

FORTUNE 500 CORPORATE HQ

BROOKFIELD, WI

186,000-SF Suburban Milwaukee Office Complex
with Excess Land Development Potential

INVESTOR CONFIDENTIALITY & NON-DISCLOSURE STATEMENT

CBRE, Inc. operates within a global family of companies with many subsidiaries and/or related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates, including CBRE Investors, Inc. or Trammell Crow Company. Those, or other, Affiliates may express an interest in the property described in this Memorandum (the "Property") may submit an offer to purchase the Property and may be the successful bidder for the Property. You hereby acknowledge that possibility and agree that neither CBRE, Inc. nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, CBRE, Inc. will act in the best interest of the client(s) it represents in the transaction described in this Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offeror or prospective offeror, but rather will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Memorandum.

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc. nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

Purchaser acknowledges that CBRE is acting on behalf of Owner as exclusive broker in connection with the sale, and also acknowledges that CBRE is not the agent of the Purchaser. Purchaser agrees to pay all brokerage commissions, finder's fees, and other compensation to which any broker (except CBRE) finder or other person may be entitled in connection with the sale of the Property if such claim or claims for commissions, fees or other compensation are based in whole or in part on dealings with Purchaser or any of its representatives; and Purchaser agrees to indemnify and hold harmless CBRE and Owner, their respective affiliates, successors, and assigns, employees, officers, and directors against and from any loss, liability or expense, including reasonable attorney's fees arising out of any claim or claims by any broker, finder or similar agent for commissions, fees, or other compensation for bringing about any sale of the property to Purchaser if such claim or claims are based in whole or in part on dealings with Purchaser or any of its representatives.

DISCLAIMER

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THE OFFERING

CBRE, Inc., as exclusive advisor to owner, is pleased to present an exceptional opportunity to acquire the fee simple interest in the Fortune 500 Corporate Headquarters complex at 255 Fiserv Drive in Brookfield, Wisconsin (the "Offering" or the "Property"). Originally constructed in 1992 as a single three-story building with a second interconnected two-story building constructed in 1998, this suburban Milwaukee complex comprises over 186,000 SF of office space with a dedicated data center and onsite amenities including a cafeteria and fitness center. There are approximately 635 parking spaces on the 176-acre site, which is accessible directly from Bluemound Road to the north or from the Brookfield Lakes Corporate Center to the east.



The Bluemound Road corridor is one of the busiest commercial corridors in the state of Wisconsin, featuring an abundance of office parks and national retailers along a three-mile stretch from The Corners of Brookfield (~1.5 miles to the west of the Property) to Brookfield Square (~1.7 miles to the east), both of which have drawn significant investment in recent years. A third major mixed-use development site along Bluemound Road – the 66-acre The Corridor of Brookfield (~0.5 mile to the east) – solidifies this location as one of the most sought-after commercial destinations in the entire metro area, with over 1.3 million residents within a 30-minute drive.

Current ownership has elected to relocate their corporate headquarters to downtown Milwaukee in the first half of 2024, providing a tremendous acquisition opportunity for either an owner/user to occupy all or a portion of the Property or a speculative investor to consider multi-tenanting options. Excess land along the southern end of the parcel may also have potential to be developed to alternative uses including multifamily or senior housing.

OFFERING SUMMARY

Property Name	Fortune 500 Corporate HQ
Address	255 Fiserv Drive, Brookfield, WI 53045
Property Size	186,705 SF
Year Built	1992 & 1998
Lot Size	176 Acres
Offering Price	Subject to Market

INVESTMENT HIGHLIGHTS



HIGH-QUALITY, FORTUNE 500 CORPORATE HEADQUARTERS COMPLEX

- Features two interconnected office buildings totaling over 186,000 SF, surrounded by greenery and lush landscaping on a 176-acre lot
- Ideal for owner/user with variable occupancy scenarios depending on space needs
- Functional rectangular floorplates with appealing views from conference rooms, a dedicated data center and amenities including a cafeteria, outdoor patio, training center, conference center and fitness center with locker rooms



COMPELLING SPECULATIVE INVESTMENT/DEVELOPMENT OPPORTUNITY

- Two-building layout provides flexibility for re-tenanting with either one or two tenants
- Potential to multi-tenant one or both buildings by demising common areas, additional amenities and suite sizes that suit current office trends
- Excess undeveloped land on the south end of the parcel may be suitable for development to alternative use including multifamily/ senior housing



CENTRAL MSA LOCATION IN BURGEONING WAUKESHA COUNTY

- Direct access to both Bluemound Road, one of the busiest commercial corridors in the state with traffic count of 35,000 vehicles per day (VPD), and Brookfield Lakes Corporate Center
- Abundant hotel accommodations in close proximity to the Property – five hotels located within a one-mile drive
- Excellent connectivity to I-94 – nearby interchanges at Moorland Road and Goerke’s Corners – with convenient access to the Zoo Interchange (9 minutes), downtown Milwaukee (17 minutes) and MKE - Mitchell Airport (23 minutes)
- Major new developments and redevelopments occurring within the community at Brookfield Square Mall, The Corridor and The Corners



STRONG DEMOGRAPHIC PROFILE IN IMMEDIATE AREA AND WITHIN COMMUTING DISTANCE

- Over 1.3 million people live within a 30-minute drive of the Property, of which more than 700,000 are in the labor force
- Average household income of \$125,000 within 5-mile radius, with over 53% of the population 25 and older holding a bachelor’s degree or better
- Additional residential developments are in the works to meet demand for new housing along Bluemound Road, including the \$120 million Poplar Creek Town Center (435 units); The Flats at Bishops Woods (203 units); and the recently delivered The Ruby at Brookfield Square (231 units)



TRANSACTION GUIDELINES



INTEREST OFFERED

- 100% fee simple interest in the Property

AS-IS SALE

- The Property is being sold in an “as is” condition, without representation or warranty of any kind, expressed or implied, oral or written, concerning the Property or any matter related thereto, including zoning, availability of access or utilities, the presence and location of asbestos, PCB transformers, other toxic, hazardous or contaminated substances, or underground storage tanks (“Hazardous Materials”) in, on, or about the Property.

TERMS OF SALE

- The Property is offered for sale free and clear of any existing debt

PROPERTY TOURS

- All property tours must be coordinated through the listing team. Prospective purchasers are encouraged to visit the subject property prior to submitting offers. Please do not contact the onsite management or staff without prior approval. Professional interior photos and 360-degree Matterport photos are available in the Virtual Deal Room.



VIEW 360 WALKTHROUGH

BUILDING OVERVIEW

Located in the suburban Milwaukee MSA, the Property features two expansive buildings, originally constructed in the 1990s and well maintained since then. The Property is primarily used as office space but also has data center operations on site.



PROPERTY DESCRIPTION

Address	255 Fiserv Drive, Brookfield, WI 53045
# of Buildings	2 (interconnected)
Year Built	South Building: 1992 North Building: 1998
Floors	South Building: 3 North Building: 2
Gross Building Area (SF)	South Building: 122,852 North Building: <u>63,853</u> Total: 186,705
Parking	Surface (~635 stalls)
Loading Docks	3 (2 docks, 1 drive-in)
Elevators	4 (3 passenger, 1 freight)
Amenities	Cafeteria with outdoor patio, fitness center, training center, conference center, data center

Floor	Interior Gross Square Footage		
	South Building	North Building	Total
1	41,994	NA	41,994
2	40,924	31,925	72,849
3	39,934	31,928	71,862
Total	122,852	63,853	186,705

DOWNTOWN MILWAUKEE

BROOKFIELD SQUARE

I-94/MOORLAND ROAD
INTERCHANGE

THE CORRIDOR

BROOKFIELD LAKES
CORPORATE CENTER



EXCESS LAND



THE CORNERS
OF BROOKFIELD

I-94/GOERKE'S CORNERS
INTERCHANGE



EXCESS LAND



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:

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 provide 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 and 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.

Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).

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.

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.

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