



## 721-725 Cornerstone Crossing

Portfolio of 2 Properties for Sale

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## 721-725 Cornerstone Crossing

\$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

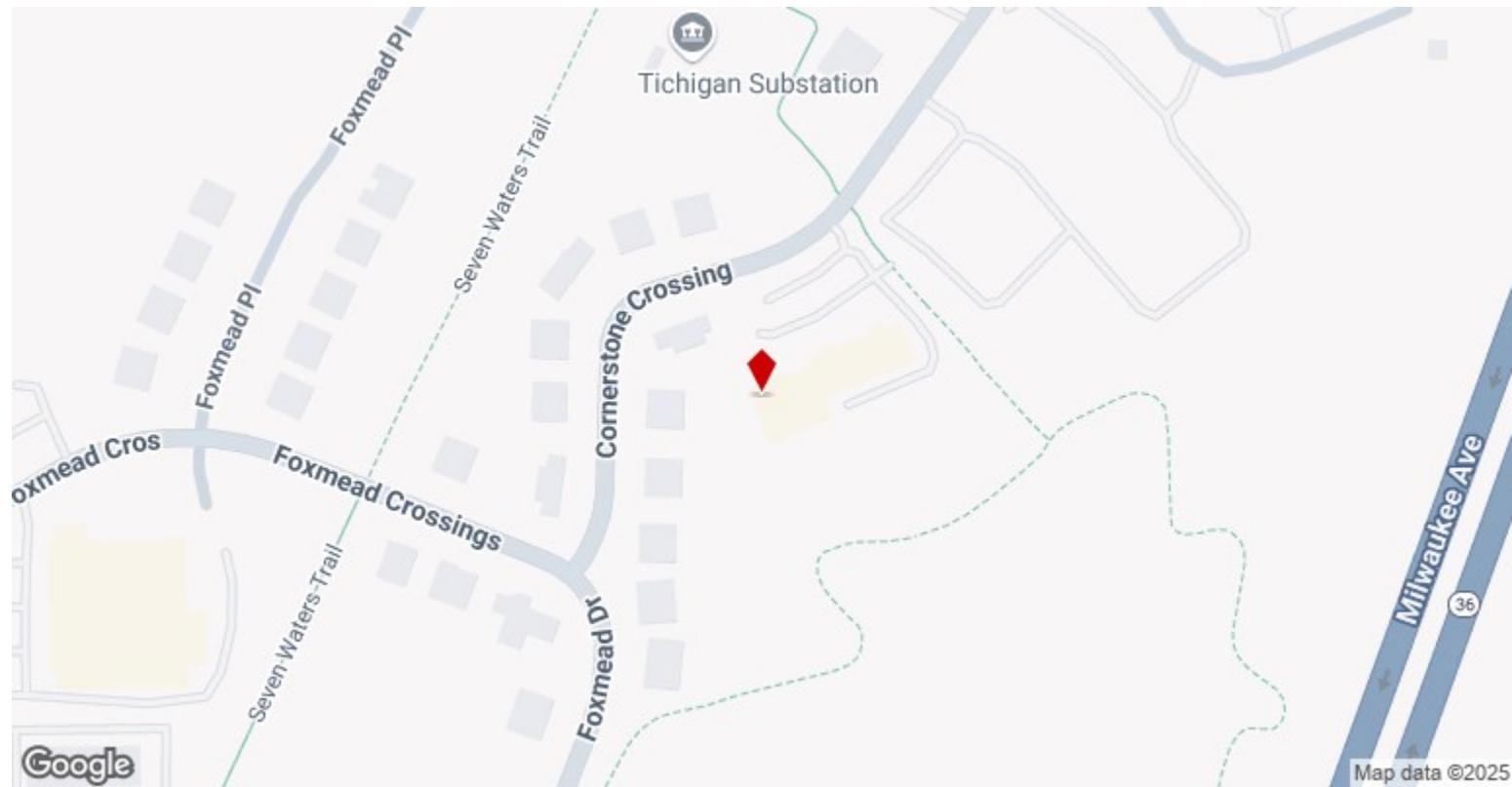
Cap Rate: 8.08%

Sale Type: Investment

Status: Active

Number of Properties: 2

Total Building Size: 16,760 SF



## 721-725 Cornerstone Crossing

### Property Name/Address, City, State



721 Cornerstone Xing,  
Waterford, WI

### Property Type

Office

### Size

8,000

### Year Built

### Individual Price



725 Cornerstone Crossing,  
Waterford, WI