

EAST MEQUON CORPORATE CENTRE VI

MEQUON, WI



AURORA HEALTH CARE-ANCHORED INVESTMENT OPPORTUNITY

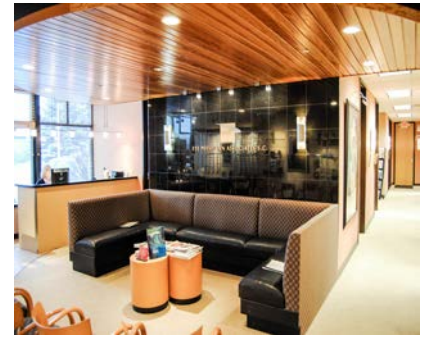
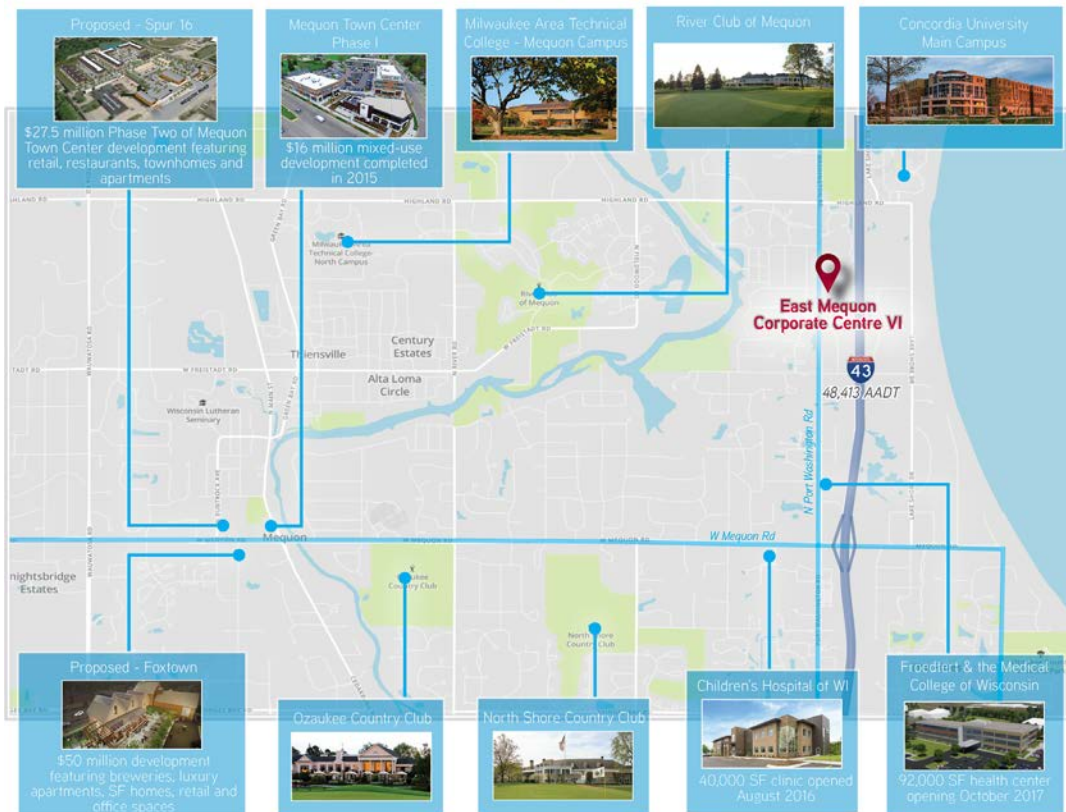
Executive Summary

Colliers International | Wisconsin is pleased to present the opportunity to acquire East Mequon Corporate Centre VI, a high image, multi-tenant office/medical building located in prestigious Mequon, Wisconsin. The 26,697 square foot building is anchored by leading medical provider Aurora Health Care. Aurora has anchored the building since its construction in 1999 and recently expanded their premises and extended their lease for an additional 10 years. At 92.99% occupancy, this stabilized offering presents a weighted average term remaining of 6.7 years. The average length of tenant occupancy is an impressive 15.3 years.



Key Features/Highlights

- › Stabilized office/medical building leased to four strong tenants with an **average length of occupancy of 15.3 years**
- › Recent **anchor tenant (Aurora Health Care) lease extension and expansion** through January 2028
- › Aurora Health Care is the **largest private employer in Wisconsin** with over 3,400 private practice physicians
- › In-place **long term leases** with weighted average term remaining of 6.7 years
- › Accessible and highly visible location from I-43 with **nearby diamond interchange at I-43 and W Mequon Road**
- › Strong area demographics with **average household income of \$169,573**
- › Prestigious City of Mequon location with **Moody's Aaa bond rating**



Property Description

Address:	1249 W Liebau Rd Mequon, WI 53092
Rentable Building Area:	26,697 SF
Site Area:	2.292 Acres
Occupancy:	92.99%
Wtd. Avg Term Remaining:	6.7 Years
Avg Length of Occupancy:	15.3 Years



Pricing

\$4,250,000
(\$159.19 PSF, 8.25% Cap Rate)

To obtain a copy of the offering memorandum, please complete the Confidentiality Agreement ([click here](#)).

Contact Us

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