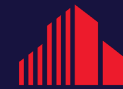


FOR SALE

+8,572 SF
FLEX BUILDING



CUSHMAN &
WAKEFIELD

BOERKE



121 S WILSON AVENUE
HARTFORD, WISCONSIN

KATIE BRUESKE

REAL ESTATE ADVISOR

+1 518 956 1717

kbrueske@boerke.com

LINDSEY COAKLEY

REAL ESTATE ADVISOR

+1 414 430 8183

lcoakley@boerke.com

MILWAUKEE OFFICE

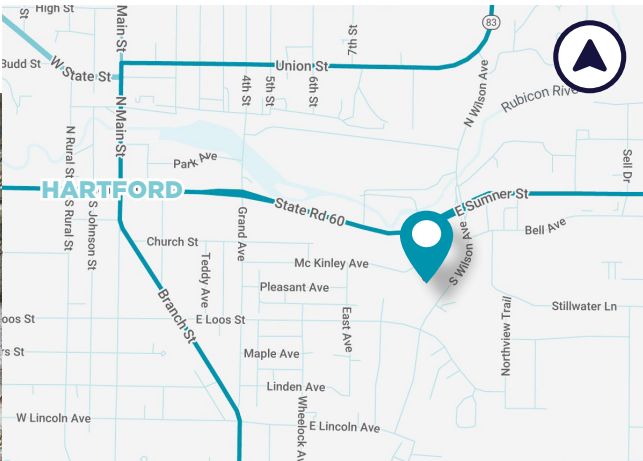
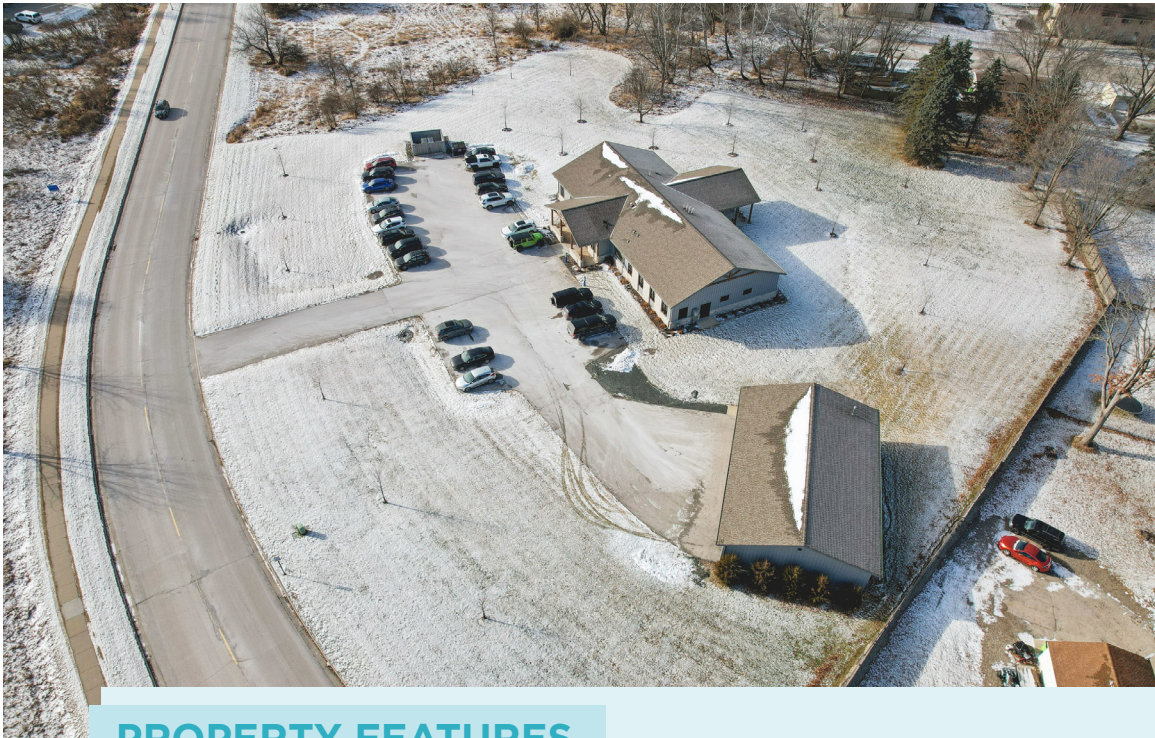
731 N Jackson Street | Suite 700
Milwaukee, WI 53202

MADISON OFFICE

33 E Main Street | Suite 241
Madison, WI 53703

boerke.com

PROPERTY OVERVIEW

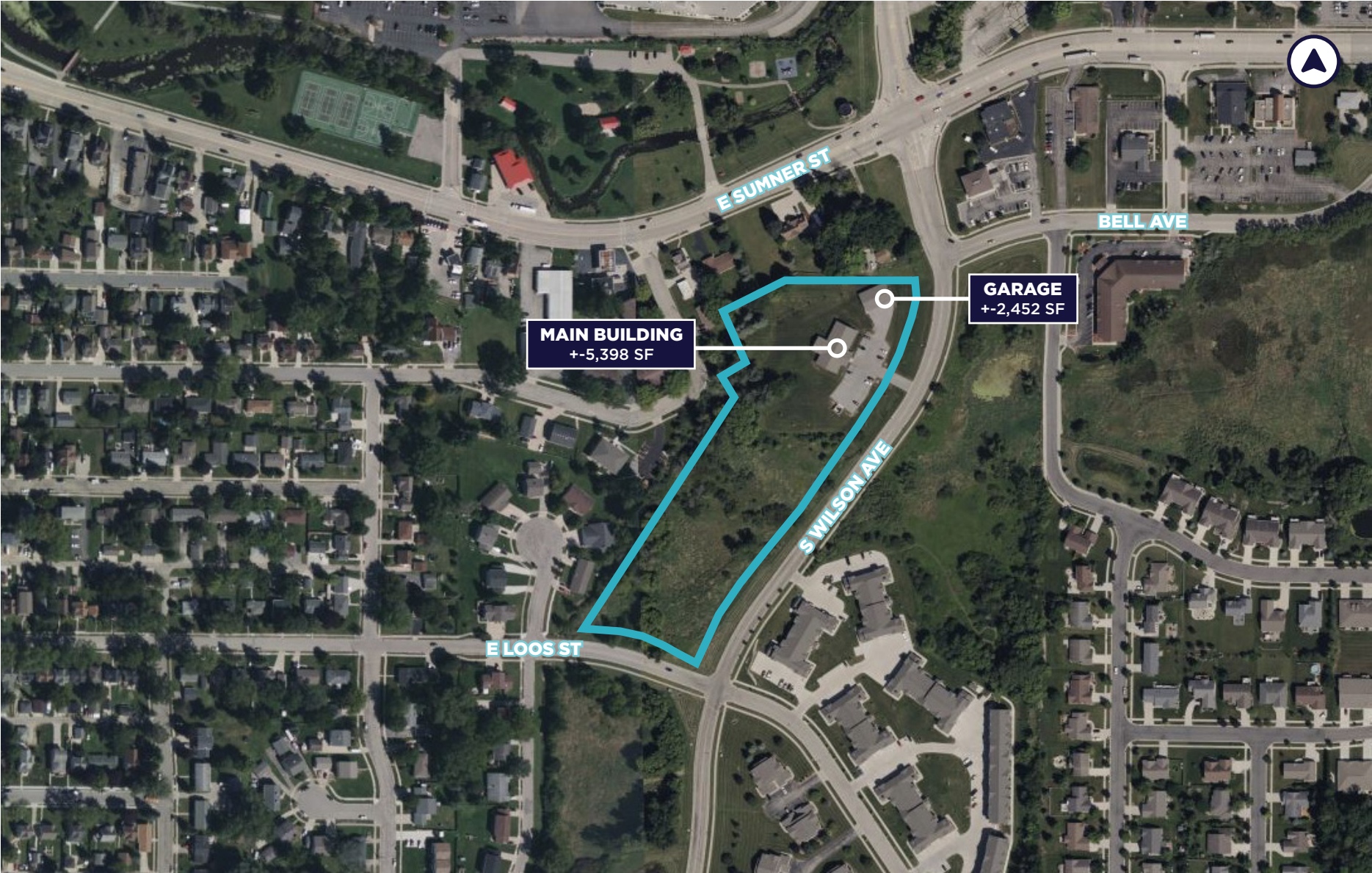


PROPERTY FEATURES

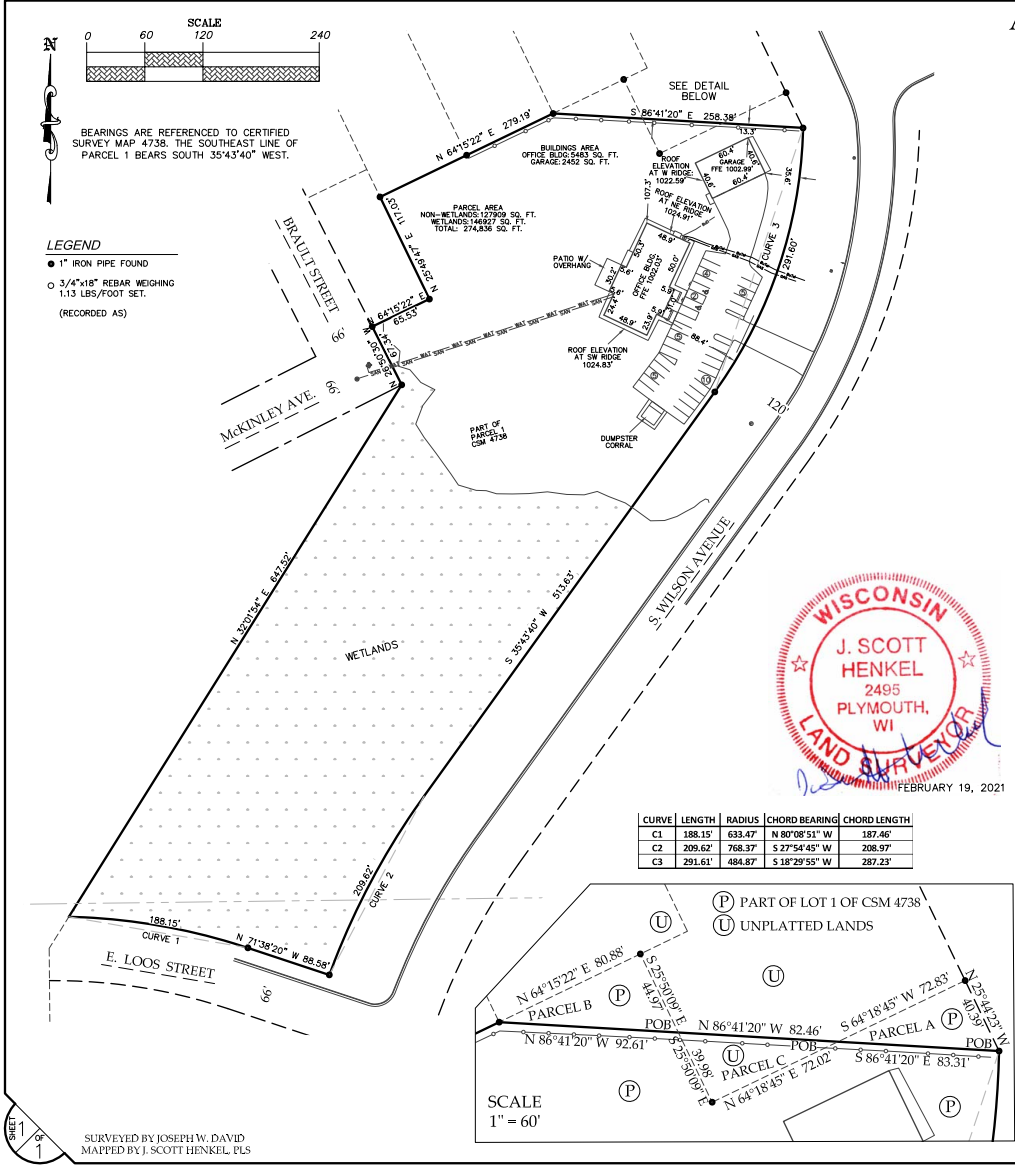
- Flexible floor plan with an efficient mix of open area & private offices
- Modern, well-maintained building with high-quality finishes
- Climate controlled 12-car garage for vehicles, equipment, or secure storage
- Excess land allows for future expansion, additional parking, or potential division
- Convenient location just off Hwy 60, close to retail and restaurants

| | |
|---------------|-----------------|
| BUILDING SIZE | +6,120 SF |
| GARAGE SIZE | +2,452 SF |
| TOTAL SF | +8,572 SF |
| LOT SIZE | 6.31 AC |
| YEAR BUILT | 2020 |
| PARKING | 32 Stalls |
| ZONING | B-2 |
| PARCEL # | 36-2104-007-027 |
| TAXES (2025) | \$11,018.02 |
| SALE PRICE | \$1,600,000 |

SITE OUTLINE



SITE SURVEY



ALTA/NSPS LAND TITLE SURVEY Prescription Analytics, Inc.

TITLE COMMITMENT COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. - 20501677X DATE OF POLICY: JULY 7, 2020

Legal Description:

Parcel One (1) of Certified Survey Map No. 4738, recorded in the Washington County Registry on October 1, 1996 in Volume 32 of Certified Survey Maps on pages 111-113, as Document No. 729024, and being part of the Southwest One-quarter (1/4) of the Southeast One-quarter (1/4) and part of the Northwest One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Twenty-one (21), Township Ten (10) North, Range Eighteen (18) East, City of Hartford, Washington County, Wisconsin.

Together with:

Parcel C: That part of the Northwest One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Twenty-one (21), Township Ten (10) North, Range Eighteen (18) East, City of Hartford, Washington County, Wisconsin, described as follows:

Commencing at the East corner of Parcel 1 of Certified Survey Map No. 4738, recorded as Document No. 729024, being the end of a curve along the West line of S. Wilson Avenue; thence North 86°41'20" West, 83.31 feet, to the North line of said Parcel 1 and the point of beginning of this description; thence continue North 86°41'20" West, 82.46 feet, to the East line of said Parcel 1; thence South 25°50'09" East, 39.98 feet, along said East line to the Northeast inner corner of said Parcel 1; thence North 64°18'45" East, 72.02 feet, along said North Parcel line to the point of beginning.

Excepting therefrom:

Parcel A: That part of Parcel 1 of Certified Survey Map No. 4738, recorded as Document No. 729024, being part of the Northwest One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Twenty-one (21), Township Ten (10) North, Range Eighteen (18) East, City of Hartford, Washington County, Wisconsin, described as follows:

Commencing at the East corner of said Parcel 1, being the end of a curve along the West line of S. Wilson Ave, said corner also being the point of beginning of this description; thence North 25°44'23" West, 40.39, along the West line of S. Wilson Avenue to the Northeast corner of said Parcel 1; thence South 64°18'45" West, 72.83 feet, along the North line of said Parcel 1; thence South 86°41'20" East, 83.31 feet, to the point of beginning.

ALSO Excepting:

Parcel B: That part of Parcel 1 of Certified Survey Map No. 4738, recorded as Document No. 729024, being part of the Northwest One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Twenty-one (21), Township Ten (10) North, Range Eighteen (18) East, City of Hartford, Washington County, Wisconsin, described as follows:

Commencing at the East corner of said Parcel 1, being the end of a curve along the West line of S. Wilson Avenue; thence North 86°41'20" West, 165.77 feet, along the South line of Parcel A, described above, to the point of beginning of this description; thence continue North 86°41'20" West, 92.61 feet to the North line of said Parcel 1, and the South corner of Parcel as described in Warranty Deed recorded as Document No. 1374545; thence North 64°15'22" East, 80.88 feet, along the North line of said Parcel 1, to the Northernmost corner of said Parcel 1; thence South 25°50'09" East, 44.97 feet, along the East line of said Parcel 1 to the point of beginning.

TABLE A ITEMS

- MONUMENTS PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY: AS SHOWN HEREON.
- ADDRESS OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK: 121 SOUTH WILSON AVENUE.
- FLOOD ZONE CLASSIFICATION: FLOOD ZONE DESIGNATION, ZONE X, PER PARCEL 5513100228E, DATED 10/16/2015.
- GROSS LAND AREA: AS SHOWN HEREON.
- (a) IF SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, LIST THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER: NO LETTER REPORT PROVIDED.
- (b) IF THE ZONING SETBACK REQUIREMENTS ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY SURVEYOR, GRAPHICALLY DEPICT THE BUILDING SETBACK REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER: NO LETTER REPORT PROVIDED.
- EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL: AS SHOWN HEREON.
- (a) SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL: AS SHOWN HEREON.
- (c) MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A LOCATION SPECIFIED BY THE CLIENT. IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED. AS SHOWN HEREON.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK: AS SHOWN HEREON.
- NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES: AS SHOWN HEREON - 2 DISABLED PARKING SPACES, AND 29 REGULAR PARKING SPACES.
- (a) DOES NOT APPLY.
- LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY: AS SHOWN HEREON.
- EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK: NO EVIDENCE OBSERVED.
- PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK: NO R/W CHANGES UNDER CONSIDERATION, NO RECENT CONSTRUCTION WORK OBSERVED.
- FIELD DELINEATION OF WETLANDS: WETLANDS SHOWN AS DELINEATED BY TAYLOR CONSERVATION, LLC AND LOCATED BY QUAM ENGINEERING ON OCTOBER 18, 2019.
- INCLUDE ANY PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS PART OF THE SURVEY PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS); NONE OBSERVED.

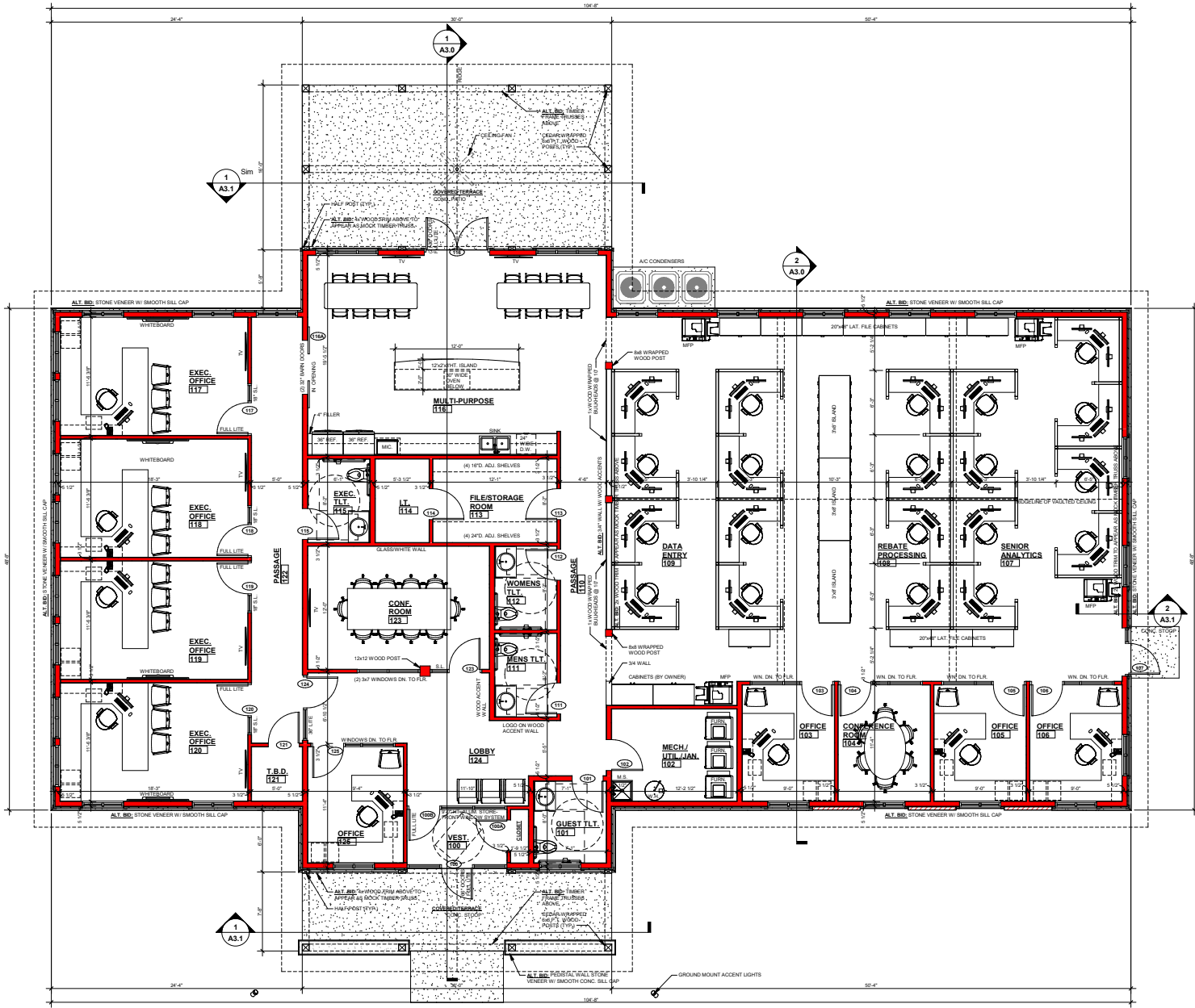
SURVEYOR'S NOTE:
SITE WAS COVERED BY AT LEAST 12" OF SNOW AT TIME OF FIELD SURVEY. ADDITIONAL UNSEEN ITEMS MIGHT BE UNDER THE SNOW COVER.

SURVEYOR'S STATEMENT

TO BMO HARRIS BANK N.A., AS LENDER, PRESCRIPTION ANALYTICS, INC., AS BORROWER, AND FIRST AMERICAN TITLE INSURANCE COMPANY, AS TITLE COMPANY: THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1, 2, 3, 4, (IN SQUARE FEET OR ACRES) 6(b), 8, 11, 16, 17, 18, 19, AND 20, AND IF BUILDINGS ARE LOCATED ON THE LAND, OPTIONAL ITEMS 7(c), 7(d)(1), 7(c), AND 9, AND 10(a) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 17, 2021.

QUAM ENGINEERING, LLC
122 WISCONSIN ST., WEST BEND, WI, 53095
262-346-7800 www.quamengineering.com
PROJECT # KS-52-19 Date: 2/19/21

FLOOR PLAN



PROPERTY PHOTOS



INTERIOR PHOTOS



STATE OF WISCONSIN

DISCLOSURE TO NON-RESIDENTIAL 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 sub agent 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:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) 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).
- (e) 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.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. Other property held by the Firm or its Agents.
- (g) 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 home inspection, contact an attorney, tax advisor, or home 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 and 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. 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.

NOTICE ABOUT SEX OFFENDER REGISTRY

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 telephone at 608-240-5830.

CONTACT

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