

Office Building for Sale

7839 and 7901 W. Clinton Ave., Milwaukee, WI



Building Details

- Office/Industrial/Warehouse building
- 26,432 total building sq. ft.
- Single story freestanding building
- Currently leased to Agility Holdings, LLC
- 7 full years remaining on lease with two optional 5 year extensions
- Monthly rental income of \$35,525 (NNN) with 1.5% escalators
- Lease is guaranteed by the owner of Agility Holdings, LLC
- 2.04 acres site (88,889 sq. ft.)
- 2 dock high doors
- 18' ceiling height
- 46 surface parking spaces (1.81/1,000)
- 600 amp, 480 volt, 3-phase electrical service
- Built in 1973
- Masonry construction
- Building converted to data center in 2007
- IL1 (Limited Industrial District) zoning

Sale Price: \$6,950,000



800 W. Broadway, Suite 500 | Madison, WI 53713
608-327-4000 | lee-associates.com/madison

For more information,
please contact:

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About Agility Holdings, LLC



Agility Holdings, LLC is located in Milwaukee, WI and is part of the Management, Scientific, and Technical Consulting Services Industry. Agility Holdings, LLC has 175 total employees across all of its locations and generates \$42.96 million in sales (USD). (Sales figure is modelled). There are 3 companies in the Agility Holdings, LLC corporate family.

Renowned for their organization-wide ethos of innovation, Agility Holdings, LLC offers fully integrated administration and health risk management solutions, together with the full spectrum of financial services that includes life insurance, short-term insurance and selected banking products. Combined with its holistic Employee Wellbeing, Occupational Health and Group Life offering, as well as a distinctive rewards programme, Agility Holdings, LLC is ideally placed to offer a bespoke, 360° solution to both corporate clients and individuals.

In keeping with the Groups' pioneering culture, each product and service is underpinned by forward-thinking technology, developed and deployed globally. As a result of their many years' experience Agility Holdings, LLC is adept at expertly responding to the highly complex nature of the healthcare, rewards and lifestyle, financial services and human capital risk management environments.

Given their unwavering commitment to ensure that its technology and product development is in line with international standards, its unique philosophical approach and a focus on establishing strong partnerships has seen Agility Holdings, LLC rapidly emerge as a globally respected enterprise.



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Certified Survey Map



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

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

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)
42

DEFINITION OF MATERIAL ADVERSE FACTS

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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