



Offering Memorandum - 5999 Monona Drive, Monona, WI

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



PRESENTED BY:

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OFFER/LEASE SUMMARY

5999 MONONA DRIVE



Offering Summary

Price:	\$530,000
CAP Rate:	8%
NOI:	\$42,171
Condo SF:	3,845 SF
Year Built:	2005
Parcel No:	258/0710-201-6209-2
Financial Info:	Contact Broker

Leasing Summary

Tenant:	FINN Partners, Inc.
Lease Type:	Single Net (N)
Lease Commencement:	November 1, 2023
Lease Expiration:	October 31, 2028
Annual Escalations:	4%
Renewal Options:	None.
Tenant Termination Rights:	None.

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Tenant Overview

- FINN Partners is a global integrated marketing and communications agency dedicated to driving growth and impact for its clients. With expertise across public relations, digital marketing, social media, and brand strategy, FINN Partners partners with businesses in various sectors, including technology, healthcare, consumer products, and more. Founded on a commitment to creativity and collaboration, the agency combines innovative strategies with data-driven insights to deliver measurable results. With a culture that emphasizes teamwork and client service, FINN Partners is recognized for its forward-thinking approach and a diverse team of industry experts.
- FINN Partners has over 1,400 employees globally on 3 continents with 34 offices.
- FINN's client partners include Jack Daniels Distillery, Olympics, Epic Games, Little Caesars, Walgreens, Cuisinart, No. 3 London Dry Gin, & many more.

Recent New Five (5) Year Lease

- FINN Partners has recently signed a 5-year lease agreement with 4+ years remaining. The tenant has no options to renew and no termination rights.

FINN Partners in the News

- According to PR Week on July 9, 2024, FINN Partners acquired Paris based arts PR firm, Claudine Colin Communication, France's leading arts and culture communications agency.

PROPERTY PHOTOS

5999 MONONA DRIVE



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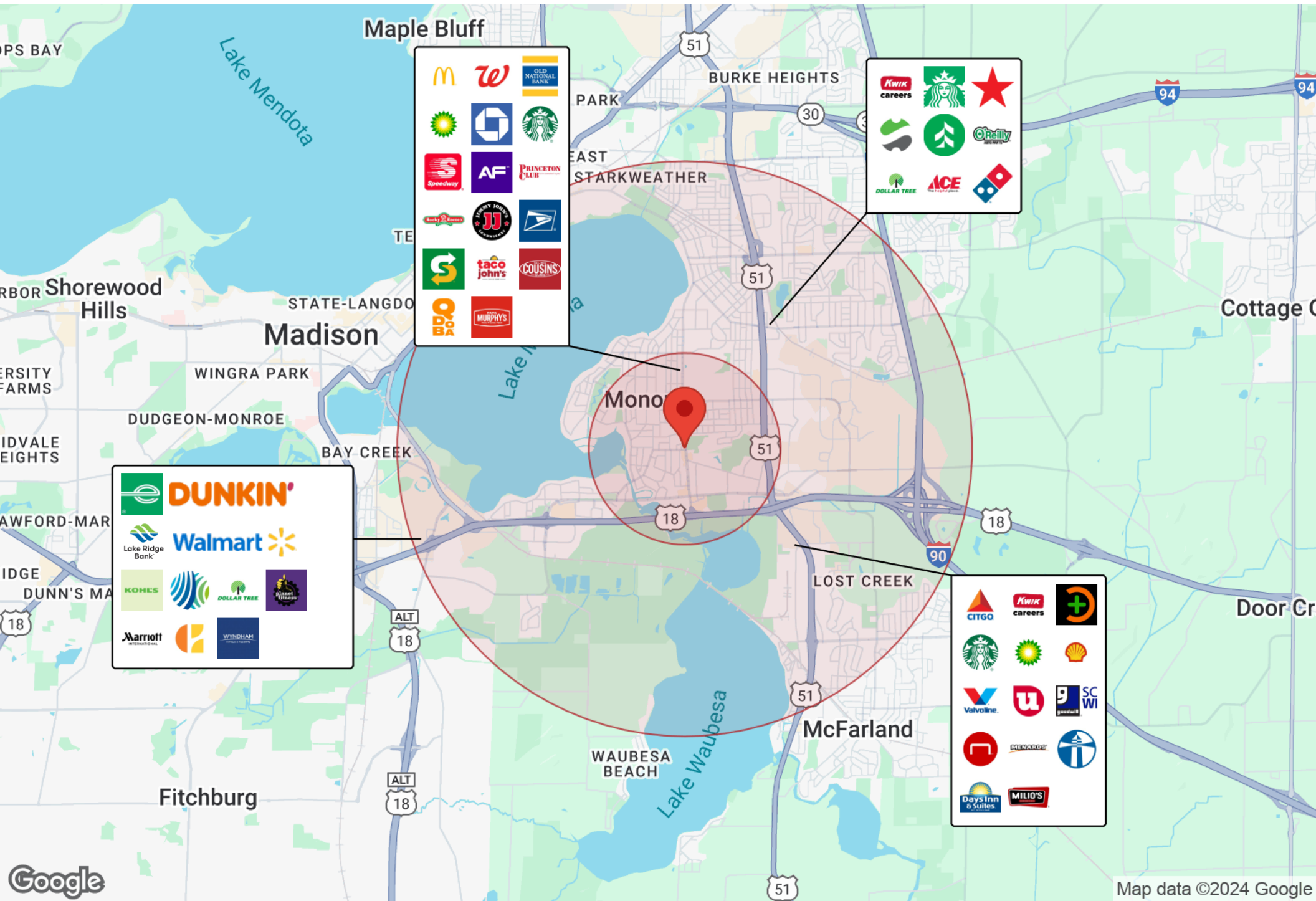


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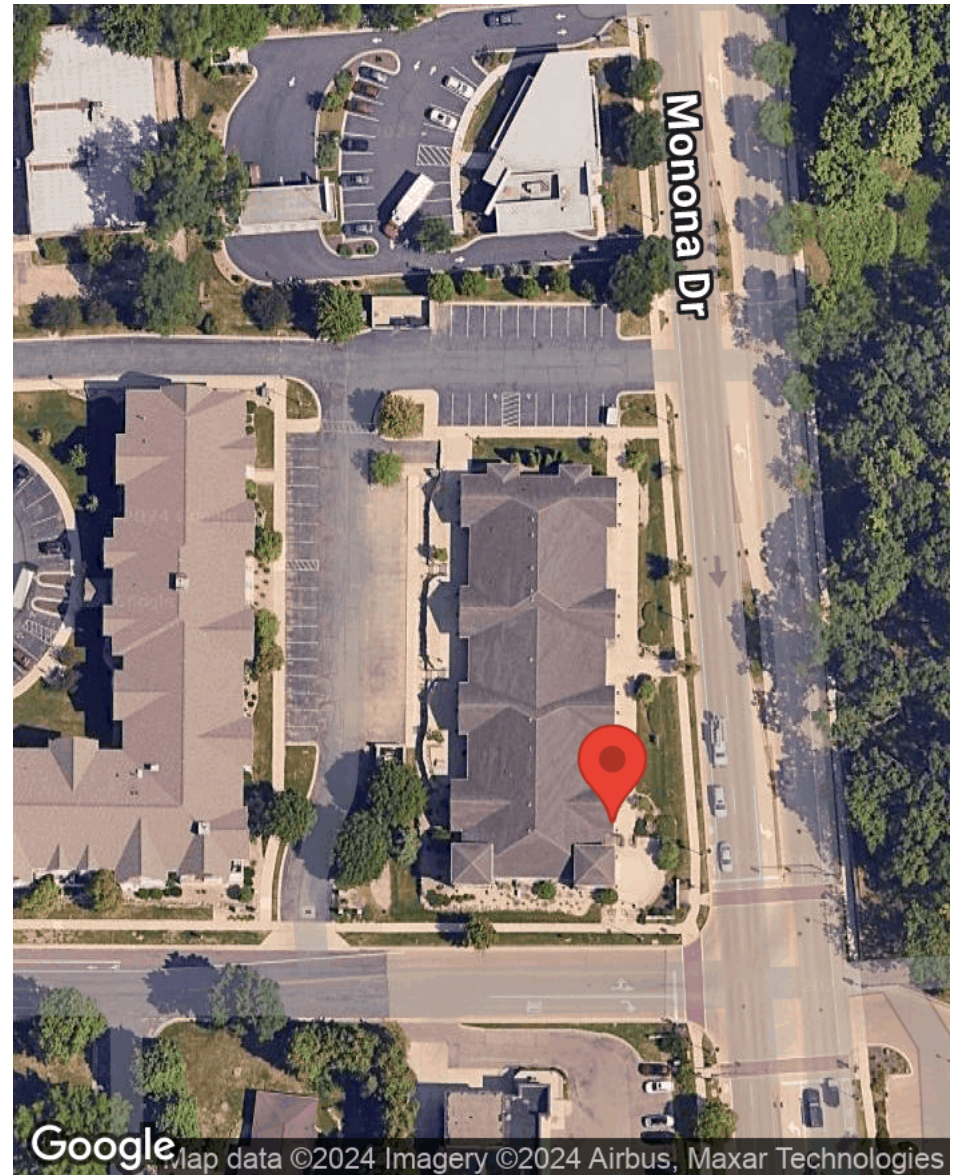
BUSINESS MAP

5999 MONONA DRIVE



LOCATION MAPS

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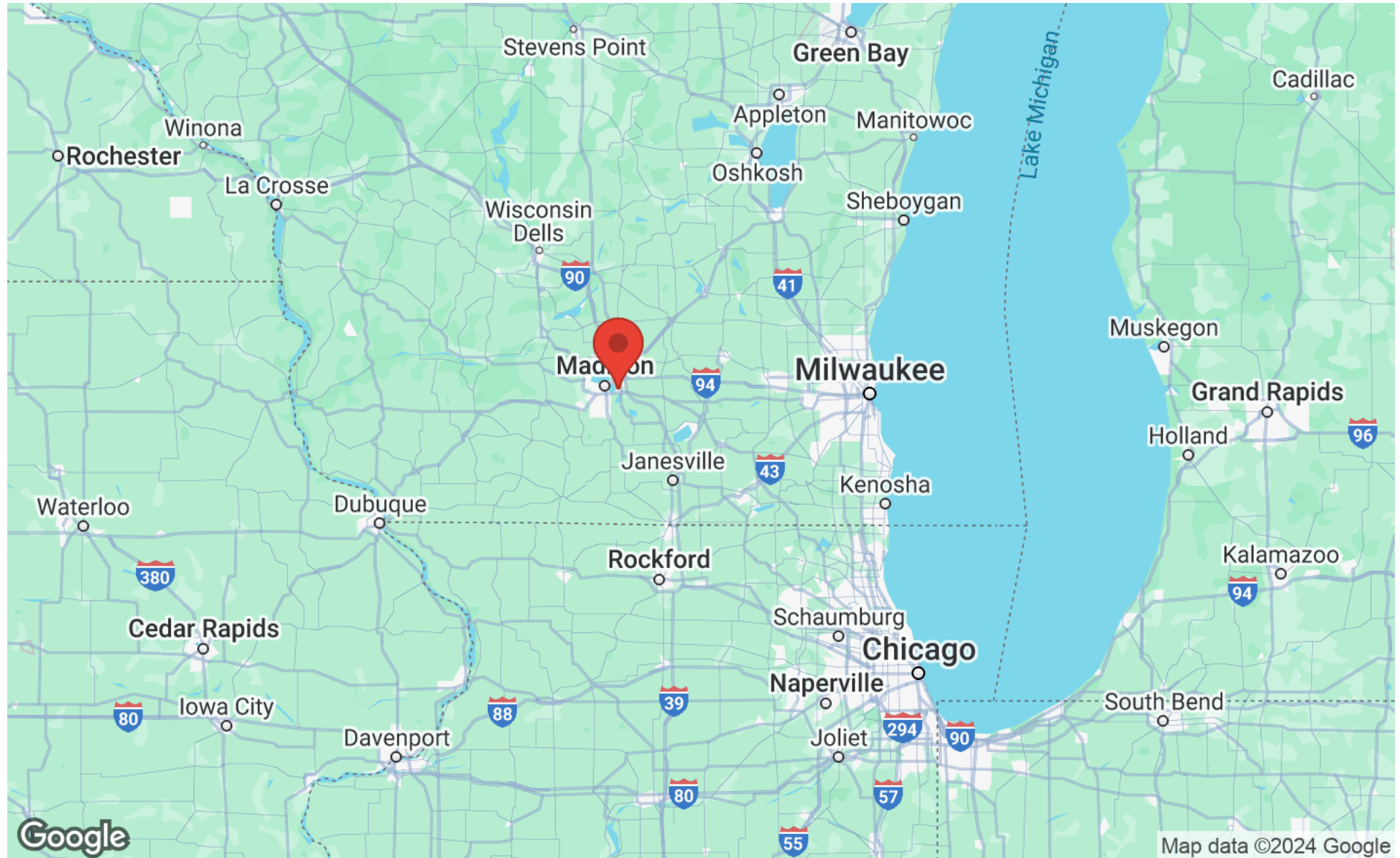


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REGIONAL MAP

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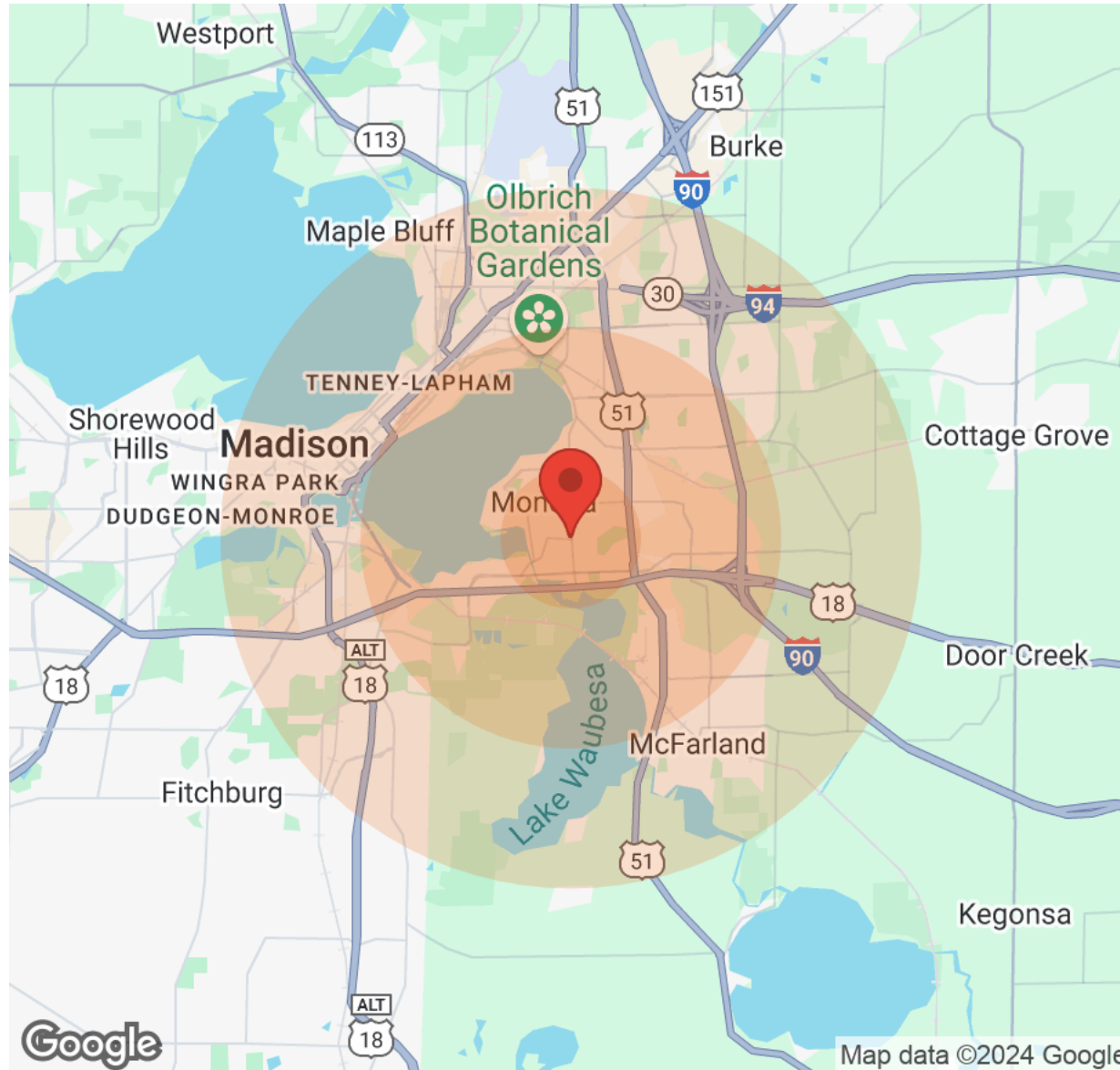


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,828	22,760	74,362
Female	4,187	23,858	74,185
Total Population	8,015	46,618	148,547

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,206	7,539	22,005
Ages 15-24	842	5,247	14,336
Ages 25-54	3,202	18,794	75,971
Ages 55-64	1,102	6,571	17,019
Ages 65+	1,663	8,467	19,216

Income	1 Mile	3 Miles	5 Miles
Median	\$45,133	\$54,459	\$47,009
< \$15,000	588	2,150	12,013
\$15,000-\$24,999	346	2,009	7,838
\$25,000-\$34,999	420	2,114	7,157
\$35,000-\$49,999	566	2,657	8,161
\$50,000-\$74,999	824	4,835	11,960
\$75,000-\$99,999	500	3,191	7,782
\$100,000-\$149,999	433	2,660	6,123
\$150,000-\$199,999	29	609	1,761
> \$200,000	95	437	1,322

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,087	21,959	67,672
Occupied	3,754	20,776	63,701
Owner Occupied	2,045	13,134	28,064
Renter Occupied	1,709	7,642	35,637
Vacant	333	1,183	3,971

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DISCLAIMER

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