

# Investment Sale 525 Handeyside Ln

FORT ATKINSON, WISCONSIN



**NEWMARK**



# The Offering

525 Handeyside Lane, Fort Atkinson, WI is a ±9,217 SF two-tenant building which sits on a 0.864 acre lot and is 58% leased to Davita, Inc who has a considerable amount of term left.

Constructed in 2004, the medical/professional office building is in close proximity to the Fort Memorial Hospital and variety of medical clinics. Located near the heart of Fort Atkinson the property has convenient access to the Hwy 26 and Hwy 12 interchange which connect the following communities of Johnson Creek, Jefferson, and Whitewater to the subject site.

Nearby retailers include Pick'n Save, Festival Foods, Walgreen's, Sherwin-Williams, Family Dollar, and Niemann Ace Hardware.

Offered for sale at \$995,000.(\$107.95 PSF)



## CONTACT

**Rachel Schmidt, CCIM**

t 414-640-8804

rachel.schmidt@nrmk.com

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# Property Overview

**\$995,000**

Sale Price

**58%**

Occupancy

**\$25,164**

NOI - Currently In Place

**±0.864 AC**

Land Area

**±9,217 SF**

Rentable Area

**Multi**

Tenancy

**226-0614-3434-043**

Tax Key

**Institutional**

Zoning

**\$107.95**

Sale Price PSF

**2004**

Year Built

**\$28,263**

Taxes - 2022

**Monument**

Signage



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# Tenant Summary

## DaVita, Inc

DaVita (NYSE: DVA) is a health care provider focused on transforming care delivery to improve quality of life for patients globally. The company is one of the largest providers of kidney care services in the U.S. and has been a leader in clinical quality and innovation for more than 20 years. DaVita cares for patients at every stage and setting along their kidney health journey—from slowing the progression of kidney disease to helping to support transplantation, from acute hospital care to dialysis at home. As of September 30, 2022, DaVita served 200,000 patients at 2,776 outpatient dialysis centers in the United States. The company also operated 352 outpatient dialysis centers in 11 other countries worldwide. DaVita has worked collaboratively to help propel the kidney care industry to adopt an equitable and high-quality standard of care for all patients, everywhere.

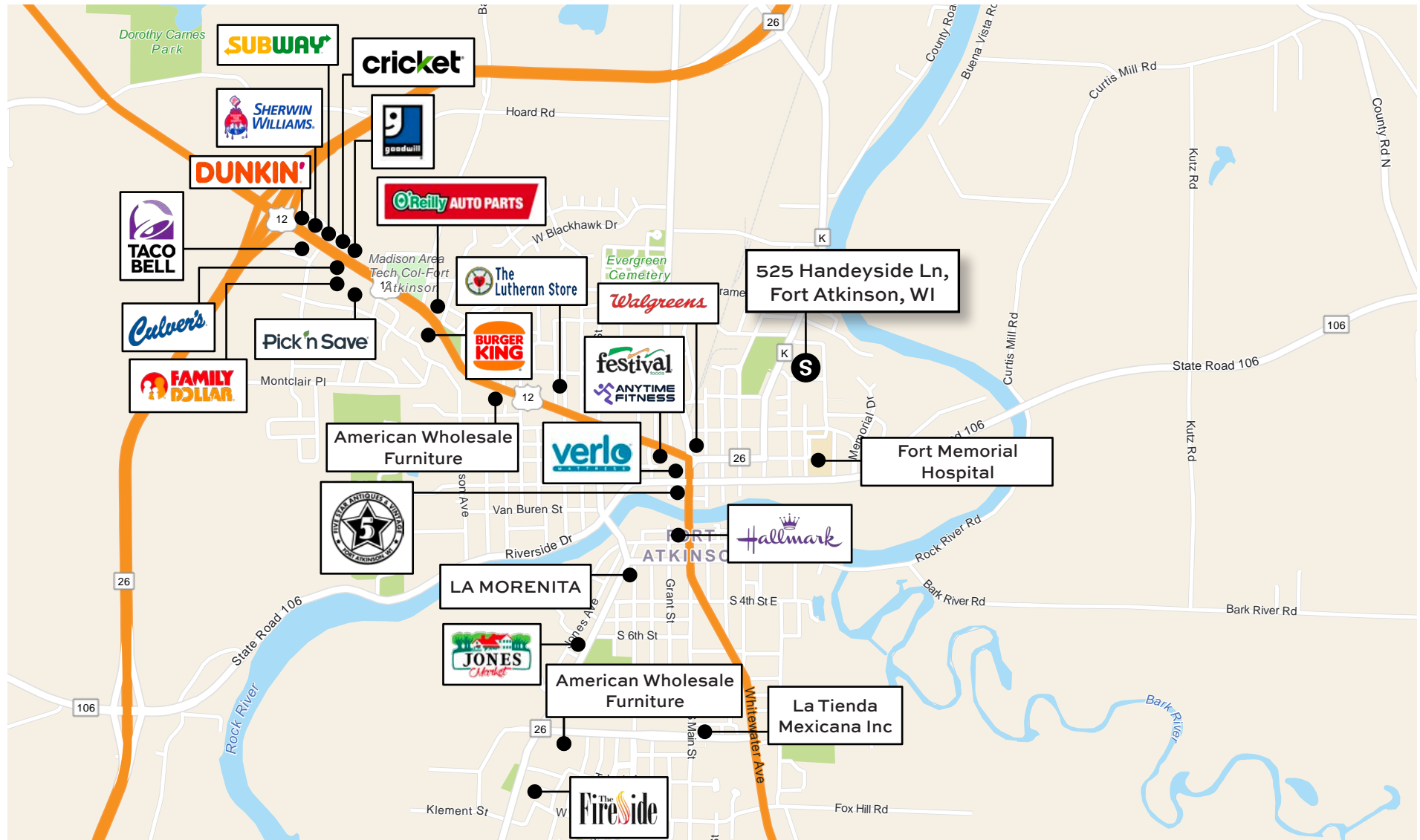
<https://www.davita.com/>

## Vacancy

The building has a  $\pm 3,917$  RSF vacancy that is ideally suited for a professional or medical user. The space currently has multiple exam rooms, multiple private offices, and an ample sized reception and waiting room.

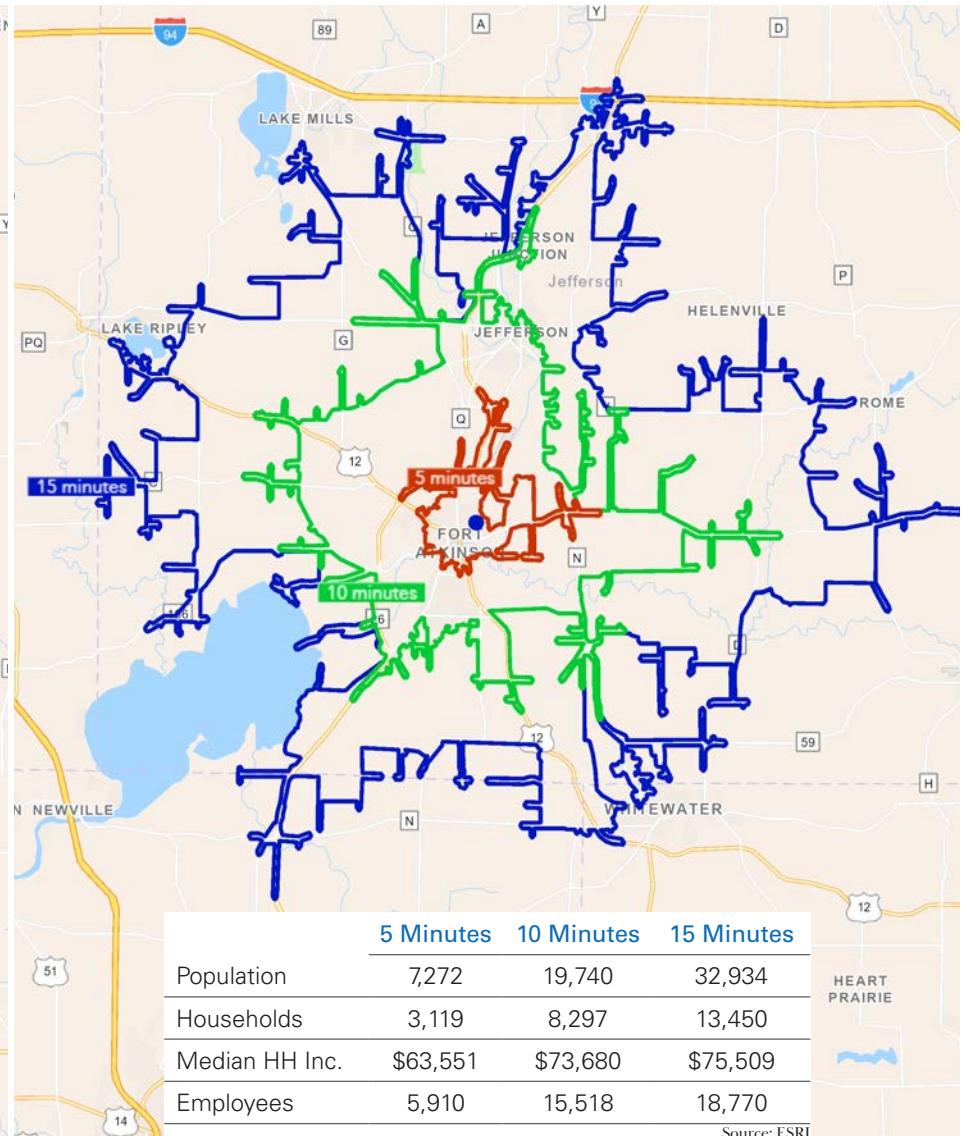
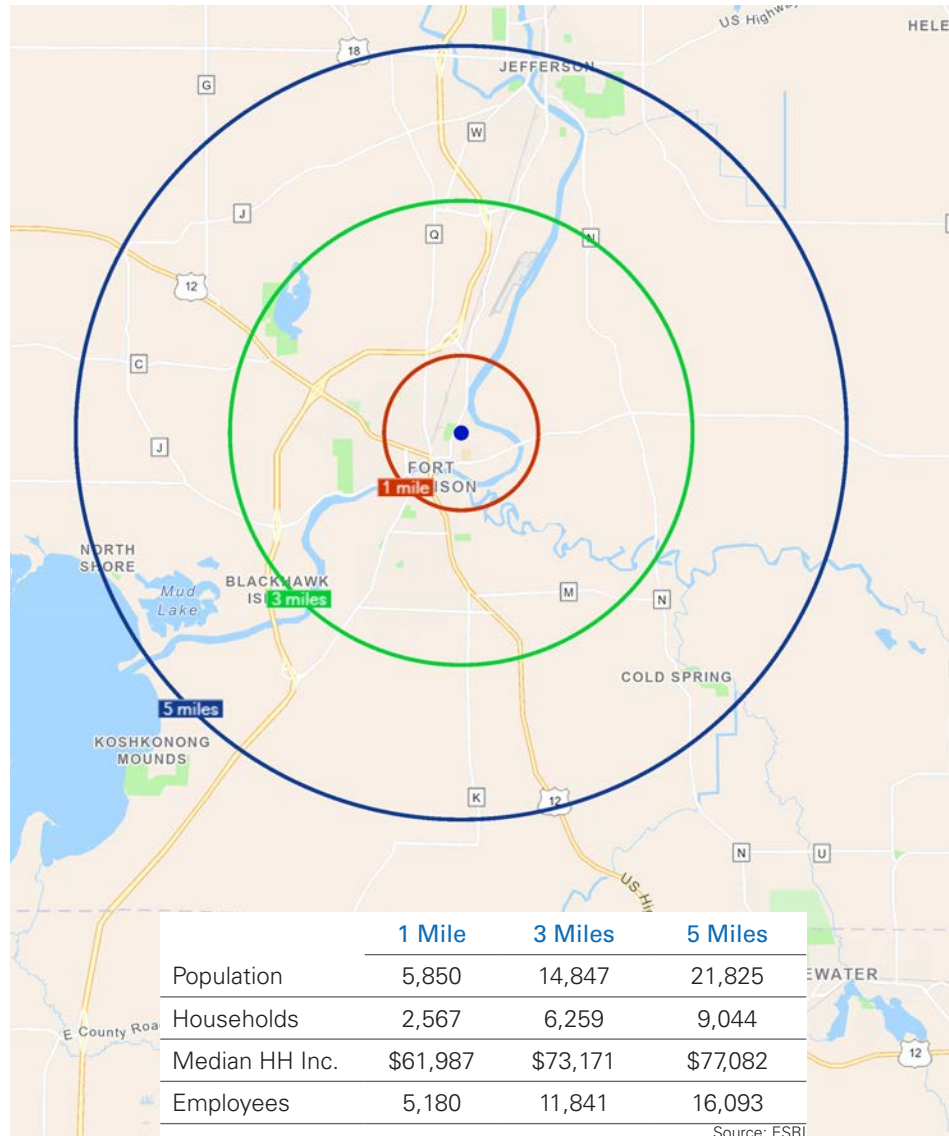


# Neighboring Points of Interests



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# Demographics



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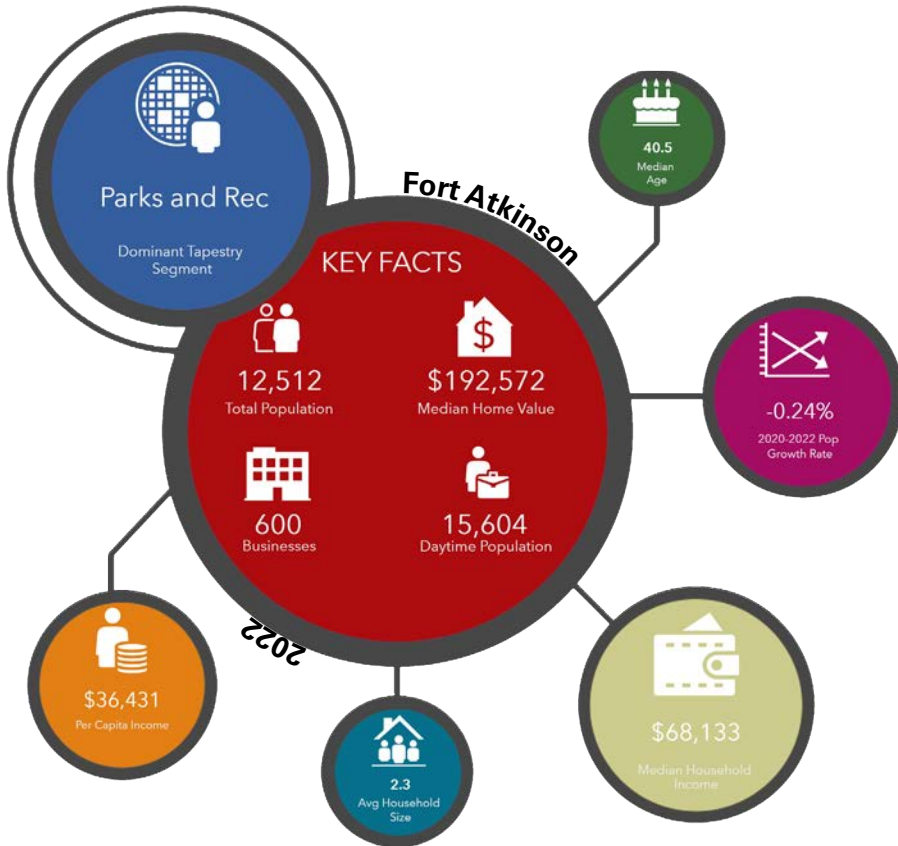


**DAVITA - FORT ATKINSON, WISCONSIN**



525 Handeyside Ln is located in the City of Fort Atkinson, Wisconsin which is near the center of Jefferson county.

In 2022 the city had a population of 12,512, making it the largest community in Jefferson County. Fort Atkinson is a principal city of the Fort Atkinson-Watertown micropolitan statistical area which is in turn a sub-market of the larger Milwaukee-Waukesha-Racine CSA.



# Rent Roll

For financial information and tenant information please sign our confidentiality agreement found at the end of the document and return it to

**Rachel Schmidt, CCIM**  
t 414-395-4691  
rachel.schmidt@nmrk.com



# Profit & Loss

For financial information and tenant information please sign our confidentiality agreement found at the end of the document and return it to

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# Building Photos





# Vacancy Photos



# 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 brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

## BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm, may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe 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 Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see “Confidentiality Notice To Customers” below).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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. An agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional property inspection, contact an attorney, tax advisor, or property 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 (1) of the Wisconsin statutes.

## CONFIDENTIALITY NOTICE TO CUSTOMERS

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

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin statutes (see “definition of material adverse facts” below).
2. Any facts known by the Firm or its Agents 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 Firm and its Agents is aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: \_\_\_\_\_

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents): \_\_\_\_\_

(INSERT INFORMATION YOU AUTHORIZE TO BE DISCLOSED SUCH AS FINANCIAL QUALIFICATION INFORMATION)

## 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://www.doc.wi.gov/> 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 and 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.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.



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# 525 Handeyside Lane Fort Atkinson, WI

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*Exclusively Listed by:*

**Rachel Schmidt, CCIM**

*Director*

t 414-640-8804

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Milwaukee, WI 53202

**nmrk.com**

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**NEWMARK**

This Confidentiality Agreement (the "Agreement") is executed by the undersigned, an interested party and prospective purchaser 525 Handeyside Lane, Fort Atkinson, Wisconsin (the "Interested Party" in the "Proposed Transaction"), in favor of the Seller ("Owner"):

In connection with Interested Party's possible purchase from Owner of certain real property (the "Property"), Owner intends to make available certain information to Interested Party. The term "Information" means all information that Owner has made or is making available to Interested Party. Whether directly or through MLG Commercial, LLC d/b/a Newmark (Owner's Property Representative"), whether before or after the date of this Agreement, whether tangible or intangible, and in whatever form, as well as all information generated by Interested Party or its representatives, as defined below, that contains, reflects or is derived from the furnished information. Such information may but shall not be required to be itemized on a schedule, which may now or later be attached to this Agreement and initialed by Interested Party. The information does not purport to contain all of the information that Interested Party may desire. Interested Party should conduct its own investigation and analysis of the information, for the Owner's Property Representative does not warrant or represent the validity of the information and shall be held harmless

In consideration of Owner's disclosure of the information to Interested Party, Interested Party agrees that it shall keep the information confidential and will not use any of the information in any way detrimental to Owner, without the prior written consent of Owner, such information shall not be disclosed by Interested Party or any of its officers, directors, partners, employees, affiliates, agents or representatives (collectively, "Representatives") to any third party and shall not be used by Interested party or its Representatives other than in connection with the Proposed Transaction with the Owner.

Interested Party agrees that the information may be transferred only to such of its Representatives who need to know the information for the sole purpose of assisting Interested party in evaluating the Proposed Transactions, who are informed of this Agreement, and who in writing agree to be bound by the terms hereof as if a party hereto.

Neither Owner, Owner's Property Representative, nor any of their representatives has made or makes any representation or warranty, express or implied, as to the accuracy or completeness of the information. Interested party agrees that neither Owner, Owner's Property Representative, nor their representatives shall have any liability to Interested Party or to any of its Representatives resulting from the providing or use of the information.

**ACCEPTED AND AGREED** to this on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**Prospective Purchaser:**

Signed: \_\_\_\_\_ Company: \_\_\_\_\_  
Print Name: \_\_\_\_\_ Address: \_\_\_\_\_  
Title: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
Fax: \_\_\_\_\_ Website: \_\_\_\_\_

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