

Investment Sale Lease Back 1265 John Q Hammons Drive

MADISON, WISCONSIN



NEWMARK

1265 JOHN Q HAMMONS DRIVE, MADISON, WISCONSIN

The Offering

An exceptional lease back opportunity is proposed for 1265 John Q Hammons Drive in Madison, Wisconsin. The current owner of the property, Group Health Cooperative of South Central Wisconsin (GHC-SCW), is a non-profit, member-owned health plan providing high-quality primary care and specialty care services to over 75,000 members living in and around Dane County. GHC-SCW would be willing to lease back the property for ten years at a starting rate of \$15.00 PSF NNN with 2.5% annual increases.

The property, 1265 John Q Hammons Dr, Madison, Wisconsin, is a ±44,441 SF, three story plus partial basement Class A, single-tenant general use office building, which sits on ±6.04 acres. Constructed in 2001, this office building has extensive window lines and professional finishes throughout.

Offered for sale at \$10,300,000 or \$231.77 PSF.

CONTACT

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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

±44,441 SF

Building Area

\$231.77

Sale Price PSF

Monument

Signage

\$115,060.99

Taxes - 2021

\$10,300,000

Sale Price

±6.04 AC

Land Area

SEC

Zoning

0708-151-0206-0

Tax ID

6.47%

Proposed Cap Rate

100%

Occupied

2001

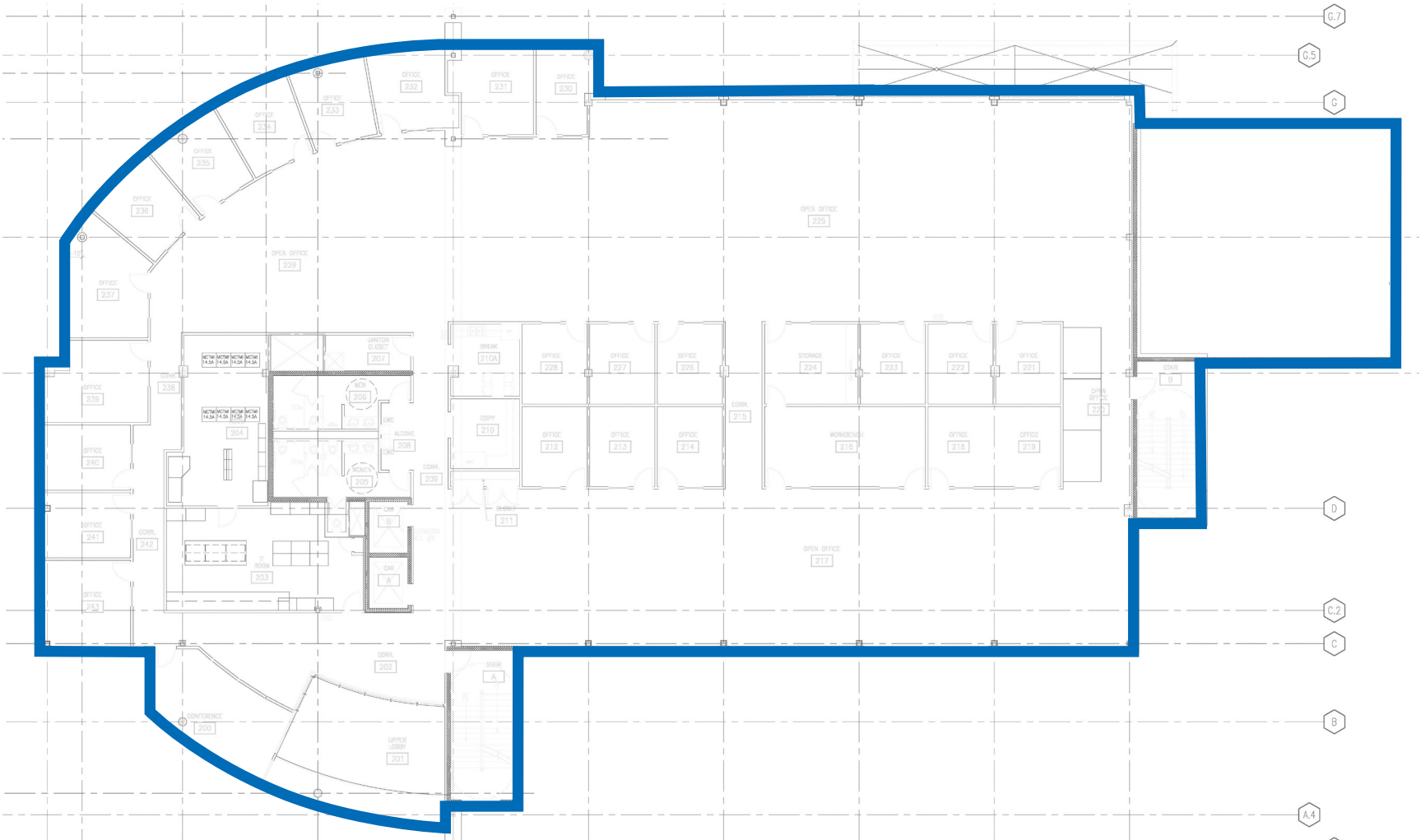
Year Built



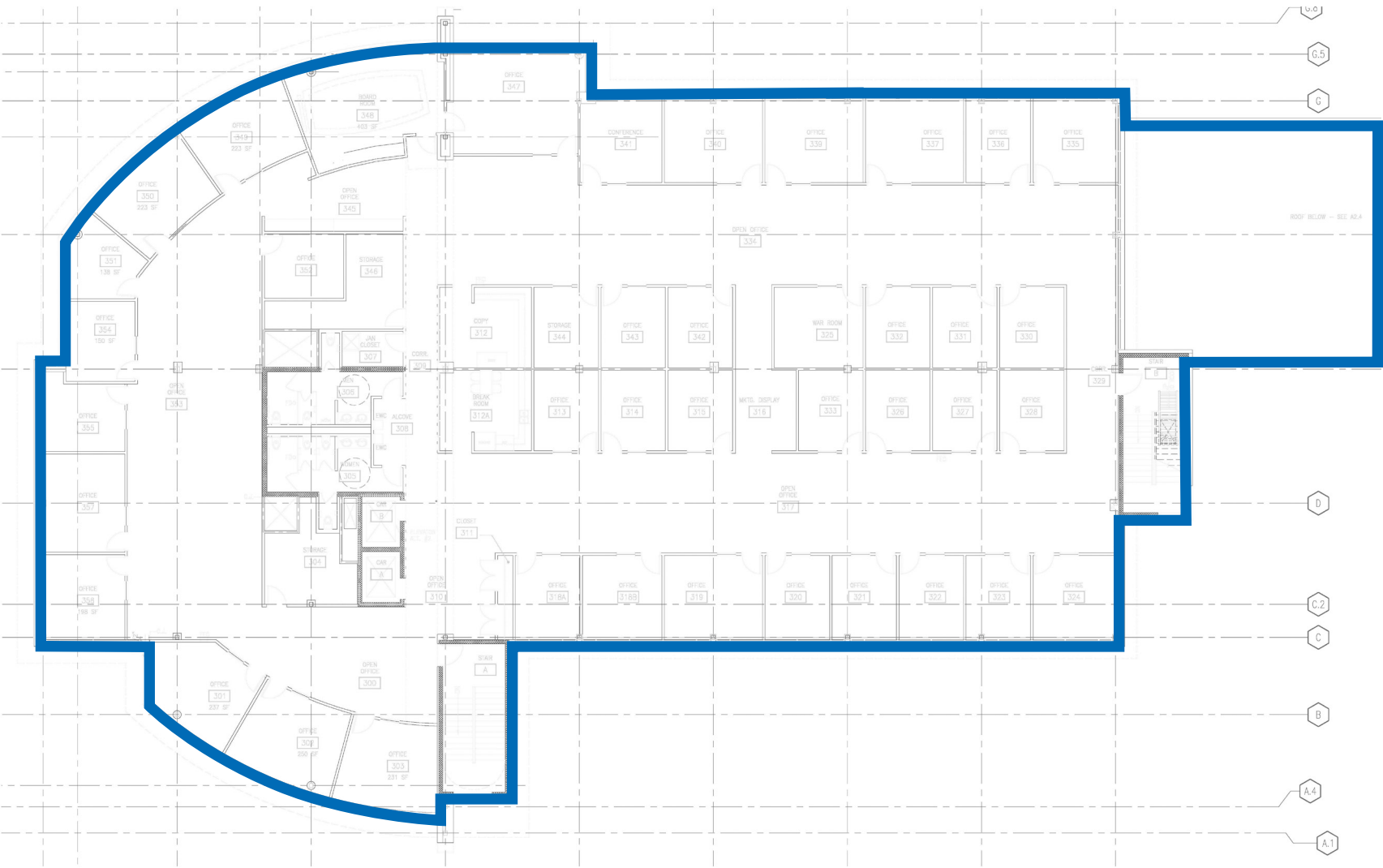
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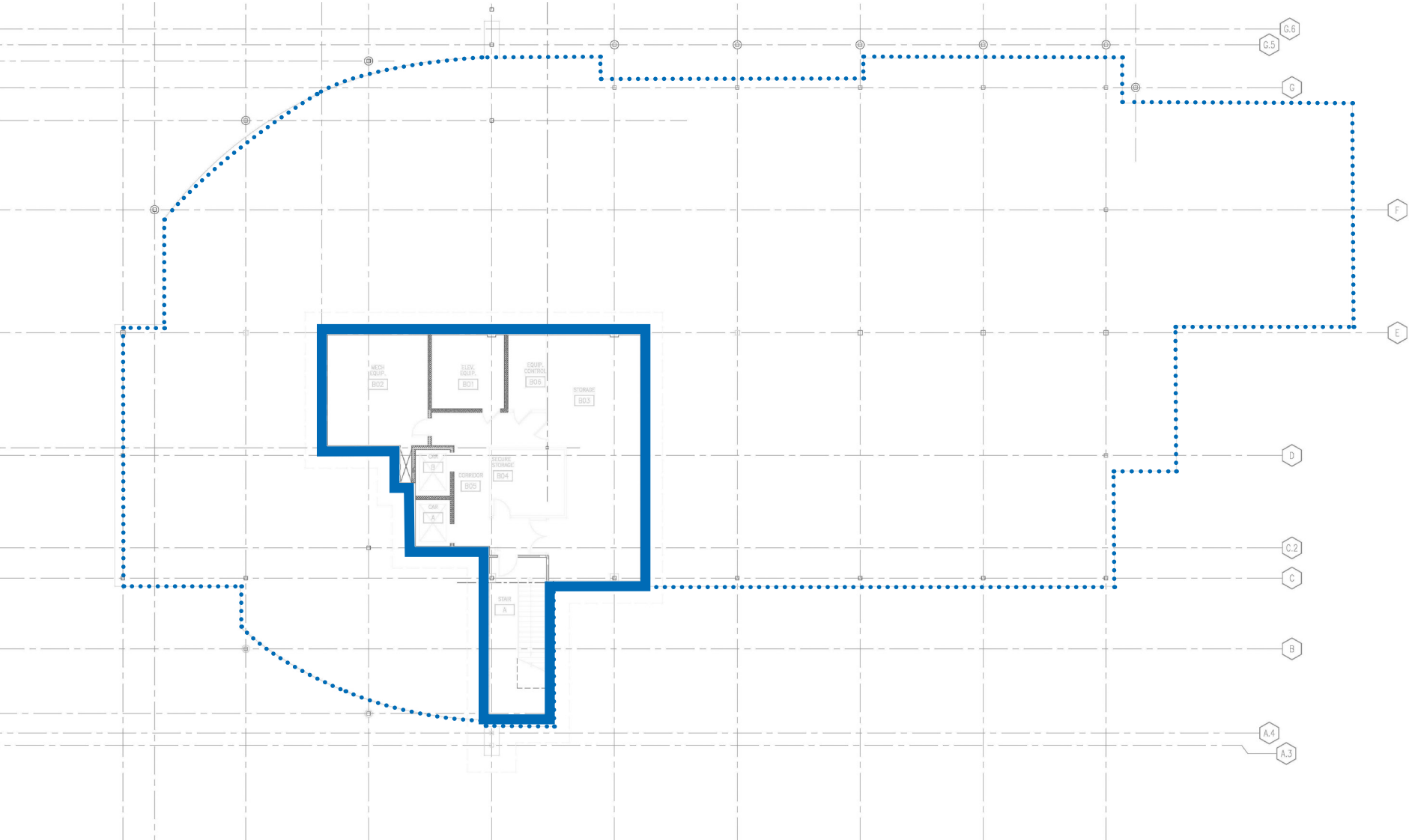
Second Floor Plan



Third Floor Plan



Lower Level Floor Plan



The Neighborhood

Old Sauk Trails

Located on Madison's west side in the Old Sauk Trails Business Park and neighboring numerous retailers and restaurants, the site has convenient access to the Beltline (Hwy 12 & Hwy 14), which offers convenient access to the entire metro community.

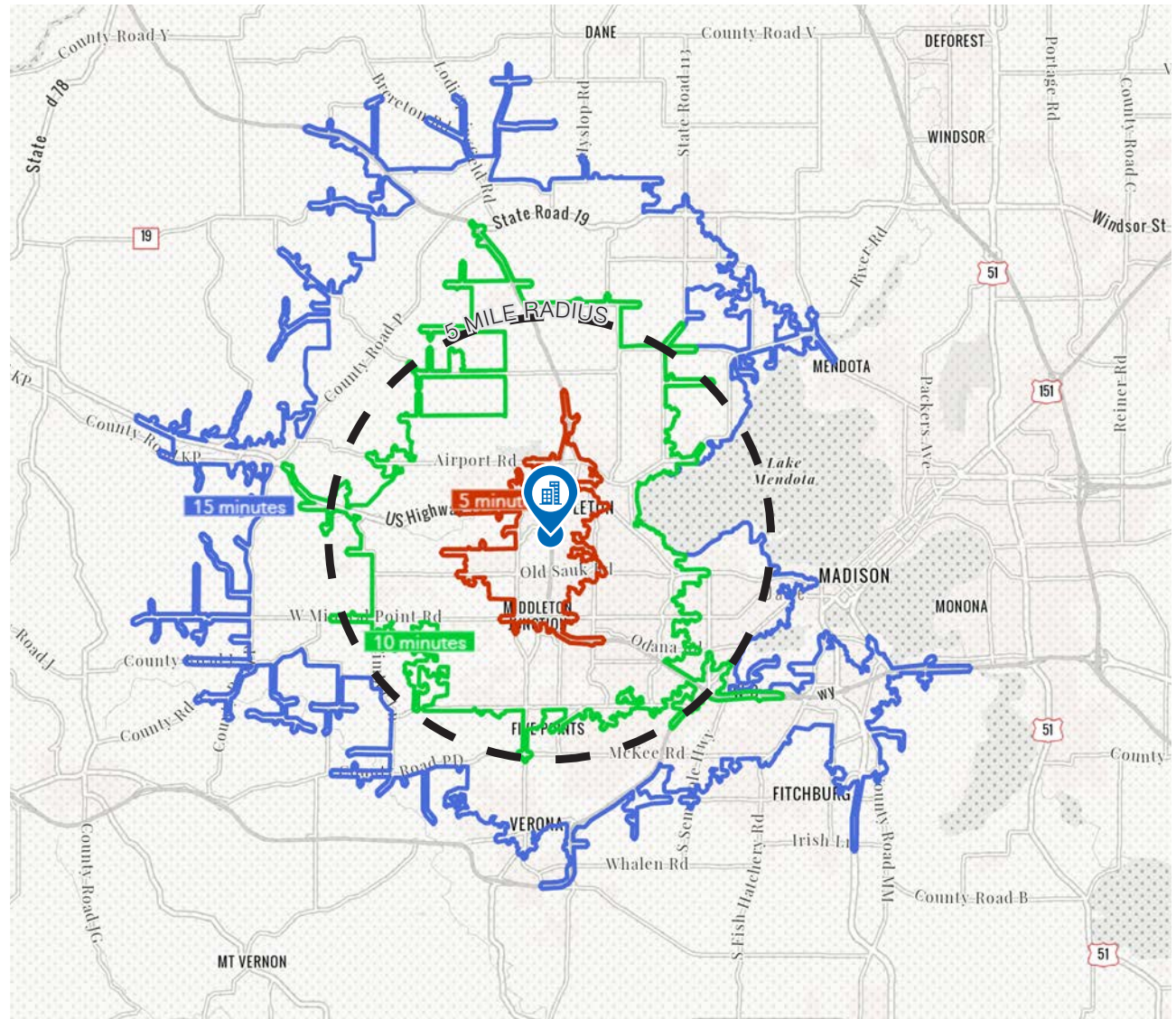
Demographics

15 Minute Drive

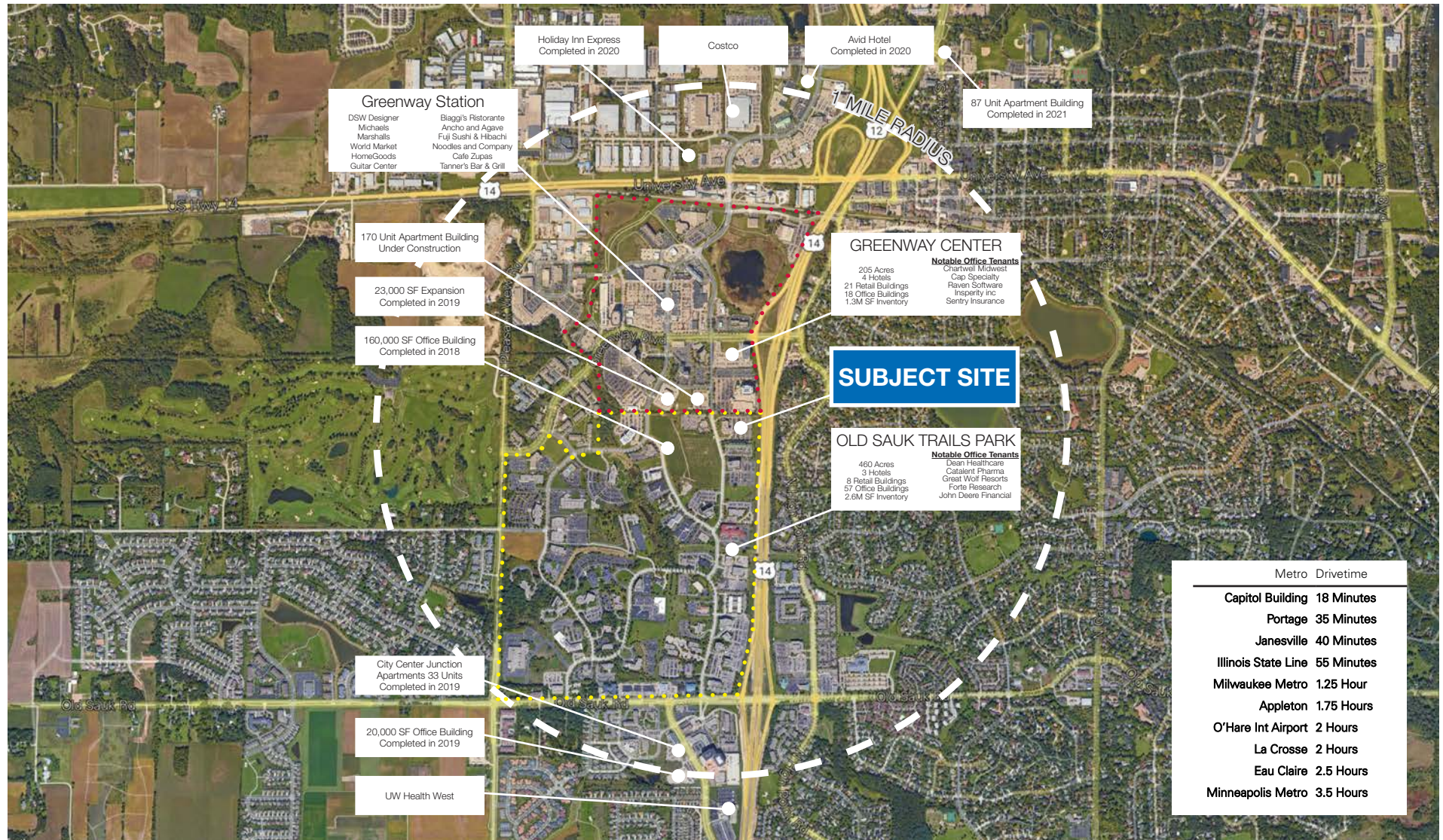
Total Population:	194,270
Total Employees:	168,028
Total Businesses:	8,075
Average HH Income:	\$81,337
Median Age:	37

5 Mile

Total Population:	120,996
Total Employees:	110,807
Total Businesses:	5,223
Average HH Income:	\$84,888
Median Age:	39



Neighboring Points of Interest



Parcel Boundaries



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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Exclusively Listed by:

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