



For Sale / Lease Office Building Along I-94

**2301 SUN VALLEY DRIVE
DELAFIELD, WISCONSIN**

Building Size

± 32,800 SF

Available Space

Suite 113- ± 3,165 SF

Suite 208- ± 3,067 SF

Suite 302- ± 2,438 SF

Lease Rate

\$ 19.50/SF, Gross

Sale Price

\$ 5,250,000

Office Building For Sale/Lease

Property Highlights

- ADA compliant
- Brick and block construction
- Excellent visibility from I-94
- Full floor of approximately 10,000 SF
- Tenants: Davita Dialysis, Annex Wealth Management Center

For information, please contact:

Rachel Schmidt, CCIM

Managing Director

t 414-395-4691

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Suite 700
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nmrk.com



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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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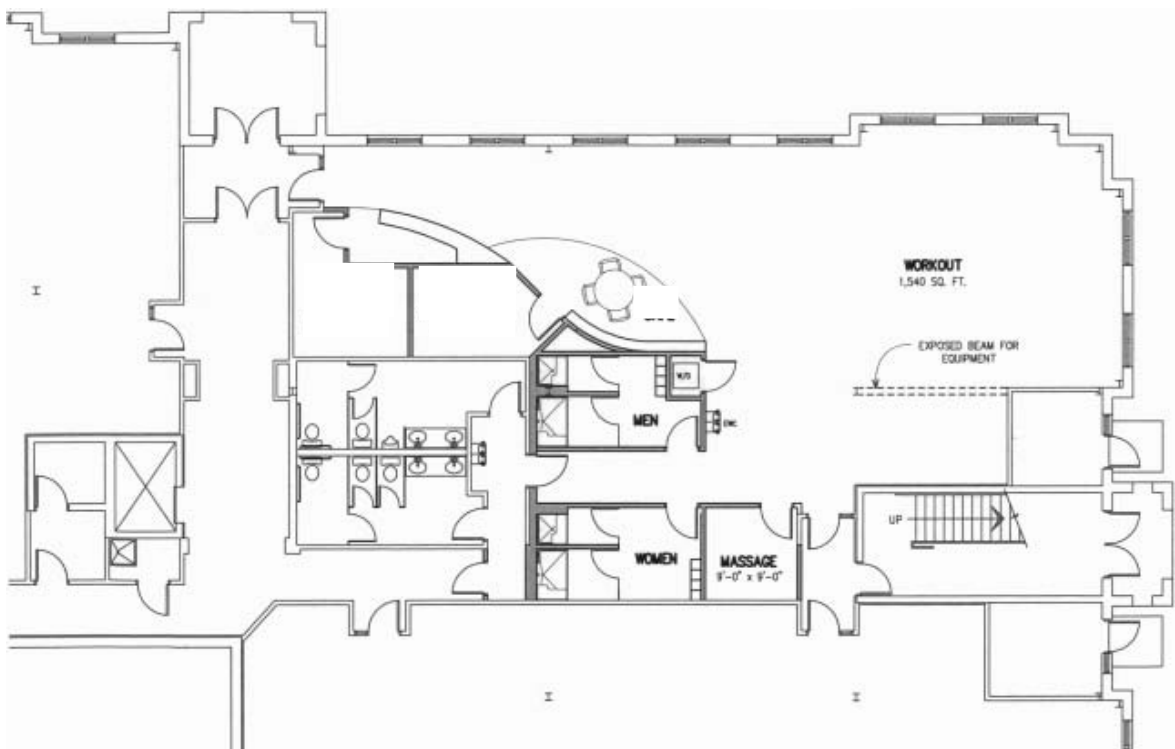
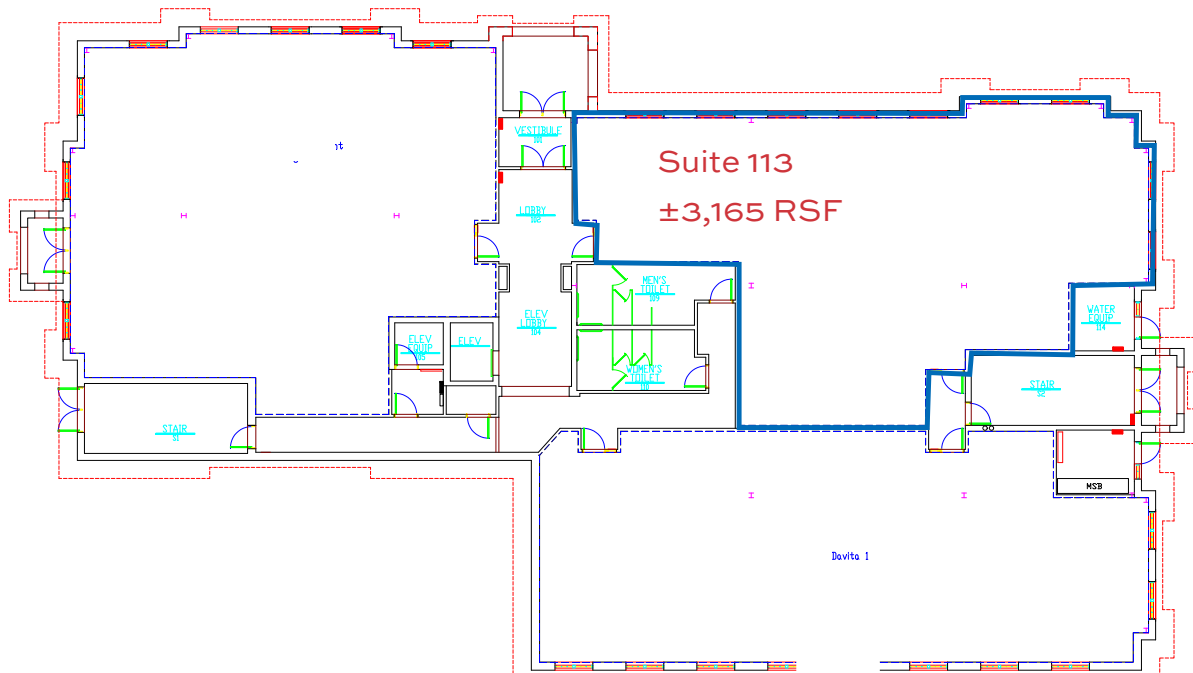


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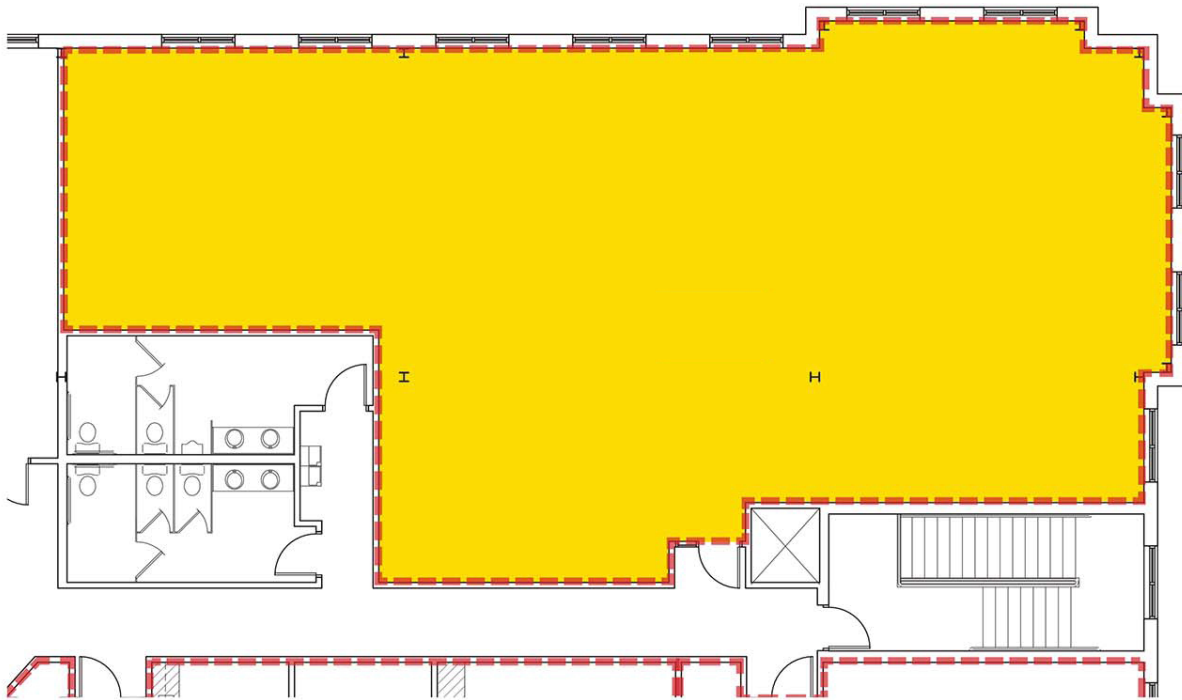
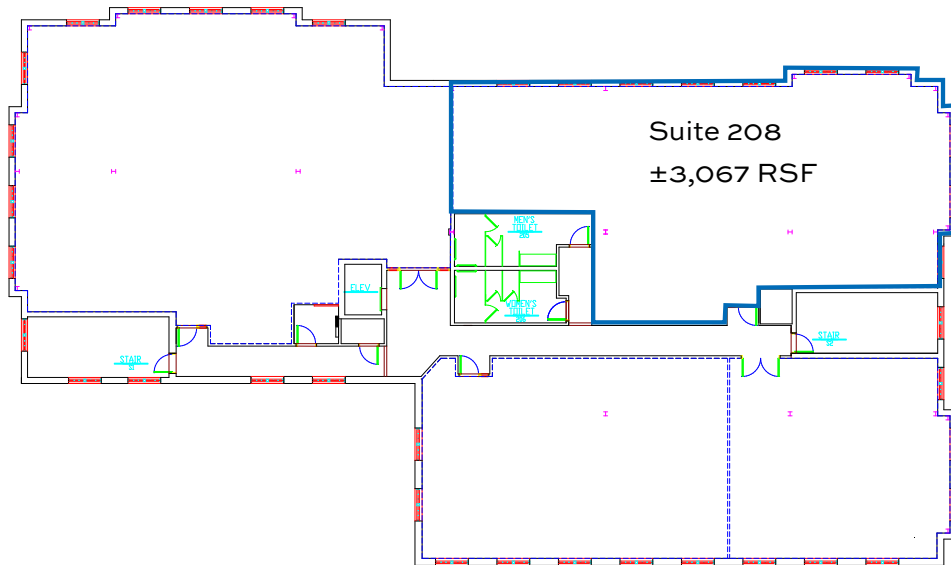
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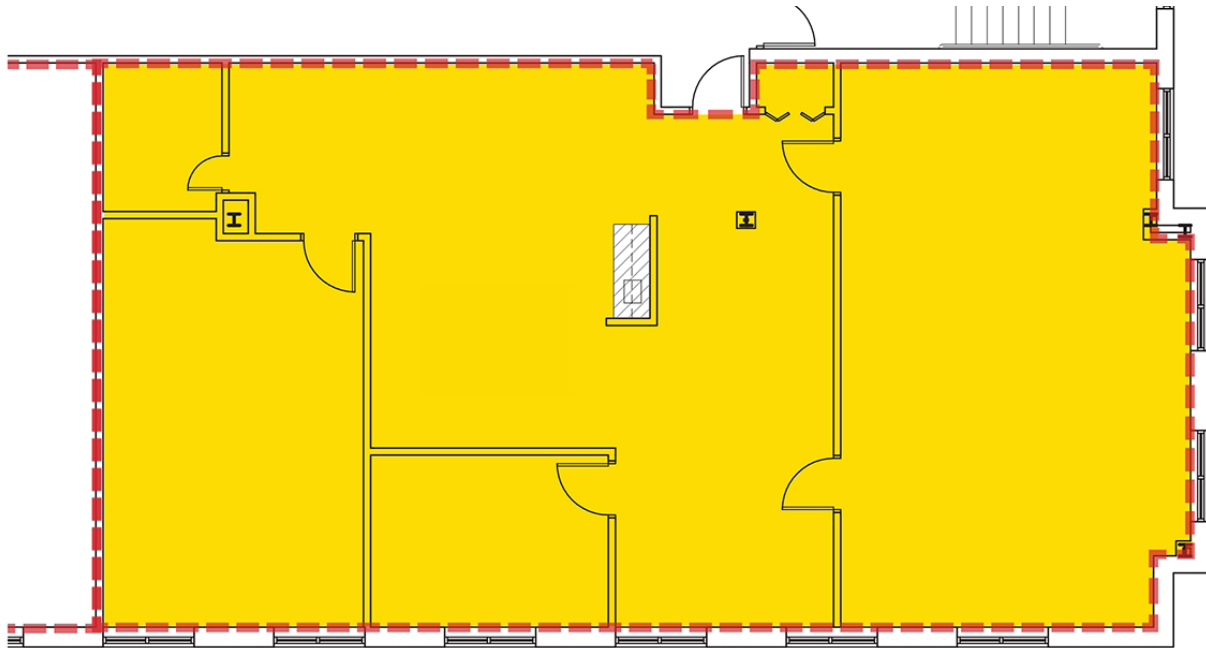
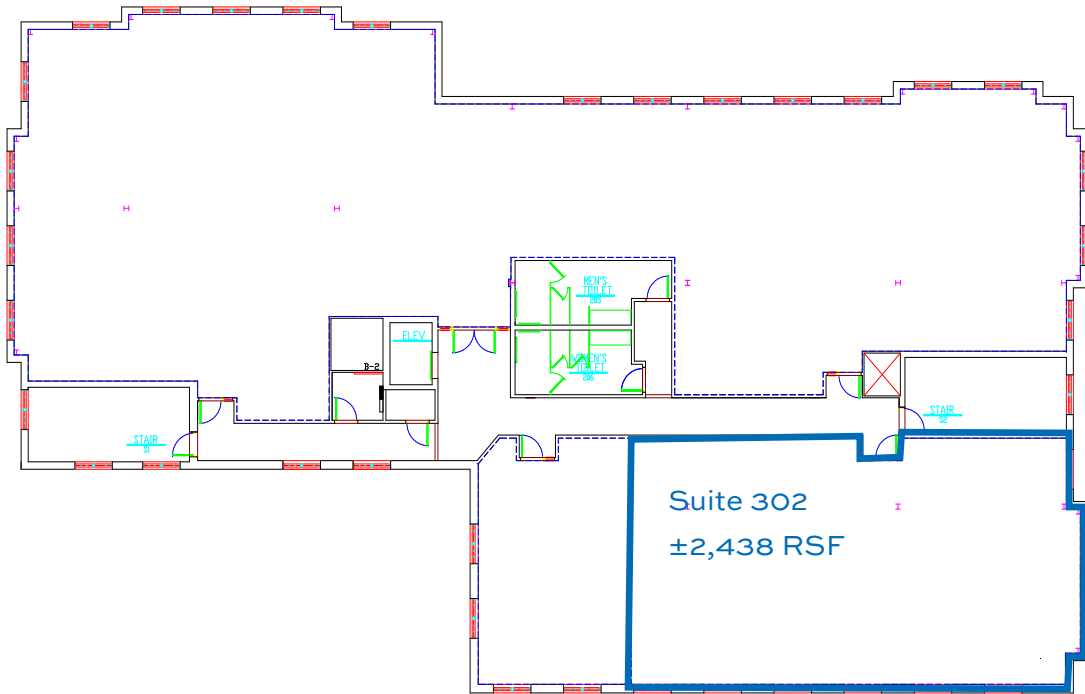
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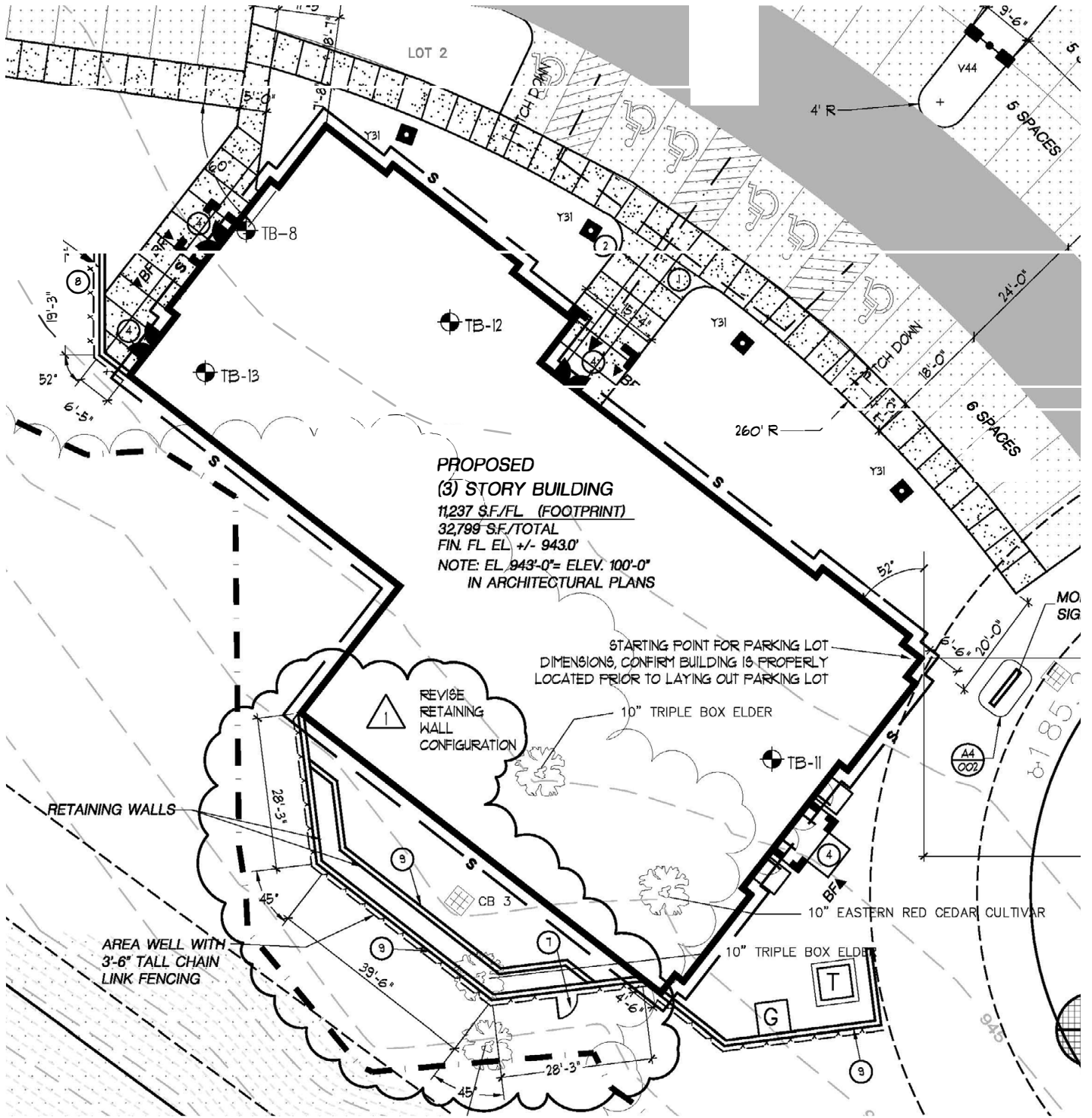
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2301 SUN VALLEY DRIVE, DELAFIELD, WISCONSIN

Demographics	1 Mile	3 Miles	5 Miles
Population	1,497	15,278	42,140
Households	646	5,573	15,970
Median HH Income	\$100,766	\$115,195	\$99,696
Employees	2,832	11,107	20,302

Source: ESRI

KEY FACTS

15,278

Population



2.6

Average Household Size

45.8

Median Age

\$115,195

Median Household Income

EDUCATION

2%

No High School Diploma



16%

High School Graduate



24%

Some College



57%

Bachelor's/Grad/Prof Degree

BUSINESS



805

Total Businesses



11,107

Total Employees

EMPLOYMENT



77%

White Collar



13%

Blue Collar



10%

Services

2.3%

Unemployment Rate

INCOME



\$115,195

Median Household Income



\$56,287

Per Capita Income



\$500,001

Median Net Worth

Households By Income

The largest group: \$200,000+ (23.2%)

The smallest group: <\$15,000 (2.7%)

Indicator	Value	Difference	
<\$15,000	2.7%	-2.2%	<div style="width: 2.7%;"></div>
\$15,000 - \$24,999	3.0%	-2.6%	<div style="width: 3.0%;"></div>
\$25,000 - \$34,999	4.2%	-2.4%	<div style="width: 4.2%;"></div>
\$35,000 - \$49,999	6.5%	-3.4%	<div style="width: 6.5%;"></div>
\$50,000 - \$74,999	12.1%	-4.2%	<div style="width: 12.1%;"></div>
\$75,000 - \$99,999	12.8%	-2.5%	<div style="width: 12.8%;"></div>
\$100,000 - \$149,999	21.8%	+0.3%	<div style="width: 21.8%;"></div>
\$150,000 - \$199,999	13.7%	+4.3%	<div style="width: 13.7%;"></div>
\$200,000+	23.2%	+12.7%	<div style="width: 23.2%;"></div>

Bars show deviation from Waukesha County

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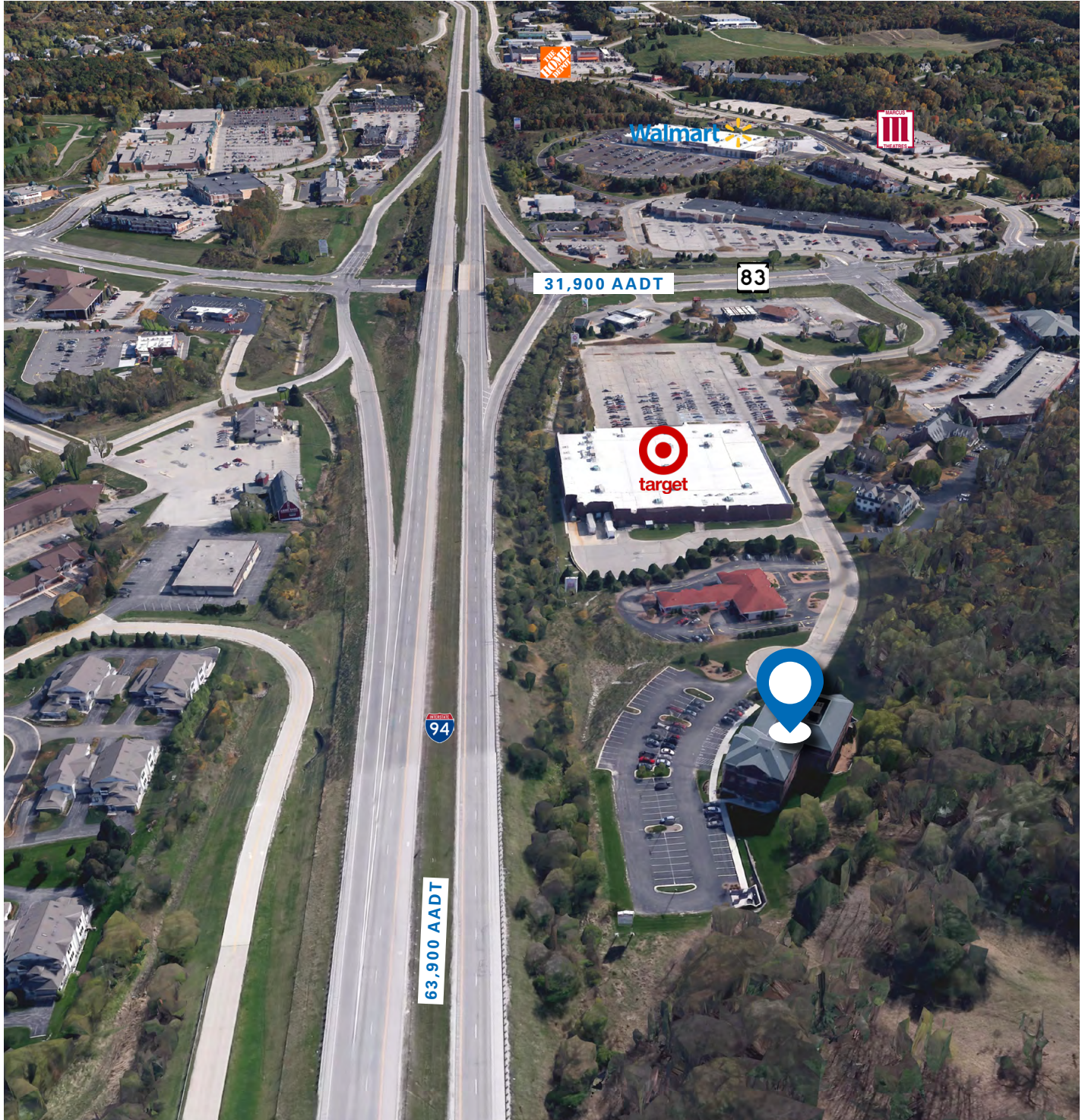
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STATE OF WISCONSIN BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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.

DISCLOSURE TO CUSTOMERS

You are a 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 the duties owed 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 Wis. Stat. §452.01 (5g) (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 are 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 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)

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.

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.

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