

# 8900 NORTH ARBON DRIVE

MILWAUKEE, WI



Founders 3 is pleased to present the opportunity to acquire the fee simple interest in 8900 North Arbon Drive (“8900 Arbon” or the “Property”), a single-tenant office building located in Milwaukee County. Prominently situated on Brown Deer Road, a major thoroughfare in the area, 8900 Arbon is less than three (3) miles from Interstate 43 and eight (8) miles from Interstate 41. The Property consists of 50,566 square feet (“SF”) and is 100% leased to the global manufacturing company, Rite-Hite. Headquartered at the Property since construction in 1989, Rite-Hite plans to relocate their operations following lease expiration in 2022. 8900 Arbon offers investors the unique opportunity to collect above market rental income before re-tenanting the Property once vacant in 2022. The Property would also be an ideal location for a potential user looking to occupy Class A space with loading dock capabilities at a significant discount to replacement cost.

# INVESTMENT HIGHLIGHTS

1

## IDEAL USER OPPORTUNITY

- Low basis with short-term cash flow
- Significant discount to replacement cost
- Excellent financing environment for a user that wants to own long-term

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## CLASS A OFFICE

- Above-market parking ratio – 4.11/1,000 SF
- Excellent loading dock capabilities
- Meticulously maintained within park-like setting

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## VALUE-ADD OPPORTUNITY WITH SHORT-TERM INCOME STABILITY

- \$822,457 of remaining net income (6/1/21 – 3/31/22)
- Strong tenant financials ensure in-place income stability
- Opportunity to completely reimagine and release the Property in 2022

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## EXCELLENT HIGHWAY ACCESS

- Three (3) miles from I-43 or five (5) minute drive
- Eight (8) miles from I-41 or 15 minute drive
- Located on Brown Deer Road, the area’s main thoroughfare

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## ESTABLISHED CORPORATE LOCATION

- Located nearby executive housing stock
- Surrounded by a wide range of retail amenities
- Easy access to nearby interstates (I-43 & I-41)

### OFFERING OVERVIEW

Address	8900 N Arbon Drive
City, State	Milwaukee, WI
Year Built	1989
Total Square Footage	50,566 SF
% Leased	100.0%
Tenant*	Rite-Hite
Lease Expiration*	3/31/2022
Remaining Lease Term**	0.83 Years
Net Income (6/1/21 - 3/31/22)	\$822,457

\*Tenant is a known vacate at expiration

\*\*Assuming analysis start date is 6/1/2021

**\$822,457**

REMAINING NET INCOME

# PROPERTY SPECIFICATIONS

EXCELLENT  
TRAINING  
CAPABILITIES

*4.11 / 1,000 SF PARKING RATIO*

## KEY PROPERTY ATTRIBUTES

Address	8900 N Arbon Drive
City, State	Milwaukee, WI
Year Built	1989
Total Square Footage	50,566 SF
Stories	Two Story - Single Tenant
Acreage	6.9
Parking	208
Ratio Per 1,000	4.11
Parcel	028-0030-000
Foundation	Concrete with Brick Exterior
Loading	Four (4) Drive-In Doors

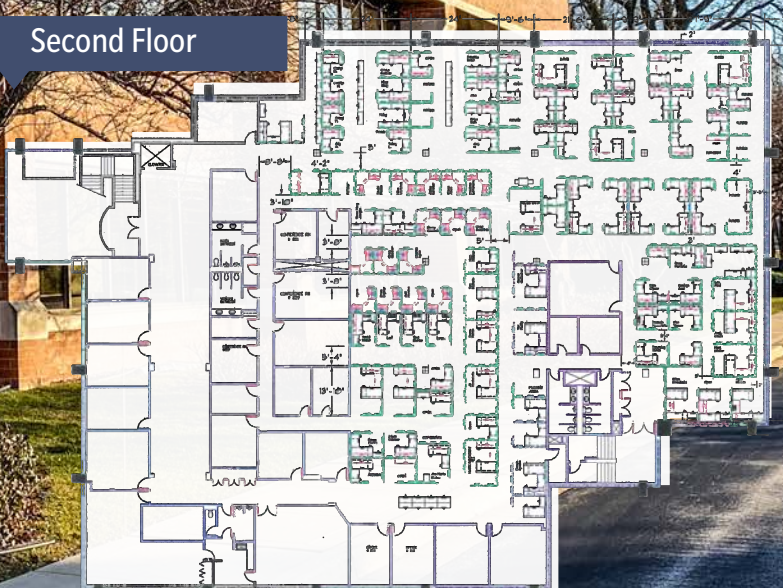
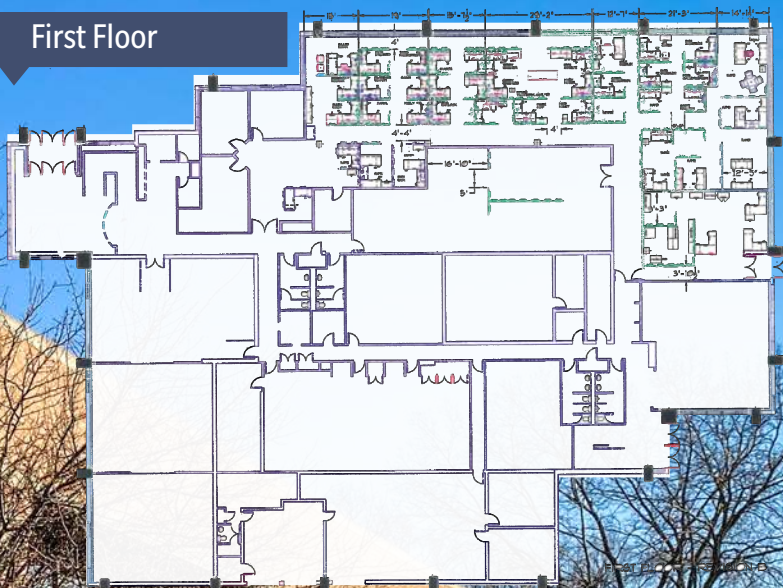
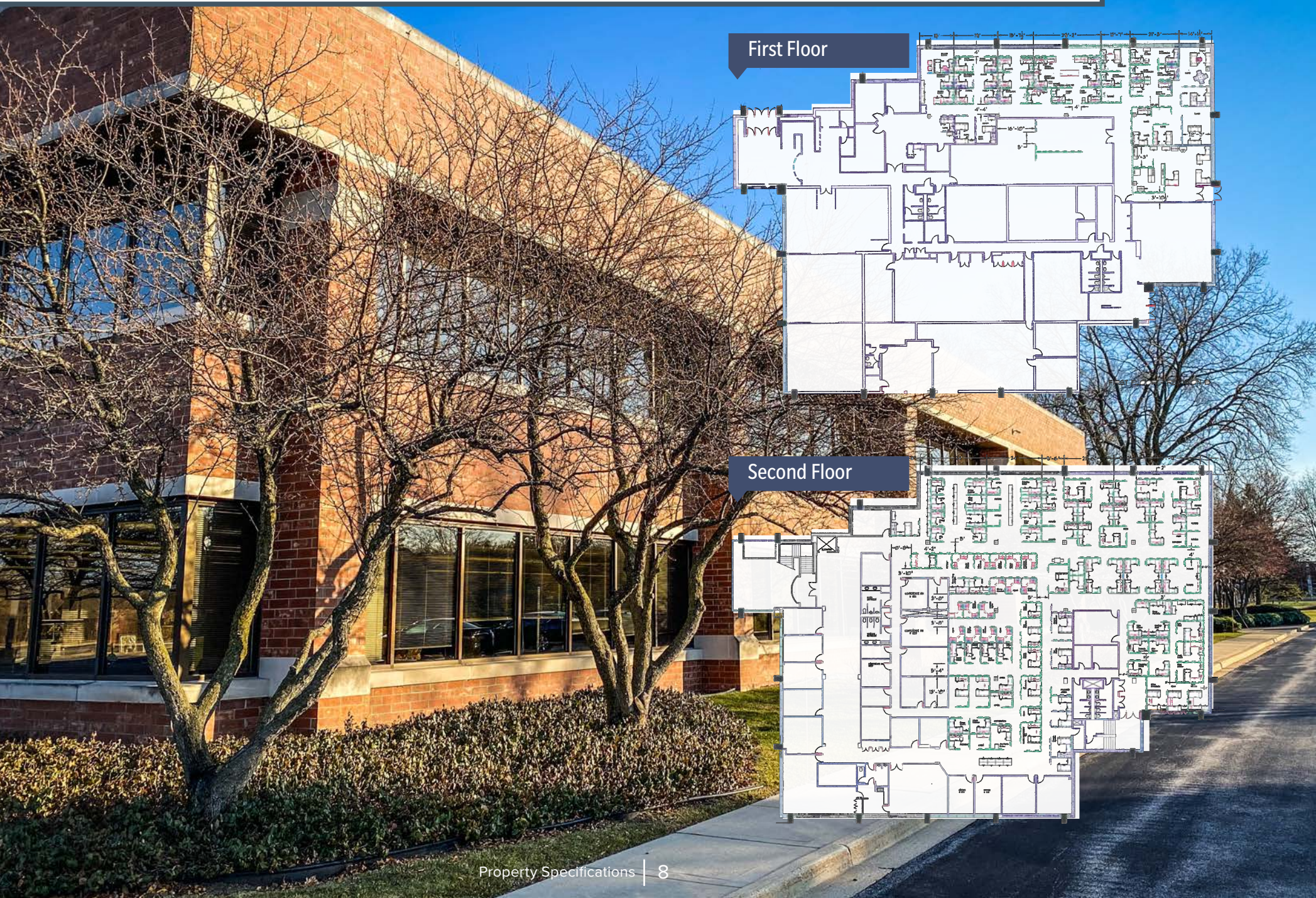


# CLASS A OFFICE

PARK-LIKE SETTING



# PROPERTY SPECIFICATIONS



## 8900 NORTH ARBON DRIVE

### Area Demographics

	1 MILE	3 MILE	5 MILE
Population	7,449	46,478	147,114
AVG HH Income	\$79,413	\$89,682	\$96,199



## For more information:

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