

Children's Wisconsin Outpatient Clinic | Long-Term Absolute
NNN Lease | State Of Wisconsin (Aa3 Moody's) Credit Tenant
Annual Rent Increases | Award-Winning Pediatric Health and
Dental Care System | Milwaukee MSA

\$2,970,444
6.75% Cap Rate

2561 N 29th St
Milwaukee, WI 53210



Children's
Wisconsin

Marcus & Millichap
NFB GROUP

Why Invest?



Children's Hospital Of Wisconsin Is One Of The Nation's Top Pediatric Hospitals | Established Children's Healthcare Facility | Long-Term Health and Dental Care System

- **Strategically Positioned Along North 29th Street In Milwaukee,** Offering Excellent Accessibility, Strong Surrounding Demographics, Convenient Access To Interstate 43 And U.S. Highway 41, And Close Proximity To Major Medical Campuses And Established Residential Neighborhoods
- **Purpose-Built Children's Healthcare Facility Occupied By Children's Wisconsin,** Offering A Mission-Critical Dental Use Within One Of Wisconsin's Leading Pediatric Healthcare Systems And Providing Long-Term Investment Stability
- **Located Within An Established Milwaukee Healthcare Corridor,** Benefiting From Consistent Patient Demand Generated By Surrounding Residential Communities, Medical Providers, Educational Institutions, And Everyday Service Destinations
- **Surrounded By A Dense Mix Of Hospitals, Medical Offices,** Schools, National Retailers, Professional Services, And Established Neighborhoods That Support Long-Term Healthcare Demand And Stable Real Estate Fundamentals



Long-Term Absolute NNN Lease
Annual Rent Growth | Backed By The State
Of Wisconsin (Aa3 Moody's)

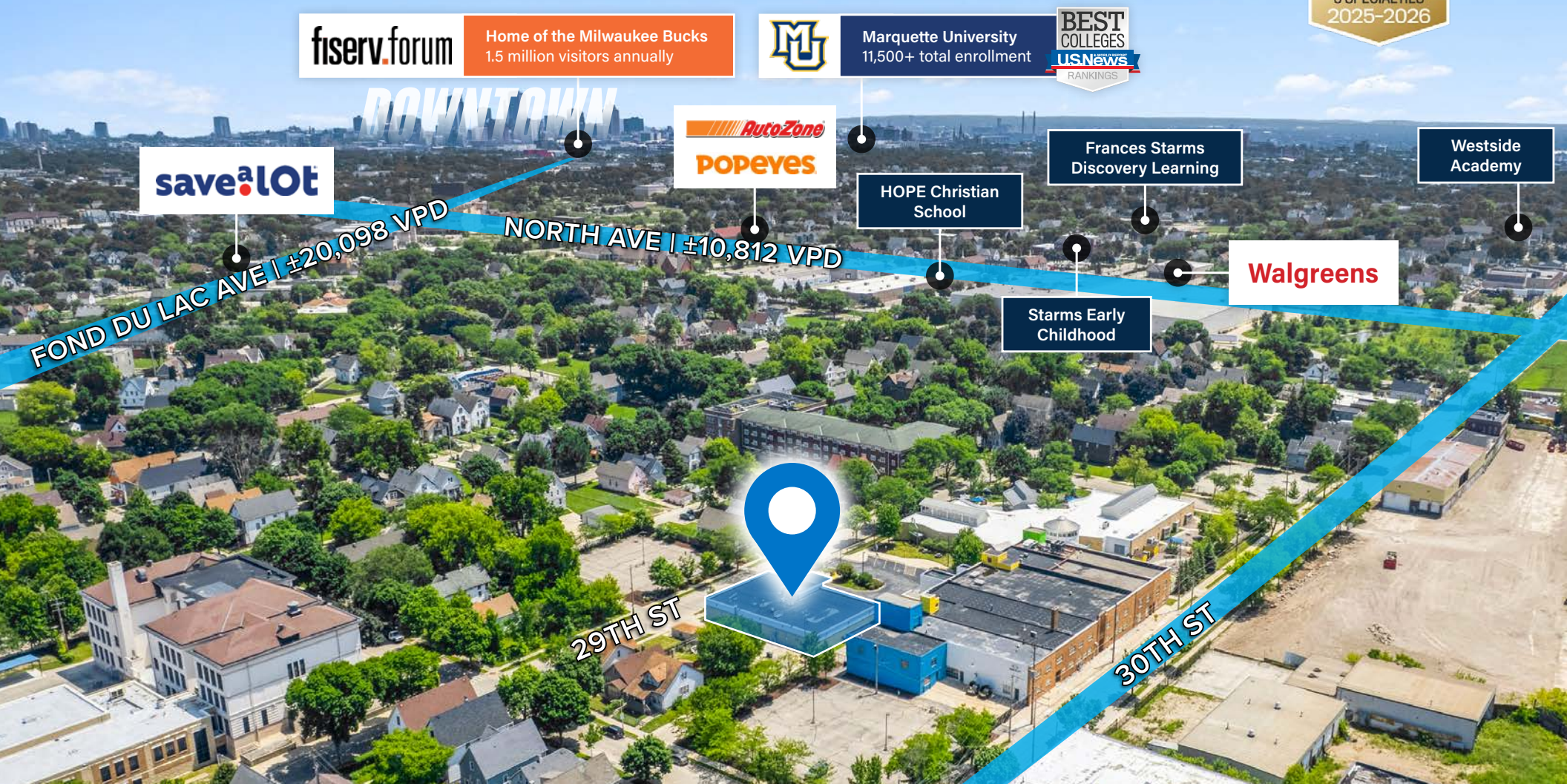
- **Approximately 10 Years Remaining On An Existing Absolute NNN Lease Term Expiring April 2036,** Providing Long-Term Income Stability And Predictable Cash Flow With Zero Landlord Responsibilities
- **Scheduled 1% Annual Rental Increases Deliver Consistent Organic Income Growth,** Enhancing Long-Term Returns And Providing Ongoing Inflation Protection Throughout The Lease Term
- **Absolute NNN Lease Structure Eliminates Landlord Responsibilities,** Creating A Passive Investment Opportunity Supported By Stable, Contractual Rental Income
- **Two (2) Five-Year Renewal Options** Provide The Potential For Up To 10 Additional Years Of Occupancy And Extended Investment Duration
- **Lease Payments Backed By The State Of Wisconsin (Aa3 Moody's),** Providing Institutional-Quality Credit Strength And Long-Term Income Security



Nationally Recognized Pediatric Healthcare System | Award-Winning Clinical Excellence Mission-Critical Healthcare Investment

- Occupied By **Children's Wisconsin**, One Of The Nation's Premier Pediatric Healthcare Systems, Providing Comprehensive Medical, Surgical, Behavioral Health, Urgent Care, And Specialty Services Through A Statewide Network Dedicated Exclusively To Children

- Nationally Recognized For Clinical Excellence** – Named As One Of The Best Children's Hospitals, Reflecting The Organization's Exceptional Quality Of Care, Clinical Outcomes, And Medical Leadership
- Established Healthcare Brand Strength** – Serving Wisconsin Families For More Than 125 Years, Children's Wisconsin Is A Trusted, Mission-Driven Healthcare Provider Recognized For Its Comprehensive Pediatric Care, Community Impact, And Long-Standing Commitment To Improving Children's Health Throughout The State



Investment Summary

Address:	GOOGLE MAPS 	2561 N 29th St, Milwaukee, WI 53210
Concept:	Children's Hospital of Wisconsin Clinic	
Guarantor:	State of Wisconsin	
Credit Rating:	Aa3 (Moody's)	
Price:	\$2,970,444	
Cap Rate:	6.75%	
NOI:	\$200,505	
Building Size (SF):	±7,583 SF	
Lot Size (AC):	±0.23 Acres	
Year Built:	2010	

Lease Terms

Lease Commencement:	5/1/2011
Lease Term Expiration:	4/30/2036
Term Remaining:	±10 Years
Lease Type:	Absolute NNN
Landlord Responsibilities:	None
Monthly Rent:	\$16,709
Annual Base Rent:	\$200,505
Rental Increases:	1% Annually
Renewal Options:	2 x 5 Years

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

\$2,970,444

LISTING PRICE

6.75%

CAP RATE

±10 Years

LEASE TERM

\$200,505

NOI

ABS NNN

LEASE TYPE

Aa3 Moody's

CREDIT RATING



Tenant & Landlord Responsibilities

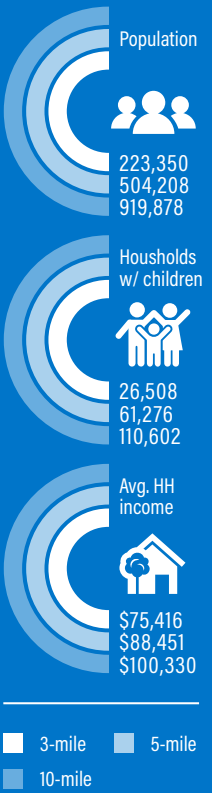


Expenses	Tenant	Landlord
Real Estate Taxes:	Pays Direct	None
Insurance:	Reimburses General Liability	None
Utilities:	Pays Direct	None
Roof & Structure:	Repair& Replace	None
Parking Lot:	Repair/Replace & Reseal/Restripe	None
HVAC:	Repair & Replace	None
Snow & Ice Mobile:	Pays Direct	None
Landscaping:	Pays Direct	None





2026 DEMOGRAPHICS



Walmart Supercenter

CVS pharmacy

Walgreens

DUNKIN'

Pick 'n Save

DOLLAR TREE

FORMAN MILLS

Culver's

COUSINS

WINGSTON

usbank

Foot Locker

planet fitness

Pizza Hut

SUBWAY

Firestone

FAMILY DOLLAR

Wendy's

POPEYES

Domino's

McDonald's

Walmart Supercenter

planet fitness

ALDI

DOLLAR TREE

O'Reilly AUTO PARTS

DUNKIN'

CHASE

U-HAUL

TACO BELL

AutoZone

Ascension

Ascension SE Wisconsin Hospital - St. Joseph

Mary Ryan Boys & Girls Club

Auer Avenue School

DOLLAR GENERAL

BMO

Checkers

O'Reilly AUTO PARTS

Children's Wisconsin

Gwen T. Jackson Early Childhood

BMO

KFC

WINGSTON

Little Caesars

SUBWAY

Ralph H Metcalfe School

HOPE Christian School

Walgreens

BMO

KFC

Burger King

FAMILY DOLLAR

Domino's

usbank

Advanced Auto Parts

TACO BELL

Starms Early Childhood

save a lot

POPEYES

AutoZone

Walgreens

Bethune Academy

QDOBA MEXICAN EATS

PAPA JOHN'S

Starbucks

TACO BELL

metro market

BUFFALO WILD WINGS

GO

METCALFE'S

CHASE

Starbucks

PNC

COUSINS

Marquette University

11,500+ total enrollment

BEST COLLEGES

USNews RANKINGS

fiserv.forum

Home of the Milwaukee Bucks

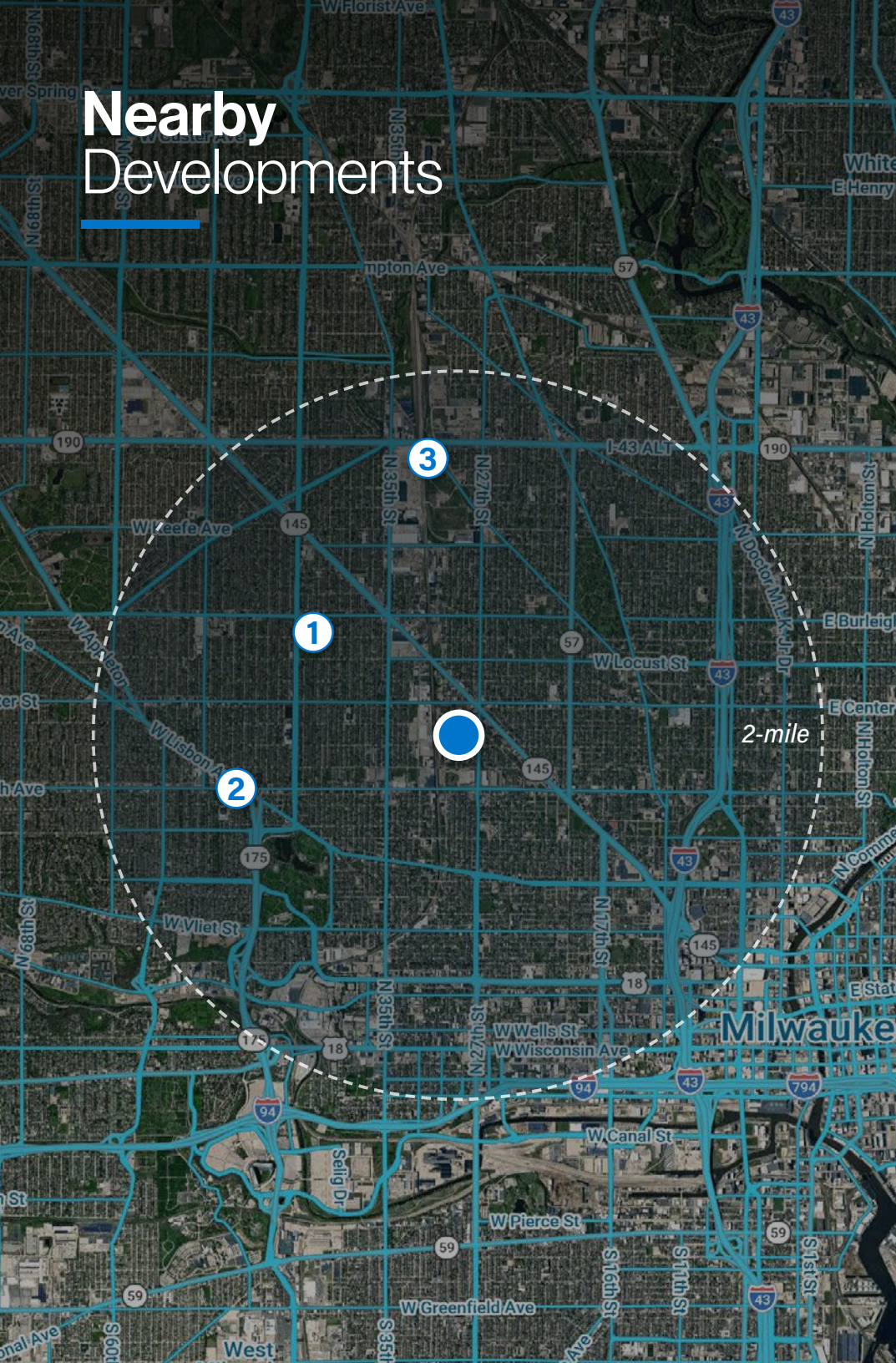
1.5 million visitors annually

DOWNTOWN





Nearby Developments



1. Re-Imagining Sherman Park: \$2+ Million ARPA-Funded Park Renovation with Splash Pad, Amphitheater, and Community Spaces

Milwaukee County Parks and the Boys and Girls Clubs of Greater Milwaukee are completing a \$2-million-plus renovation of Sherman Park, the 20.7-acre neighborhood park that is the civic and recreational heart of the Sherman Park community. Phase 1 was completed in 2024, delivering new pathways and lighting throughout the park, a dedicated biking loop, a new splash pad replacing the former underutilized wading pool, relocated waste facilities, and expanded staff parking. Phase 2 commenced in spring 2025 with completion targeted in 2026 and includes a new concessions area, an outdoor picnic and amphitheater space, enhanced drainage with new trees and landscaping, updated signage, and a repurposed community room from existing garages at the Mary Ryan Boys and Girls Club. Funding sources include an American Rescue Plan Act (ARPA) grant and over \$2 million in additional philanthropic contributions raised by the Boys and Girls Clubs. The park renovation directly improves the quality of life, safety, and recreational amenities in the subject's immediate neighborhood.

[READ MORE](#)

2. North Sherman Blvd Redesign: Four-Lane Divided Configuration with Median, Parking Pods, and Multi-Modal Safety Improvements

The City of Milwaukee is redesigning North Sherman Boulevard, the primary north-south arterial bounding the Sherman Park neighborhood, from West North Avenue to West Capitol Drive. The project will convert the existing roadway into a four-lane divided configuration featuring a central grass median, two travel lanes per direction, parking pods, and grass terraces. The redesign is intended to boost pavement quality, improve signage, and enhance multi-modal safety for motorists, pedestrians, and bicyclists. Construction is tentatively scheduled to begin in 2026. North Sherman Boulevard runs directly along the western edge of the subject's neighborhood and serves as the main vehicular and pedestrian access corridor for Sherman Park residents and local businesses. The project is part of the broader Connecting the Corridor Strategic Action Plan adopted by the City Plan Commission, which identified over 45 neighborhood improvement projects for the areas surrounding the 30th Street Industrial Corridor.

[READ MORE](#)

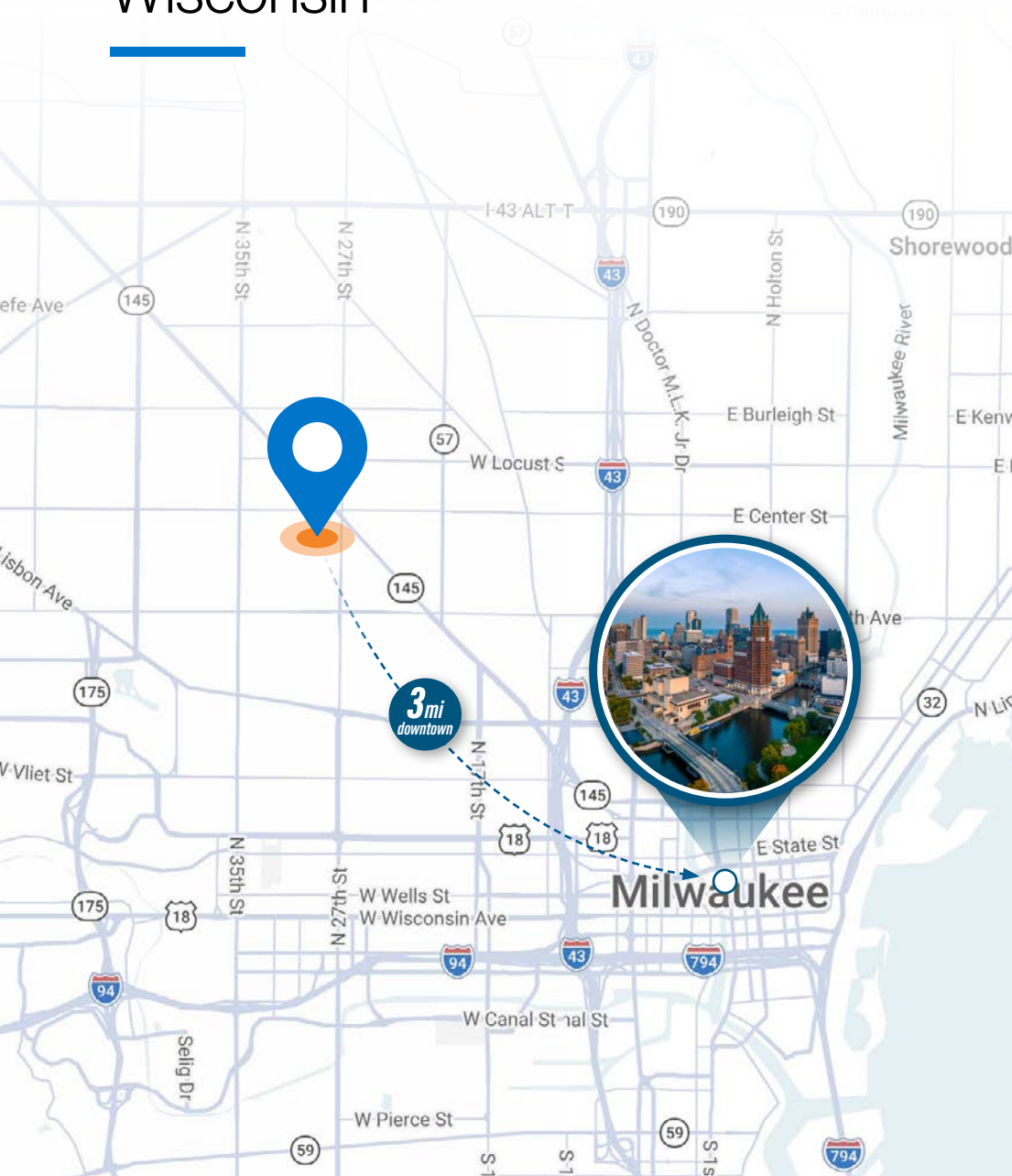
3. 30th Street Industrial Corridor and Century City Business Park: 880-Acre Opportunity Zone with Active Employer Growth

The subject property at 2561 N 29th Street sits on the eastern boundary of the 880-acre 30th Street Industrial Corridor, one of Milwaukee's most significant ongoing economic revitalization efforts. The corridor is home to over 150 businesses and major employers including Harley-Davidson Motor Company, Master Lock, and DRS Power and Control Technologies. At the Century City Business Park (N. 31st Street and W. Capitol Drive), the Century City 1 building is now fully leased with tenants including Good City Brewing (corporate offices and warehouse), Talgo Inc. (Spanish train maker with 130-plus employees refurbishing rail cars), Quad's recruitment and training hub, Craft Beverage Warehouse, and Hundred Acre urban farm. The entire corridor is designated as a federal Opportunity Zone, offering investors tax deferral and step-up benefits on capital gains reinvested through qualified Opportunity Funds. The 30th Street Corridor Corp., founded as a spinoff of the Sherman Park Community Association, continues to actively recruit new employers and support existing businesses through facade grants, litter abatement, and advocacy with the city.

[READ MORE](#)

MILWAUKEE

Wisconsin



The Milwaukee Metropolitan Statistical Area (MSA) serves as the economic, cultural, and manufacturing hub of southeastern Wisconsin, encompassing a multi-county region anchored by the City of Milwaukee. Home to more than 1.5 million residents, the MSA benefits from a diverse economy supported by advanced manufacturing, healthcare, financial services, education, logistics, technology, and professional services. Major employers include Advocate Health, Northwestern Mutual, Rockwell Automation, Harley-Davidson, and Medical College of Wisconsin, reflecting the region's broad employment base and long-standing economic strength.

Strategically positioned along the western shore of Lake Michigan, the region is served by Interstate 94, Interstate 43, and Interstate 41, providing excellent connectivity throughout the Midwest and to major markets including Chicago and Minneapolis. Milwaukee Mitchell International Airport serves as the region's primary air transportation hub, supporting both business and leisure travel. Continued investment in infrastructure, advanced manufacturing, healthcare expansion, and mixed-use development throughout the metro area reflects the MSA's sustained growth and its appeal to businesses, residents, and investors alike.



*No. 3 Best Big City in the U.S.
Condé Nast Traveler, 2024*



RIVERWALK



POPULATION	AVG. HH INCOME	EMPLOYEES
1.58M	\$116,353	1.23M
<i>within MSA</i>	<i>within MSA</i>	<i>within MSA</i>

The Milwaukee MSA is home to several higher education institutions, including Marquette University, University of Wisconsin–Milwaukee, and Milwaukee School of Engineering. The region supports a vibrant sports and recreation culture, highlighted by the Milwaukee Bucks, Milwaukee Brewers, numerous collegiate athletic programs, and year-round recreational opportunities along the Lake Michigan shoreline. Community events, festivals, and cultural programming throughout the metro area contribute to a strong quality of life and regional identity.

LARGEST EMPLOYERS



FISERV FORUM

Culturally, Milwaukee offers a distinctive blend of history, arts, entertainment, and waterfront recreation. Attractions such as the Milwaukee Art Museum, Harley-Davidson Museum, Historic Third Ward, and Milwaukee Public Market draw visitors from across the region. Ongoing investment in downtown Milwaukee, the surrounding lakefront, and suburban communities continues to enhance the area's mix of dining, entertainment, residential, and commercial offerings. The Milwaukee MSA's economic diversity, skilled workforce, and strategic Midwest location continue to position it as one of the nation's leading metropolitan economies.



*No. 1 Pediatric Hospital
in the state*

*Top 15 Pediatric Hospital
in the Midwest region*

Children's Wisconsin is one of the nation's leading pediatric healthcare systems and the region's only independent health system dedicated exclusively to the health and well-being of children. Recognized among U.S. News & World Report's Best Children's Hospitals for 2025–2026, the organization earned national rankings in eight pediatric specialties, reflecting its commitment to exceptional clinical outcomes, innovation, and specialized pediatric care. Supported by hundreds of pediatric physicians, advanced practice providers, and healthcare professionals, Children's Wisconsin delivers comprehensive care ranging from routine primary and urgent care services to highly specialized medical, surgical, behavioral health, and critical care treatment.

Serving families throughout Wisconsin for more than 125 years, Children's Wisconsin operates an extensive statewide network that includes its flagship hospital in Wauwatosa, specialty clinics, primary care practices, urgent care centers, surgery centers, behavioral health services, and community-based programs. In partnership with the Medical College of Wisconsin, the organization combines nationally recognized clinical expertise, leading-edge research, and pediatric medical education to advance the future of children's healthcare while ensuring patients receive the highest standard of care.

Beyond clinical services, Children's Wisconsin remains deeply committed to improving the long-term health and well-being of children through prevention, education, advocacy, and community investment. The organization invests millions of dollars annually in programs that promote child safety, mental health, injury prevention, and family support throughout the state. Headquartered at the Milwaukee Regional Medical Center in Wauwatosa, Children's Wisconsin continues to advance its mission of making Wisconsin's children the healthiest in the nation through world-class pediatric care, groundbreaking research, and strong community partnerships.



EXCLUSIVELY LISTED BY

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