

EAST MEQUON CORPORATE CENTER

MEQUON, WI



Executive Summary

The subject property is a two-story multi-tenant office building located in Mequon, WI. The building is located within the East Mequon Corporate Park between N Port Washington Rd and Interstate 43. The building is anchored by Stantec Engineering. Recent new leases have been signed with Stantec and Optimal Blue. All leases allow for the pass through of Tax/CAM. Property is privately owned and managed and leasing is handled by Colliers.



Key Features/Highlights

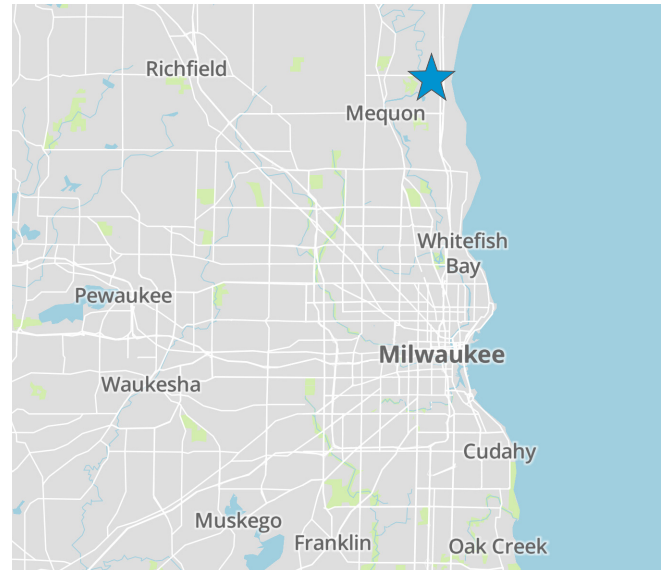
- › Attractive building located along busy N Port Washington Road
- › High visibility signage
- › Excellent access to I-43 via Mequon Road
- › Strong sale comparables in Park
- › Recent commercial/retail development at Renaissance in Mequon



Property Description

Address:	12075 N Corporate Parkway - Mequon, WI
Rentable Area:	37,717 Square Feet
Site Area:	5.35 Acres
Year Built:	2003
Floors:	Two (2) Floors
Zoning:	Commercial
Year Built:	2003
Floors:	Two (2) Floors
Occupancy:	89%
No. of Tenants:	Six (6) Tenants
Property Highlights:	<ul style="list-style-type: none"> ◇ Class A finishes throughout ◇ Ample parking ◇ Signage opportunity with visibility from Port Washington Road ◇ Quality tenant mix

Area Map



Economics

Asking Rate:	\$4,045,000 (\$107.25/SF)
Cap Rate:	8.75%
Y1 NOI:	\$353,744



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