

TWO BUILDING PORTFOLIO FOR SALE

# Davita<sup>®</sup> Leased Investments



N87W17301 Main St.  
Menomonee Falls, WI



525 Handeyside Ln  
Fort Atkinson, WI

NEWMARK

## THE OPPORTUNITY

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Two multi-tenant medical office buildings are for sale as a portfolio or individually. Davita Dialysis leases space in both buildings with approximately 8 years of term left at each property.

Collectively the two buildings total 21,186 square feet are 82.6% occupied with an current gross income of \$405,149 and have a projected 2024 net operating income of \$160,161.

**Offered for sale collectively at \$2,745,000 or \$129.57 Per Square Foot.**

## DAVITA, INC TENANT PROFILE

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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.

<https://www.davita.com/>

## FOR MORE INFORMATION CONTACT

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**SE-Wisconsin  
MARKET**



**21,186  
SQUARE FEET TOTAL**



**81.5%  
CURRENT  
OCCUPANCY**



**\$405,149  
IN-PLACE  
GROSS INCOME\*\***



## MENOMONEE FALLS, WI

**Individual Sale Price: \$1,750,000**

Stabilized investment opportunity. Occupied by DaVita Dialysis and Fred Astaire Dance Studio.

RBA	VACANCY	NOI*	WALT
11,969	0 SF	\$134,997	6.0

*\*March 2024 monthly rent annualized minus 2022 actual expenses*



## FORT ATKINSON, WI

**Individual Sale Price: \$995,000**

Value-add investment or owner occupant opportunity. 58% occupied by DaVita Dialysis with a 3,917 SF vacancy that was previously occupied by SSM Health.

RBA	VACANCY	NOI*	WALT
9,217	3,917 SF	\$25,164	8.0

*\*March 2024 monthly rent annualized minus 2022 actual expenses*



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*Exclusively Listed by:*

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## **Newmark Milwaukee Office**

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**NEWMARK**

This Confidentiality Agreement (the "Agreement") is executed by the undersigned, an interested party and prospective purchaser for the DaVita Wisconsin Portfolio consisting of (1) 525 Handeyside Lane, Fort Atkinson; (2) N87W17301 Main Street, Menomonee Falls; (3) W175N11056 Stonewood Drive, Germantown, all in 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 \_\_\_\_\_, 2023.

**Prospective Purchaser:**

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

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.