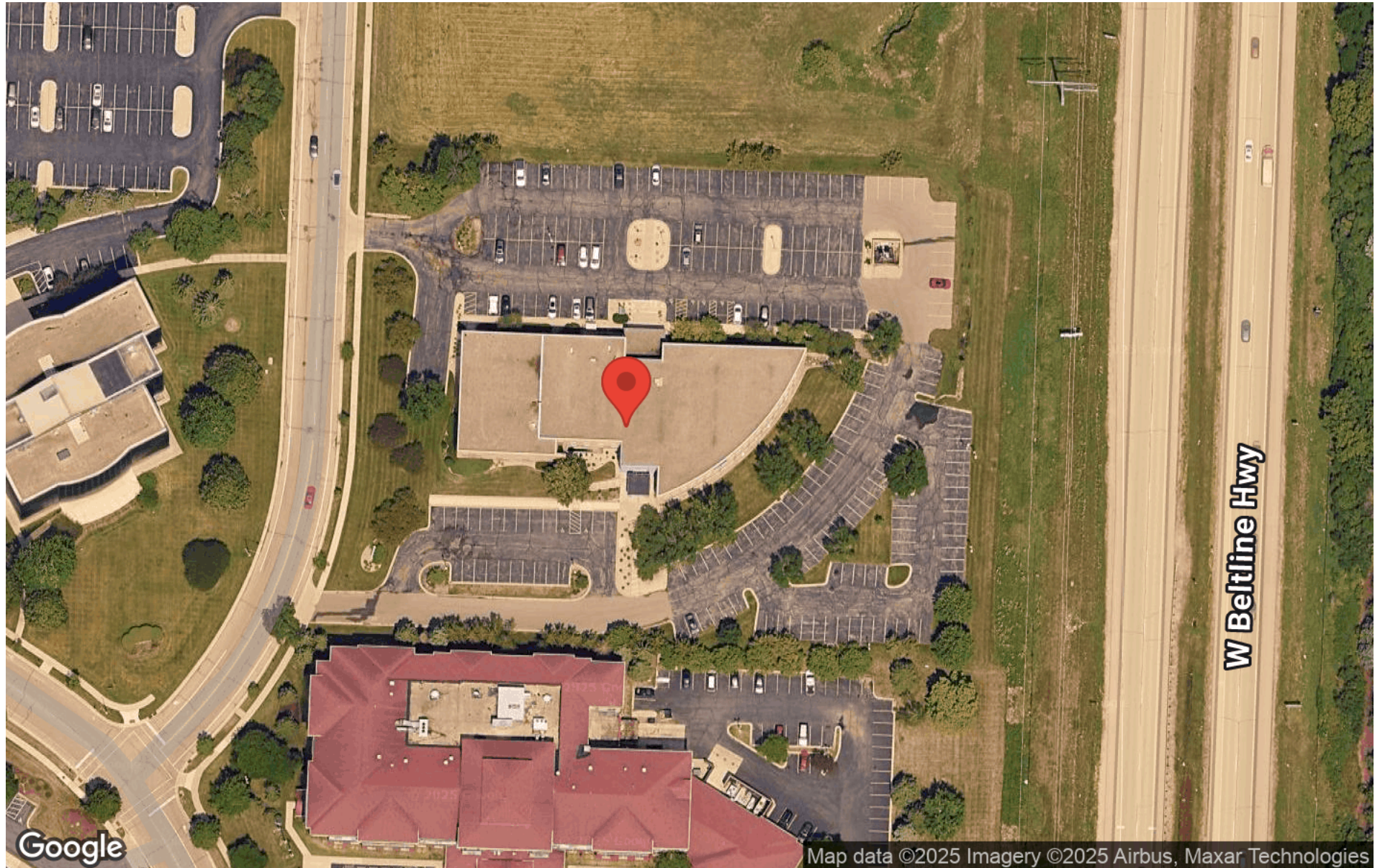


OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

CHRIS CAULUM, SIOR / Vice President of Commercial Brokerage / O: (608) 443-1040 / C: (608) 444-1911 / ccaulum@oakbrookcorp.com

AERIAL MAP

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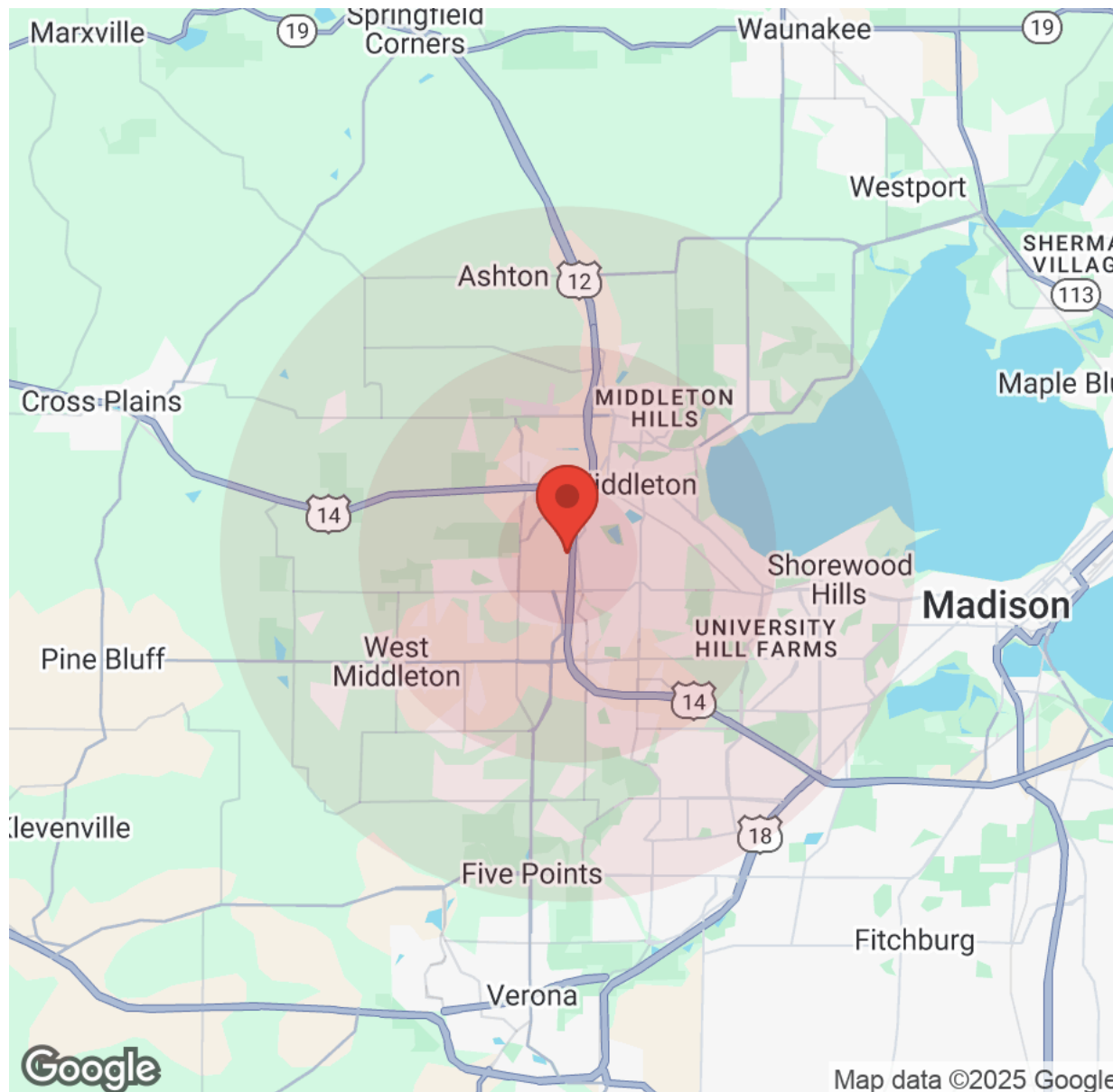


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	4,683	30,431	67,774
Female	5,079	31,139	69,145
Total Population	9,762	61,571	136,919

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,438	9,709	22,136
Ages 15-24	1,159	8,044	18,413
Ages 25-54	3,819	25,827	59,343
Ages 55-64	1,068	6,002	13,305
Ages 65+	2,277	11,988	23,723

Income	1 Mile	3 Miles	5 Miles
Median	\$100,137	\$99,195	\$98,186
< \$15,000	156	1,404	3,335
\$15,000-\$24,999	162	1,214	2,742
\$25,000-\$34,999	231	1,683	3,433
\$35,000-\$49,999	373	2,408	4,947
\$50,000-\$74,999	852	4,146	9,410
\$75,000-\$99,999	681	3,904	8,143
\$100,000-\$149,999	1,069	5,561	11,935
\$150,000-\$199,999	542	3,541	7,437
> \$200,000	850	5,406	11,460

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,310	31,738	68,225
Occupied	4,917	29,267	62,843
Owner Occupied	2,358	14,619	32,384
Renter Occupied	2,559	14,648	30,459
Vacant	393	2,471	5,382

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1221 JOHN Q HAMMONS DRIVE

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PRESENTED BY:

CHRIS CAULUM, SIOR
Vice President of Commercial Brokerage
O: (608) 443-1040
C: (608) 444-1911
ccaulum@oakbrookcorp.com

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