

OFFERING MEMORANDUM

9800

W BLUEMOUND ROAD

WAUWATOSA,
WISCONSIN

Fully Leased
21,500 SF
FOR SALE

CBRE

FOR SALE

9800 W Bluemound Road, Wauwatosa, WI

Discover a prime investment opportunity with this fully-leased two story office building in Wauwatosa on the corner of Bluemound Road and 98th Street. The building offers one of the best locations in the area with its immediate access to the Zoo Interchange and being just blocks from HWY 100. The building is also located near key landmarks such as the Milwaukee County Zoo, the Milwaukee Regional Medical Center, the Milwaukee County Research Park, and Mayfair Mall. Its premier location, covered parking, and signage along Bluemound Road makes this an attractive option for employees and businesses today, and in the future.

PROPERTY OVERVIEW

Building Size	21,500 SF
Year Built	1970
Stories	2 + Full Basement
Parcel Size	0.66 Acres
Parking	2.70/1,000 SF 20 Surface Stalls, 38 Covered Stalls
Asking Price	Contact Broker



Prime Location
Near Zoo Interchange



Fully Leased
3 Tenants



Covered Parking
38 Stalls



**Passenger
Elevator**



**Renovated
Restrooms**



Interior Updates
Top-of-the-line Finishes

9800 W BLUEMOUND ROAD



INVESTMENT HIGHLIGHTS

9800 W Bluemound Road has been fully renovated with recent interior upgrades.

9800 W. Bluemound Road was acquired by its current owner in 2020 and was subsequently totally gutted and remodeled. After the top-to-bottom and inside-out full renovation, the building was fully leased to three tenants with substantial lease term remaining.

This beautiful building offers a prime location and here is just a sample of some of the improvements that took place:

Recent Improvements

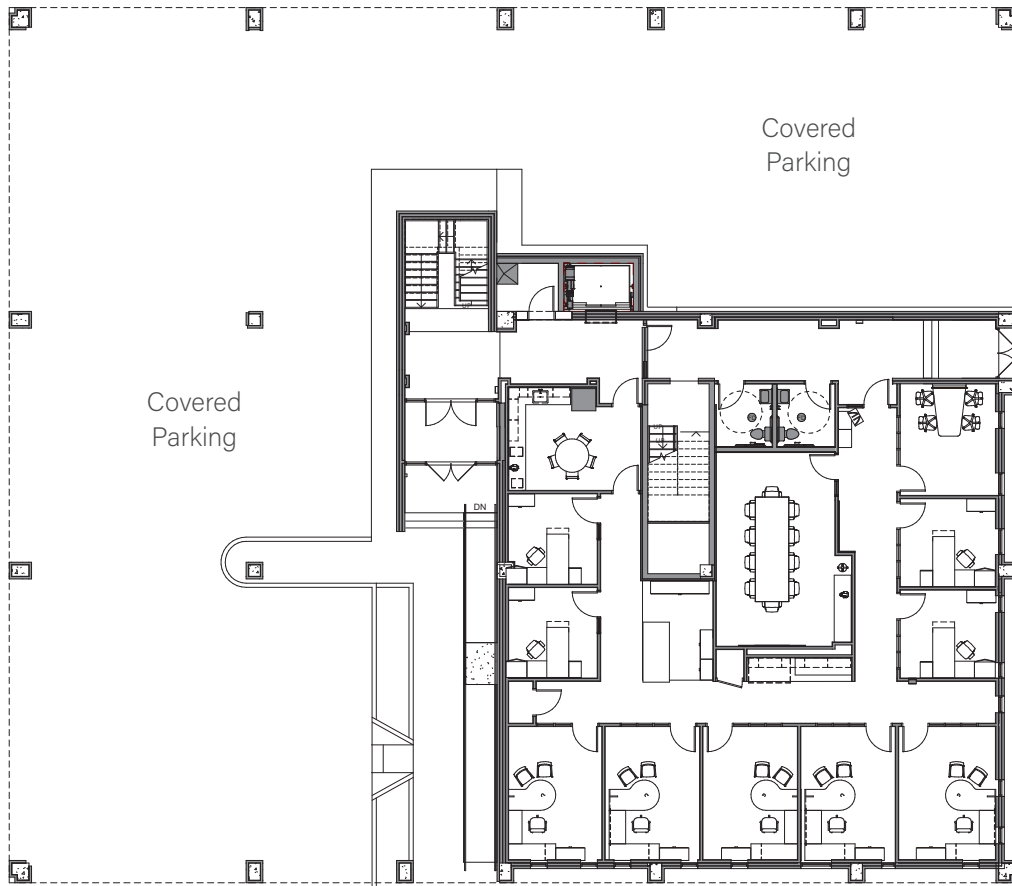
- ◆ Brand new, energy efficient HVAC units
- ◆ A passenger elevator was installed in the building with access to the basement level
- ◆ A sprinkler system and new fire system were installed
- ◆ A new building security system was installed
- ◆ The restrooms were expanded and totally rebuilt

The interior common areas were meticulously redesigned with top-of-the-line finishes, creating an inviting and professional atmosphere.



FLOOR PLANS

First Floor



Floor plan for illustrative purposes only



9800 W BLUEMOUND ROAD

FLOOR PLANS

Second Floor



Floor plan for illustrative purposes only

9800 W BLUEMOUND ROAD

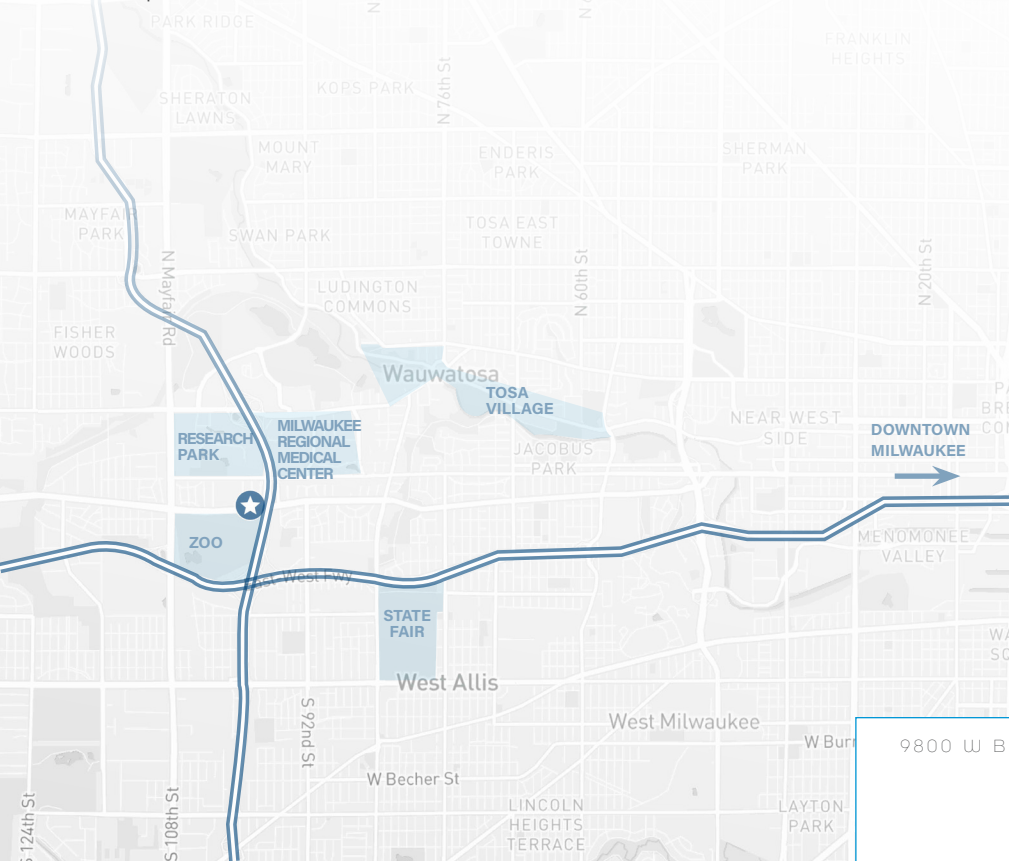


9800 W BLUEMOUND ROAD

COMMUNITY OVERVIEW

Wauwatosa, Wisconsin, a vibrant suburb of Milwaukee and a thriving city in its own right, lies just four miles west of downtown Milwaukee. Known for its strong sense of community and educational excellence, Wauwatosa boasts an impressive 58.6% of adults with a Bachelor's degree or higher and a population of nearly 50,000 residents.

Home to Milwaukee County's Regional Medical Center, it features renowned institutions like the Medical College of Wisconsin, Children's Hospital of Wisconsin, and Froedtert Hospital, one of Wisconsin's two level-one trauma centers.

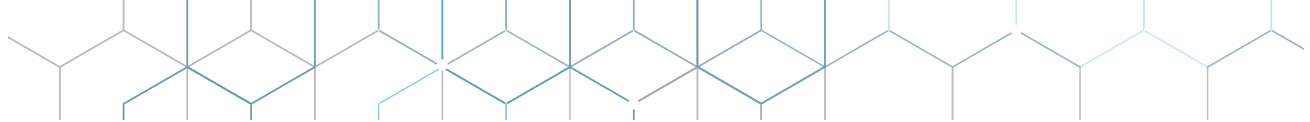


Wauwatosa, Wisconsin

Named for the Potawatomi word for *firefly*, Wauwatosa attracts a highly educated workforce and daytime population - approximately 350,000 workers and residents are within five miles of 9800 W Bluemound during the weekday.



9800 W BLUEMOUND ROAD



A E R I A L



MILWAUKEE COUNTY RESEARCH PARK

MILWAUKEE REGIONAL MEDICAL CENTER

9800
W BLUEMOUND ROAD

MILWAUKEE COUNTY ZOO

9800 W BLUEMOUND ROAD
8

9800

W BLUEMOUND ROAD

C O N T A C T

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The CBRE logo is displayed in white, bold, uppercase letters against a dark blue background. The logo is positioned in the bottom right corner of the page. The background of the entire page is a photograph of a modern office building at dusk, with a sign in the foreground listing various companies: BIECK MANAGEMENT, EWI WORLDWIDE, and STEINBRENNER FINANCIAL GROUP. The building has a brick facade and large windows. The sign is illuminated and stands in a landscaped area with greenery.

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 Broker must provide you the following disclosure statement:

Broker Disclosure to Customers

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to prove 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 broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective & unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson 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 a broker’s duties to a customer under section 452.133(l) of the Wisconsin Statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 section 452.01(5g) of the Wisconsin statutes (see “definition of material adverse facts” below).
2. Any facts known by the broker 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 broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

(Insert information you authorize to broker to disclose such as financial qualification information)

Consent to Telephone Solicitation

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing. List Home/Cell Numbers: _____

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://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.<http://offender.doc.state.wi.us/public/> or by phone at (608) 240-5830.

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 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.

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