

Investment Opportunity - New Price

5-Tenant Center - For Sale

Professional Office Building

213 - 259 S Nicolet Rd

Appleton WI

20,883 SF / 7.75% Cap Rate/ \$3,673,000



INVESTMENT HIGHLIGHTS

- Fully Leased/Occupied
- Interstate 41/College Ave
- 1 Block South of Fox River Mall
- Abundant Parking
- Best Location in the Fox Cities

LONG-TERM LEASE TENANTS

- Fox Cities Conv/Visitor Center
- Agea Spa - High end
- Optivision - Eye Care Clinic
- Advent - Multi-State ENT Clinic
- Raymond James - Financial Serv

EXECUTIVE SUMMARY

Nicolet Square Center (NSC) was built as a Class A facility. NSC has been under one ownership since 1998 and several years ago subject ownership initiated an aggressive program to invest in and attract high-end professional long-term Tenants. NSC now has a Class A well-established professional Tenant base and can claim potentially the longest leases of any other Center in the Fox Valley area. An Excellent 1031 Exchange opportunity.

FOR MORE INFORMATION:

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The information contained herein was obtained from sources deemed reliable, but is not guaranteed and subject to change.

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

- 28 The following information is required to be disclosed by law:
- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
 - 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____
41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**
43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.



**PROFESSIONAL OFFICE BUILDING
213 - 259 S. NICOLET RD.
Parcel: 101-121707**

PROPERTY FACTS

Price:	\$3,673,000
Rentable Building Area:	20,783 SF
Price Per Sq. Ft.:	\$177
Number of Stories:	1
Sale Type:	Investment
Year Build:	1996
Cap Rate:	7.75%
Tenants:	5
Property Type:	Professional Office
% Leased:	100%
Building Class:	A
Parking Ratio:	5+ / 1,000 SF
Acreage:	2.224
Frontage:	Nicolet Rd & Lawrence St Appleton, WI

TENANTS

1. **Fox Cities Convention & Visitors Bureau**. A community based quasi-governmental organization established with local support (from hotel room taxes) bringing visitors and business to the Fox Valley (www.foxcities.org). Lease has annual rent increases, end date of May 31, 2036, and three 5-year options to extend. **Occupies 26.5% of the building.**
2. **Agea Spa**. A high-end personal spa with an outstanding reputation for comfort and service (www.ageaspa.com). Agea has been a tenant for over 15 years, has annual rent increases, and has a current lease termination date of June 30, 2029. **Occupies 13.4% of the building.**
3. **Optivision**. A group of locally owned advanced eye care clinics with an outstanding reputation (www.optivisioneyecare.com). They have been a successful tenant for over 15 years, annual rent increases, a current lease termination date of May 31, 2025. **Occupies 25.4% of the building.**
4. **Advent**. A multi-state ENT clinics with an outstanding reputation (www.adventknows.com). A new tenant proudly brought in during 2020, annual rent increases, a lease ending date of July 31, 2030, and options for three additional 5-year terms. **Occupies 20.4% of the building.**
5. **Raymond James**. A publicly traded multinational independent investment bank and financial services company (www.raymondjames.com). The newest tenant took occupancy in 2023. The lease has annual rent increases, a lease end date of January 31, 2030, and two 5-year renewal options. **Occupies 14.5% of the building.**