

Professional Office Building For Sale 19395 W. Capitol Drive

BROOKFIELD, WISCONSIN



NEWMARK

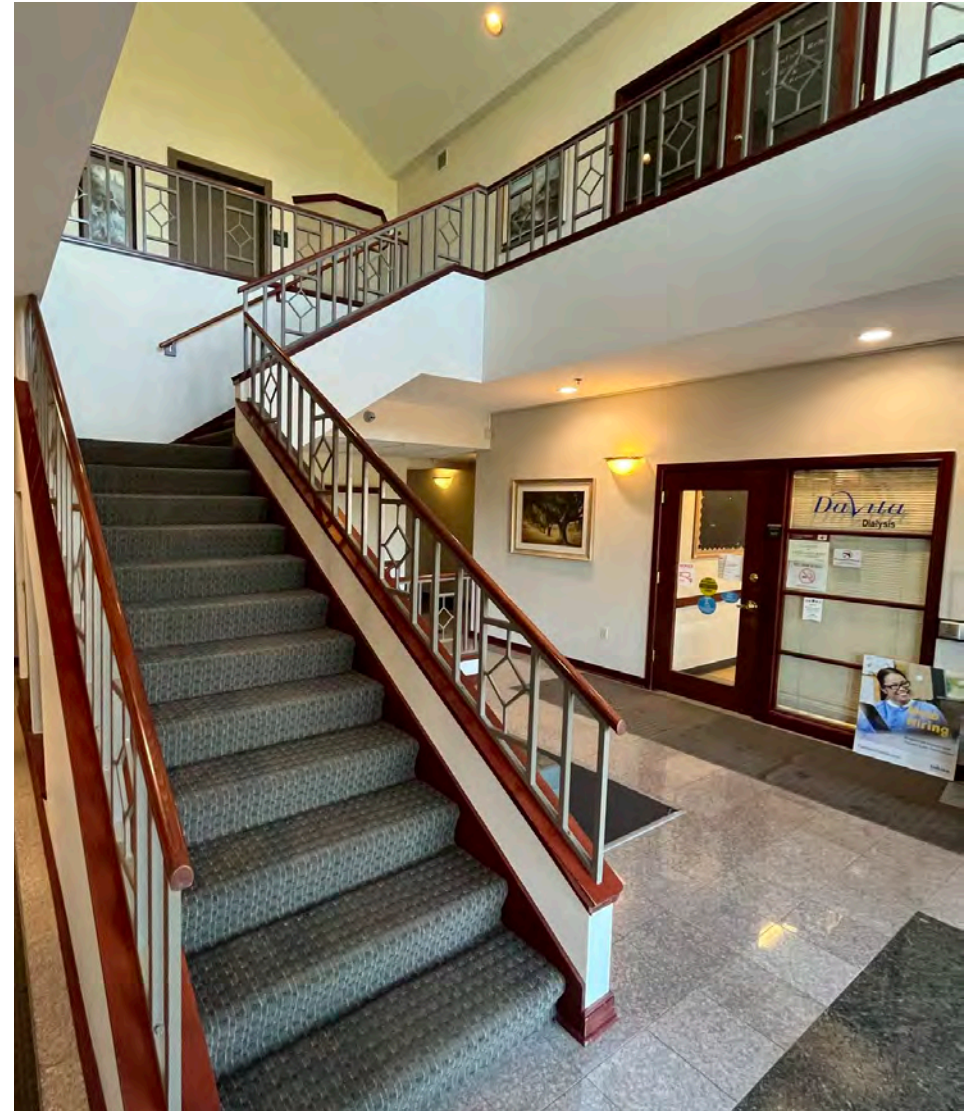
19395 W CAPITOL DRIVE, BROOKFIELD, WI

The Offering

19395 W. Capitol Drive, Brookfield, Wisconsin is a two story, multi-tenant Office/Medical use office building totaling ±23,377 RSF. It is part of the five property (4 buildings, 1 land site) Fox River Business Center adjacent to the Sendik's Towne Centre. Constructed in 1996, this masonry building features a balance of long term tenants in a mix of suite sizes, excellent visibility and accessibility.

The site features strong area demographics, easy accessibility to the entire metro via Hwy 190 (Capitol Drive).

Offered for sale at \$2,700,000 (\$115.50 PSF)



CONTACT

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The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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Property Overview

±23,377 SF Rentable Building Area	Two +Garden Level Number of Floors	Office Condominium Land Area	BR C1097998003 Tax ID#
\$2,700,000 Sale Price	1996 Year Built	B-3 Regional Business Zoning	\$20,739.52 Taxes - 2023



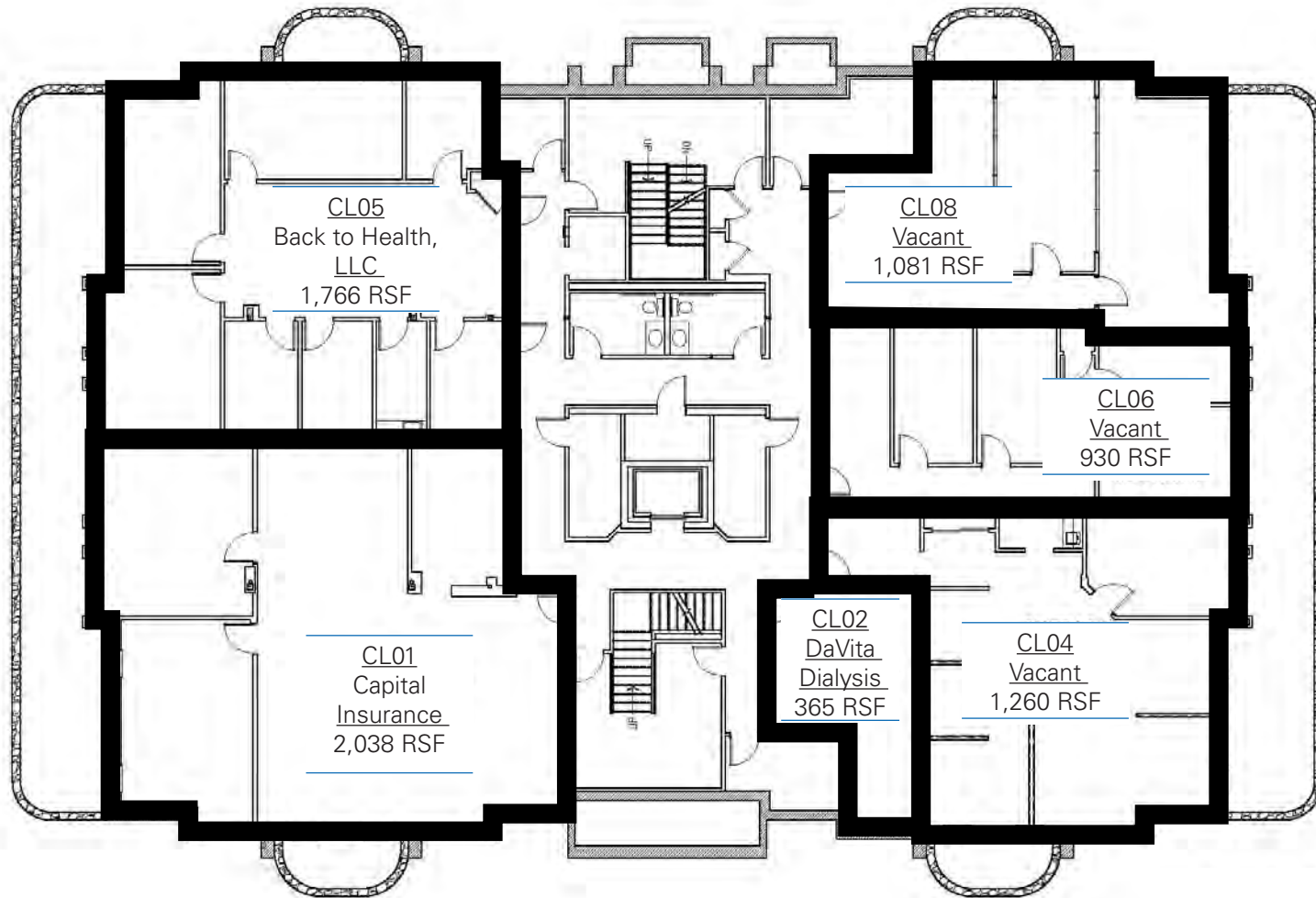
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Neighboring Points of Interests



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Garden Floor



Tenant Summary

Capital Insurance - CL01 - 2,038 SF

Capital Insurance Agency was established in 1977 as an independent insurance agency by Josef Schmidt. For years the agency was run out of his home and he treated his clients as family. As an independent agency, the agency has represented leading insurance companies in the industry.

In 1988, Jeff Sladky joined Josef in his agency. A few years later the agency had grown to a point where they needed to be moved out of his house and into an office on Capitol Drive in Brookfield, WI. Even though the agency was not located in a home, the value of treating their policy holders as family has always been the way they do business. Jeff became principle owner of Capital Insurance Agency of WI in 1994.

The agency continued to grow and has added additional leading insurance companies. This has allowed the company to tailor an insurance program to meet their insured's specific requirements. Their needs may include personal coverage or a comprehensive business portfolio.

Lease Commencement: 4/1/2018

Lease Expiration: 6/30/2025

Space Leased: 2,038

Option Term(s): 5 years

Headquartered: Brookfield, WI

Website: <http://www.capitalinsurancewi.com/>

Back to Health, LLC - CL05 - 1,766 SF

Back To Health is your place for family chiropractic care. Whether you are expecting, plan to be, or have family members in need of getting to the root cause to help the body work its best using gentle techniques that are suited for all ages. Dr. Angela English, DC CACCP strives to help improve the health in future generation by making healthful decisions and lifestyles in my own family and guiding my patients to start to do the same. Being born and just living life is hard on our bodies. Chiropractic is amazing at helping out bodies strengthen and heal from all of life's stresses. The office offers a verity of treatments including the following Infrared Sauna with Light Therapy, Laser Therapy, and Orthotics.

Lease Commencement: 10/1/2021

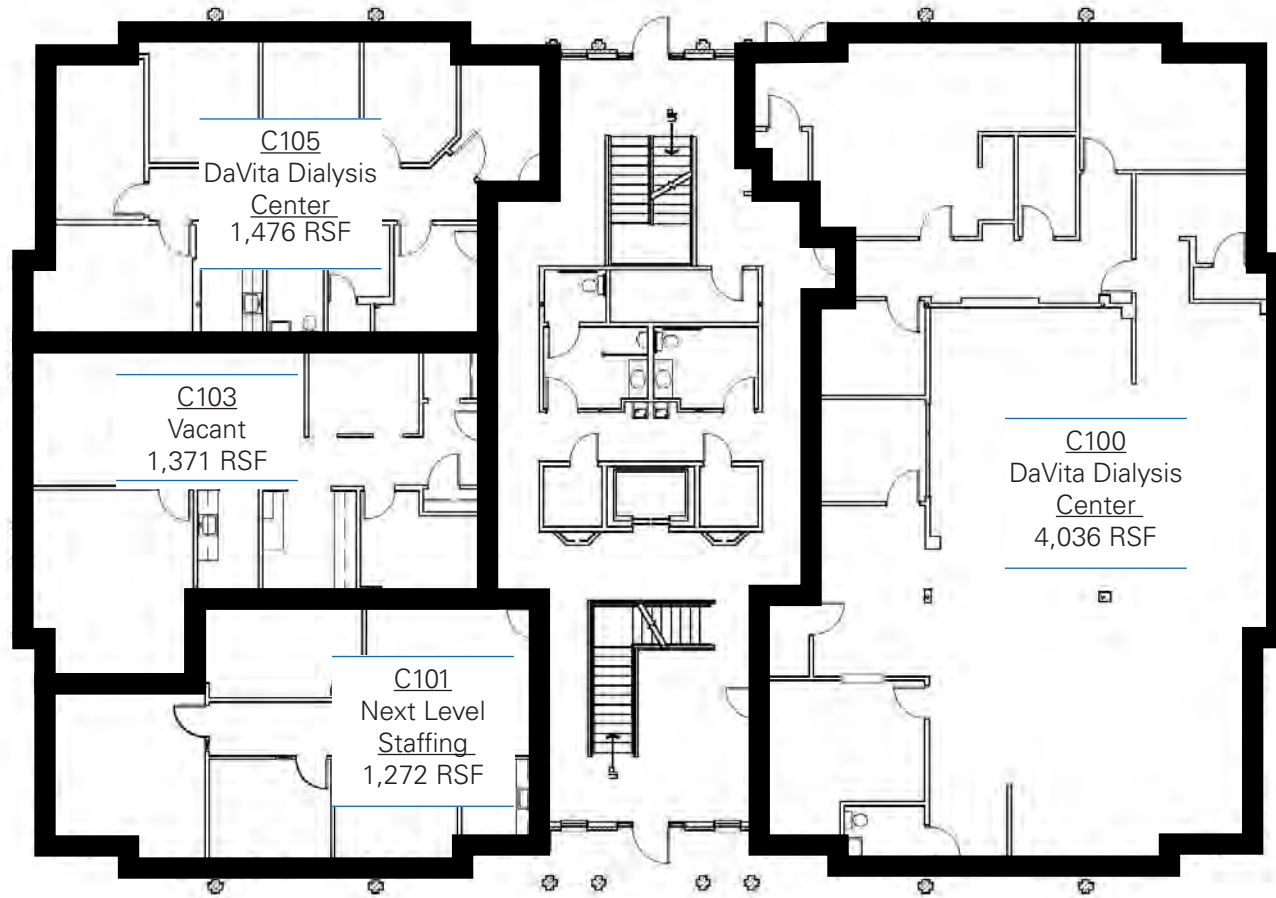
Lease Expiration: 9/30/2024

Space Leased: 1,766

Headquartered: Brookfield, WI

Website: <https://www.backtohealthwi.com/>

First Floor



Tenant Summary

DaVita Dialysis - C100, C105 & CL02 - 5,139 SF

DaVita (NYSE: DVA) is a health care provider focused on transforming care delivery to improve quality of life for patients globally. The company is one of the largest providers of kidney care services in the U.S. and has been a leader in clinical quality and innovation for more than 20 years. DaVita cares for patients at every stage and setting along their kidney health journey—from slowing the progression of kidney disease to helping to support transplantation, from acute hospital care to dialysis at home. As of September 30, 2022, DaVita served 200,000 patients at 2,776 outpatient dialysis centers in the United States. The company also operated 352 outpatient dialysis centers in 11 other countries worldwide. DaVita has worked collaboratively to help propel the kidney care industry to adopt an equitable and high-quality standard of care for all patients, everywhere.

Lease Commencement: 8/4/1999

Lease Expiration: 2/28/2025

Space Leased: 5,139

Suite: 100, 105, L02

Option Term(s): None

Headquartered: Denver, CO

Website: www.davita.com

Website: <http://www.capitalinsurancewi.com/>

Next Level Staffing - C101 - 1,272 SF

Next Level Professional represents a full-service staffing company focused on integrity, trust, and commitment in the support of their clients and employees' needs and requirements. Next Level is your one-call solution to support all aspects of staffing, including professional, technical, clerical and industrial.

Next Level Professional is the organization of choice for the real-time effective solutions by providing qualified employees that meet the needs of their clients. They provide an environment of mutual trust and open communication by taking the time to truly understand their employee and client expectations for continued growth and success

Lease Commencement: 4/1/2013

Lease Expiration: 10/31/2024

Space Leased: 1,272

Suite: Two (2), Three (3) Year Terms

Headquartered: Brookfield, WI

Website: <https://www.nextlevelstaff.com/>

Tenant Summary

Breathe in Motion - C200 - 4,360 SF

Breathe in Motion's treatments and services always begin with finding the root of any imbalances and pain. At your first visit, we'll assess the WHOLE body with a movement screen and develop a clear plan for sustainable pain-free activity. Our treatments are 100% hands on. We use cupping, dry needling, deep tissue massage and mobilizations focusing differentiating their products from traditional physical therapy's "wait & see" approach, we get right to the root of the pain and deliver sustainable results. Instead of masking pain with medication or injections, we resolve pain and promote improved performance, strength and longevity.

Lease Commencement: 6/15/2023

Lease Expiration: 7/31/2031

Space Leased: 4,360

Option Term(s): One (1), Five (5) Year Term

Headquartered: Brookfield, WI

Website: <https://www.bimwellness.com/>

Trapp & Hartman SC - C201 - 1,395 SF

Trapp & Hartman, S.C. attorney's have provided a full line of legal services since 1973. They have a wide range of legal backgrounds and experience to assist individuals, business owners, real estate developers and others in Brookfield and throughout Southeastern Wisconsin.

Lease Commencement: 7/1/2016

Lease Expiration: 6/30/2025

Space Leased: 1,395

Option Term(s): One (1), Four (4) Year Term (exercised)

Headquartered: Brookfield, WI

Website: <https://trapp-hartman.com/>

Tenant Summary

Spectrum Engineering Inc. - C203 - 2,765 SF

Spectrum Engineering Inc. was formed in 1993 in response to Wisconsin industry's demand for high-quality engineering services at a competitive price. As professional engineering consultants, they understand the industrial climate and recognize the challenges their clients face in providing a quality product while maintaining a reasonable profit margin. They also recognize that their clients continuously search for ways to improve the quality of their product and to maintain a competitive edge, while conforming to federal, state, and local rules and regulations.

Spectrum Engineering's goal is to work closely with their clients to help them maximize the efficiency of their operations while complying with environmental regulations. They have the dedication and experience to provide their clients with cost effective engineering assistance in a timely manner. They strive to stay current with the latest available technologies; and federal and state codes and regulations that affect their clients. They are committed to developing long-lasting relationships with their clients and providing them with exceptional levels of professional service.

Lease Commencement: 8/1/2014

Lease Expiration: 2/28/2025

Space Leased: 2,765

Option Term(s): One (1), Five (5) Year Five (5) Month Term
(exercised)

Headquartered: Brookfield, WI

Website: <http://www.spectrumengineeringinc.com/>

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Rent Roll*

For financial information and tenant information please sign our confidentiality agreement found at the end of the document and return it to

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Profit & Loss

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STATE OF WISCONSIN BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm, may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see “Definition of Material Adverse Facts” below).
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see “Confidentiality Notice To Customers” below).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional property inspection, contact an attorney, tax advisor, or property inspector.

This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of a broker’s duties to a customer under section 452.133 (1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin statutes (see “definition of material adverse facts” below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents is aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents): _____

(INSERT INFORMATION YOU AUTHORIZE TO BE DISCLOSED SUCH AS FINANCIAL QUALIFICATION INFORMATION)

SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov/> or by phone at 608-240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

A “Material Adverse Fact” is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party’s decision to enter into a contract or agreement concerning a transaction or affects or would affect the party’s decision about the terms of such a contract or agreement.

An “Adverse Fact” is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.

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Exclusively Listed by:

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NEWMARK

Confidentiality Agreement

19395 W Capitol Drive, Brookfield

This Confidentiality Agreement (the "Agreement") is executed by the undersigned, an interested party and prospective purchaser for 19395 W Capitol Drive, Brookfield, Wisconsin (the "Interested Party" in the "Proposed Transaction"), in favor of the Seller ("Owner"):

In connection with Interested Party's possible purchase from Owner of certain real property (the "Property"), Owner intends to make available certain information to Interested Party. The term "Information" means all information that Owner has made or is making available to Interested Party. Whether directly or through MLG Commercial, LLC d/b/a Newmark (Owner's Property Representative"), whether before or after the date of this Agreement, whether tangible or intangible, and in whatever form, as well as all information generated by Interested Party or its representatives, as defined below, that contains, reflects or is derived from the furnished information. Such information may but shall not be required to be itemized on a schedule, which may now or later be attached to this Agreement and initialed by Interested Party. The information does not purport to contain all of the information that Interested Party may desire. Interested Party should conduct its own investigation and analysis of the information, for the Owner's Property Representative does not warrant or represent the validity of the information and shall be held harmless

In consideration of Owner's disclosure of the information to Interested Party, Interested Party agrees that it shall keep the information confidential and will not use any of the information in any way detrimental to Owner, without the prior written consent of Owner, such information shall not be disclosed by Interested Party or any of its officers, directors, partners, employees, affiliates, agents or representatives (collectively, "Representatives") to any third party and shall not be used by Interested party or its Representatives other than in connection with the Proposed Transaction with the Owner.

Interested Party agrees that the information may be transferred only to such of its Representatives who need to know the information for the sole purpose of assisting Interested party in evaluating the Proposed Transactions, who are informed of this Agreement, and who in writing agree to be bound by the terms hereof as if a party hereto.

Neither Owner, Owner's Property Representative, nor any of their representatives has made or makes any representation or warranty, express or implied, as to the accuracy or completeness of the information. Interested party agrees that neither Owner, Owner's Property Representative, nor their representatives shall have any liability to Interested Party or to any of its Representatives resulting from the providing or use of the information.

ACCEPTED AND AGREED to this on the _____ day of _____, 20__.

Prospective Purchaser:

Signed: _____	Company: _____
Print Name: _____	Address: _____
Title: _____	_____
Phone: _____	Email: _____
Fax: _____	Website: _____