



721-725 Cornerstone Crossing

Portfolio of 2 Properties for Sale

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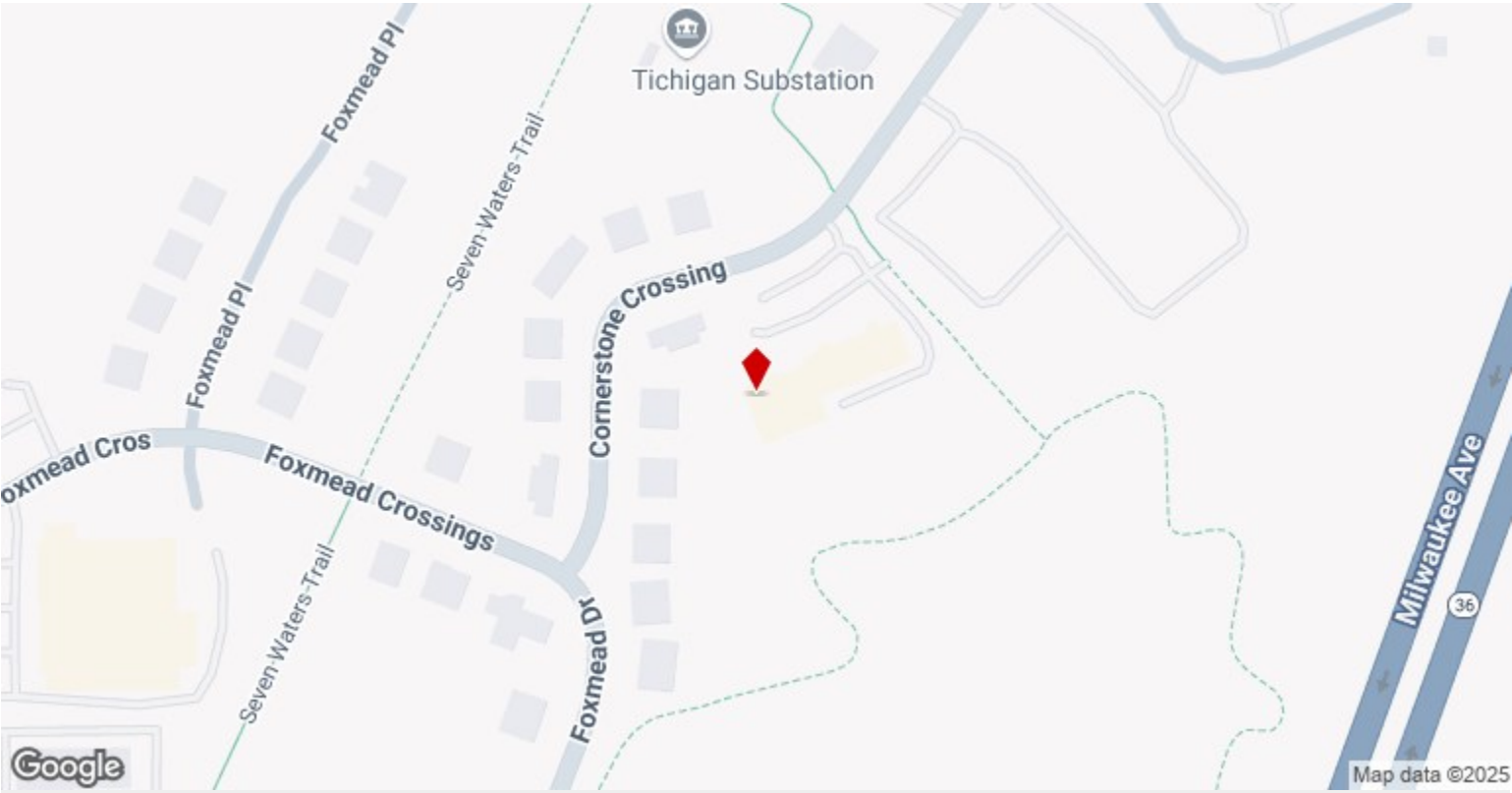
\$1,899,000

A portfolio of 2 adjacent / attached similar-looking multi-tenant office buildings located in Waterford, WI (25 miles southwest of Milwaukee). Buildings are 8,000 / 8,760 SF with a shared firewall. The buildings were constructed in 2004 and the owner occupied the 721 building since it was built. The entire 721 building has recently been leased (7 yr). The owner occupies a suite in the 725 building. Both buildings are in a great condition, well insulated and maintained. The property is located in the Planned Community Development District and is zoned PCD-09 (Waterford Centre...



- Value-add investment, sale lease-back or owner-user opportunity in established yet growing business park with a great school district
- Solid construction with high-end finishes: private offices, conference rooms, kitchenette
- Strong, long-term local tenants with NNN (suite D) and modified gross leases
- Flexible floor plan in 721 building: currently a daycare center with 7 year lease
- Perfect for government, medical, dental, technology, insurance or light industrial uses
- Ample parking



Price:	\$1,899,000
Price / SF:	\$113.31 / SF
Cap Rate:	8.08%
Sale Type:	Investment
Status:	Active
Number of Properties:	2
Total Building Size:	16,760 SF



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Property Name/Address, City, State	Property Type	Size	Year Built	Individual Price
 721 Cornerstone Xing, Waterford, WI	Office	8,000		
 725 Cornerstone Crossing, Waterford, WI	Office	8,760		