



FOR SALE

814-820 & 826
NORTH
PLANKINTON
AVENUE
MILWAUKEE, WI



CUSHMAN &
WAKEFIELD

BOERKE

EXECUTIVE SUMMARY

THE OFFERING

Cushman & Wakefield | Boerke has been exclusively retained to market for sale, together as a package, the properties located at 814-820 and 826 North Plankinton Avenue in Milwaukee, Wisconsin.

The two office buildings, totaling 49,000 SF, and are situated along the river in downtown Milwaukee, within the Milwaukee Riverwalk Improvement District. These properties present an ideal value-add investment with additional space to lease and below market rents.

INVESTMENT HIGHLIGHTS

- Ideal value-add investment opportunity
- 814-820 N Plankinton is 100% occupied by a strong credit tenant
- 826 N Plankinton is currently 77% occupied and has a stable rent roll with a variety of long-term tenants
- Both properties have below market rents offering an investor the opportunity to add value by bringing the leases up to market rates when the current terms expire



* These 2 properties are part of a multi-property portfolio, contact Broker for information on the additional properties.

PROPERTY DETAILS



814-820 N PLANKINTON AVENUE

BUILDING SIZE:	24,000 SF
FLOORS:	4
LOT SIZE:	0.17 Acres
ZONING:	C9E - Major Retail
CONSTRUCTION:	Masonry
YEAR BUILT:	1871, renovated in 2007
TAX KEY #:	361-0633-000
TAXES (2020):	\$43,389.63
ASSESSED VALUE:	\$1,510,700

826 N PLANKINTON AVENUE

BUILDING SIZE:	25,000 SF
TOTAL AVAILABLE:	5,833 SF
FLOORS:	6
LOT SIZE:	0.112 Acres
ZONING:	C9E - Major Retail
CONSTRUCTION:	Masonry
YEAR BUILT:	1900, renovated in 2000
TAX KEY #:	361-0632-000
TAXES (2020):	\$41,393.39
ASSESSED VALUE:	\$1,436,700
LEASE RATE:	\$15.00/SF Gross

* Parcels are not connected, there is a city right-of-way between the 2 buildings.

** Building size obtained from city and has not been verified.

CONTACT BROKER FOR PRICING

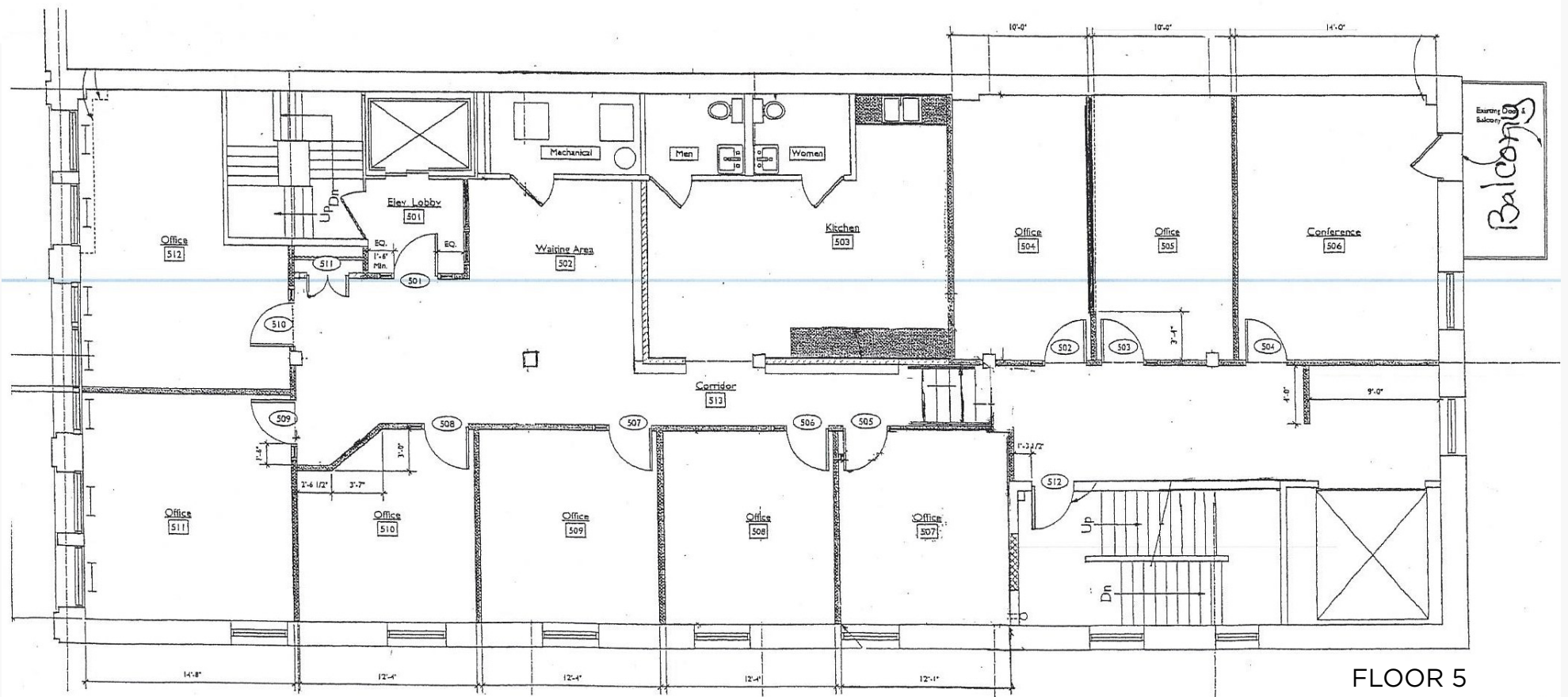
INTERIOR PICTURES | 814-820 N PLANKINTON



INTERIOR PICTURES | 826 N PLANKINTON

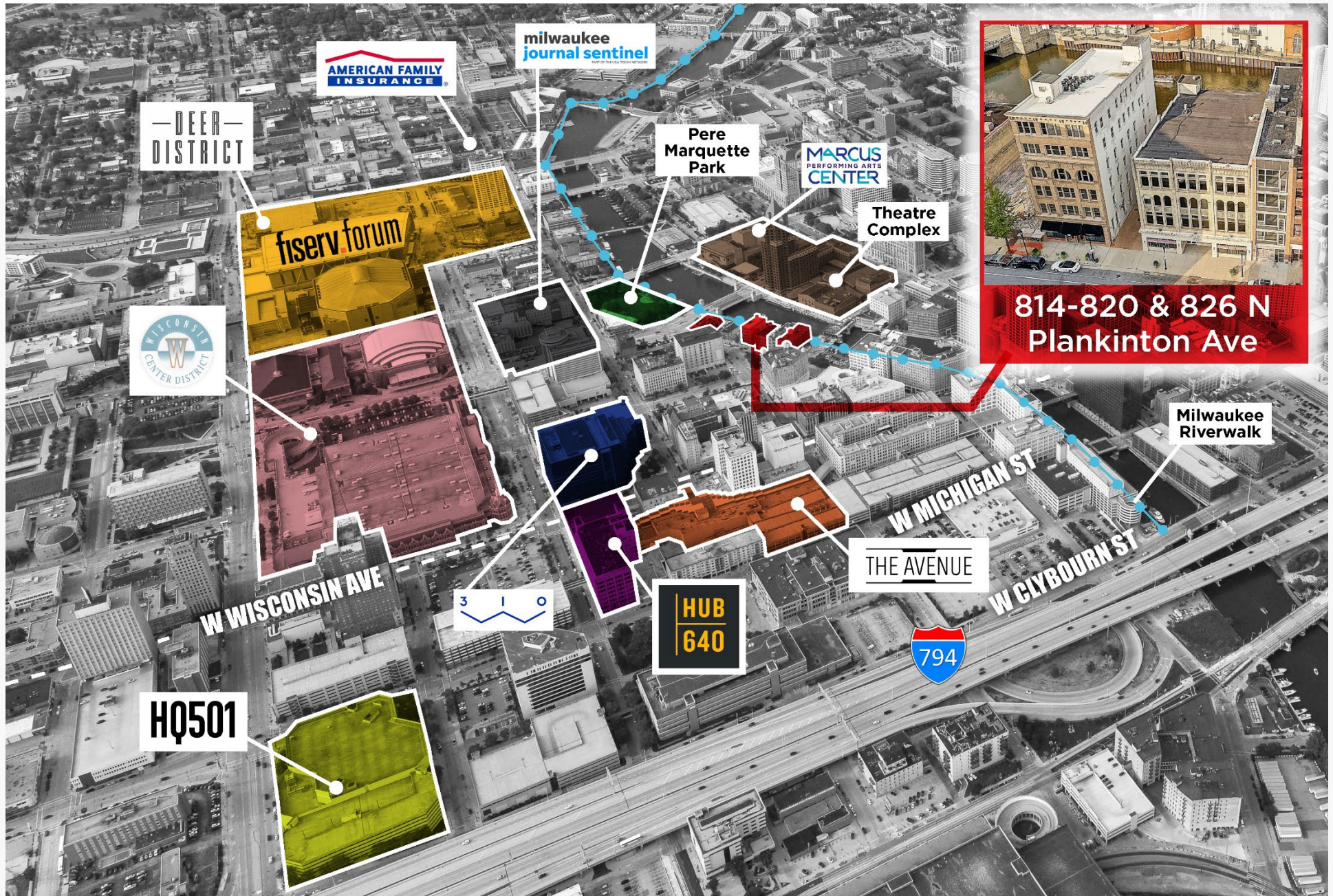


TYPICAL FLOOR PLAN | 826 N PLANKINTON



* As a single tenant office building, owner does not have any floor plans on file for 814-820 N Plankinton Ave.

NEIGHBORING DEVELOPMENTS/AMENITIES



TENANT OVERVIEW | 814-826 N PLANKINTON

Company Name / Structure

Vivent Health (Non-Profit)



Corporate Headquarters

Milwaukee, WI

Employees

201-500

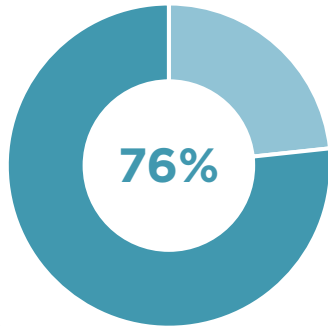
Business Description

Vivent Health is a nationally recognized leader in the fight against HIV/AIDS.

Vivent Health (formerly the AIDS Resource Center of Wisconsin) is best known for its high-quality HIV patient outcomes and operates the only HIV Medical Home in America recognized by the Centers for Medicare and Medicaid Services. The HIV Medical Home model of care offers integrated health and social services including medical, dental, mental health and pharmacies, along with case management and social support provided by a team of professionals dedicated to patient care. Vivent Health is also a leading provider of innovative and aggressive prevention services that help at-risk individuals remain HIV negative. Vivent Health operates in 15 locations in Colorado, Missouri, Texas and Wisconsin, and serves tens of thousands of people at-risk for HIV, and more than 8,000 people living with HIV annually.

Vivent Health is home to the ARCW Medical Center - Wisconsin's largest and fastest growing HIV health care system. Through its integrated medical, dental and mental health clinics along with its pharmacy and dedicated social services that include food pantries, a legal program, and social work case management, more than 3,300 HIV patients in Wisconsin gain the health care and social services they need for long-term survival with HIV disease from ARCW. ARCW is also a leading provider of innovative and aggressive prevention services to help at-risk individuals stay free of HIV.

TENANT OVERVIEW | 826 N PLANKINTON



76% Occupancy



ARCW/Vivent Health

4,167 SF

Vivent Health is a nationally recognized leader in the fight against HIV/AIDS. The HIV Medical Home model of care offers integrated health and social services including medical, dental, mental health and pharmacies, along with case management and social support provided by a team of professionals dedicated to patient care. Vivent Health operates in 15 locations in Colorado, Missouri, Texas and Wisconsin, and serves tens of thousands of people at-risk for HIV, and more than 8,000 people living with HIV annually.



Walgreens

4,167 SF

Founded in 1901, Walgreens is a drugstore chain, included in the Retail Pharmacy USA Division of Walgreens Boots Alliance, Inc., a global pharmacy-led, health and wellbeing enterprise. Walgreens is based in Deerfield, IL and operates across the globe.



Arcataur Capital

3,125 SF

Arcataur was established in 2003 to provide superior investment management and excellent service for a clientele desiring separately managed portfolios. Arcataur believes that experienced investment professionals, using a disciplined investment process, will consistently add value to client portfolios. Arcataur maintains a commitment to client service that fosters dynamic, ongoing client relationships and enables us to assist clients with their investment needs.



Bel Air Growth

1,042 SF

Bel Air Growth Partners is a private equity firm based in Milwaukee and Los Angeles. They specialize in private equity transactions for well-positioned lower middle market companies.



Promentis Pharmaceuticals

2,083 SF

Promentis Pharmaceuticals, Inc., is a privately held biopharmaceutical company focused on the discovery and development of first-in-class therapies to treat central nervous system (CNS) disorders. The Company's lead compound, SXC-2023, is being developed to treat various psychiatric disorders, with an initial focus on an indication that, despite representing a common disorder affecting millions of patients, has no FDA-approved treatment and a high level of patient need.

Other Tenants Include: Cafaro Law, McCarthy Law, and BMSI (Management Office)

STATE OF WISCONSIN

Disclosure To Non-Residential Customers

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

DISCLOSURE TO CUSTOMERS

You are a 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:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) 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).
- (e) 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.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) 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 home inspection, contact an attorney, tax advisor, or home 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 the duties owed 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 and 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 Wis. Stat. § 452.01(5g) (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 are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information 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.)

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.

NOTICE ABOUT SEX OFFENDER REGISTRY

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 telephone at 608-240-5830.

CONTACT:



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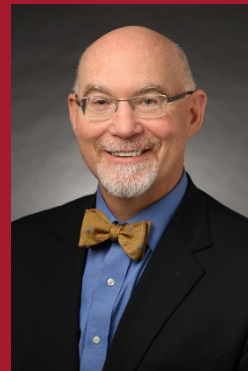
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