

NET LEASE INVESTMENT OFFERING

Runzheimer International Ltd. Office Headquarters, Waterford, WI



RUNZHEIMER INTERNATIONAL LTD OFFICE HEADQUARTERS 1 Runzheimer Parkway Waterford, Wisconsin

- Class A/B ±66,000 gsf single tenant net leased office property
- 13.87% cap on LY 2021 NOI of \$1,095,827.32
- Beautiful ±14.48 Acre site with ponds
- 3 Floors offering ±22,000 gsf floorplate
- Net leased to privately held Runzheimer International thru 10/31/24
- Investment or owner-occupancy flexibility at end of term
- Ample on site surface parking
- Centrally located within 30 minutes of Milwaukee, Waukesha, Racine/Kenosha

The Offering

Transwestern, on behalf of owner, is offering for sale a 100% fee simple interest in the Runzheimer International Ltd office headquarters building located at 1 Runzheimer Parkway, in the Village of Waterford, Wisconsin. Built in 2001, this high-quality office property offers outstanding visibility at the northeast corner of major transportation arterials State Hwys 36 & 164 in the Westerra Business Campus. The neighboring communities of Milwaukee, Waukesha, Racine/Kenosha, and northern Illinois, are within an easy-to-reach 30 minute radius of the Property.

Building Size

±66,000 GSF on 3 Floors (1st, 2nd, & Walk-out grade level overlooking pond and conservancy)

Offering Price

\$7,900,000 (\$119.70/sf)

Current Occupancy

100%

Cap Rate – Year 1

13.87%

Cap Rate – Effective

14.46%



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