

# 100% LEASED SINGLE TENANT INVESTMENT OPPORTUNITY

711 Eisenhower Drive, Kimberly, WI 54136 (Appleton MSA)



## Affiliated Business Disclosure

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

## Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

## Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

## INVESTMENT HIGHLIGHTS

- Tenant: USI Insurance Services LLC ("USI")
- Investment Type: Single-Tenant, 100% leased office building
- Lease Term: 3 Years, expiring March 31, 2023.
- Lease Structure: Modified Gross lease with 2020 Base Year (Tenant reimburses expense increases above the base year)
- Operating Expenses: Estimated \$9.20/SF (2020)
- Electricity: 100% reimbursed by Tenant
- Unreimbursable Expenses: Landlord shall be solely responsible for repairs/replacements of roof, structure, foundation, parking lot, and other capital improvements.
- Square Footage: 14,625 RSF
- Renewal Option: None (To be Negotiated)
- Termination Option: None

## RENTAL RATE

LEASE YEAR	ANNUAL RENT (MODIFIED GROSS)	MONTHLY RENT	RENT PSF
Year 1	\$321,750	\$26,813	\$22.00
Year 2	\$329,063	\$27,422	\$22.50
Year 3	\$336,375	\$28,031	\$23.00

## ABOUT THE TENANT

Founded in 1994 and headquartered in Valhalla, NY, USI is a leading national middle market insurance broker approaching \$2.0 billion in revenue with more than 8,000 professionals in approximately 200 offices throughout the United States. USI has served over 500,000 clients meeting their property & casualty, employee benefit, personal risk and retirement needs nationwide. USI has more than 150 years of consulting and brokerage experience through their acquired agencies, with local offices dating back in their communities as far as the late 1800s. USI combines industry leading national capabilities delivered through longstanding, passionate and committed local service teams.

ASKING PRICE .....\$2,000,000

BUILDING SF .....14,625

CAP RATE ..... 9.73%

2021 NOI .....\$194,512

(\$13.30/RSF NNN Equivalent)





# PROPERTY DESCRIPTION

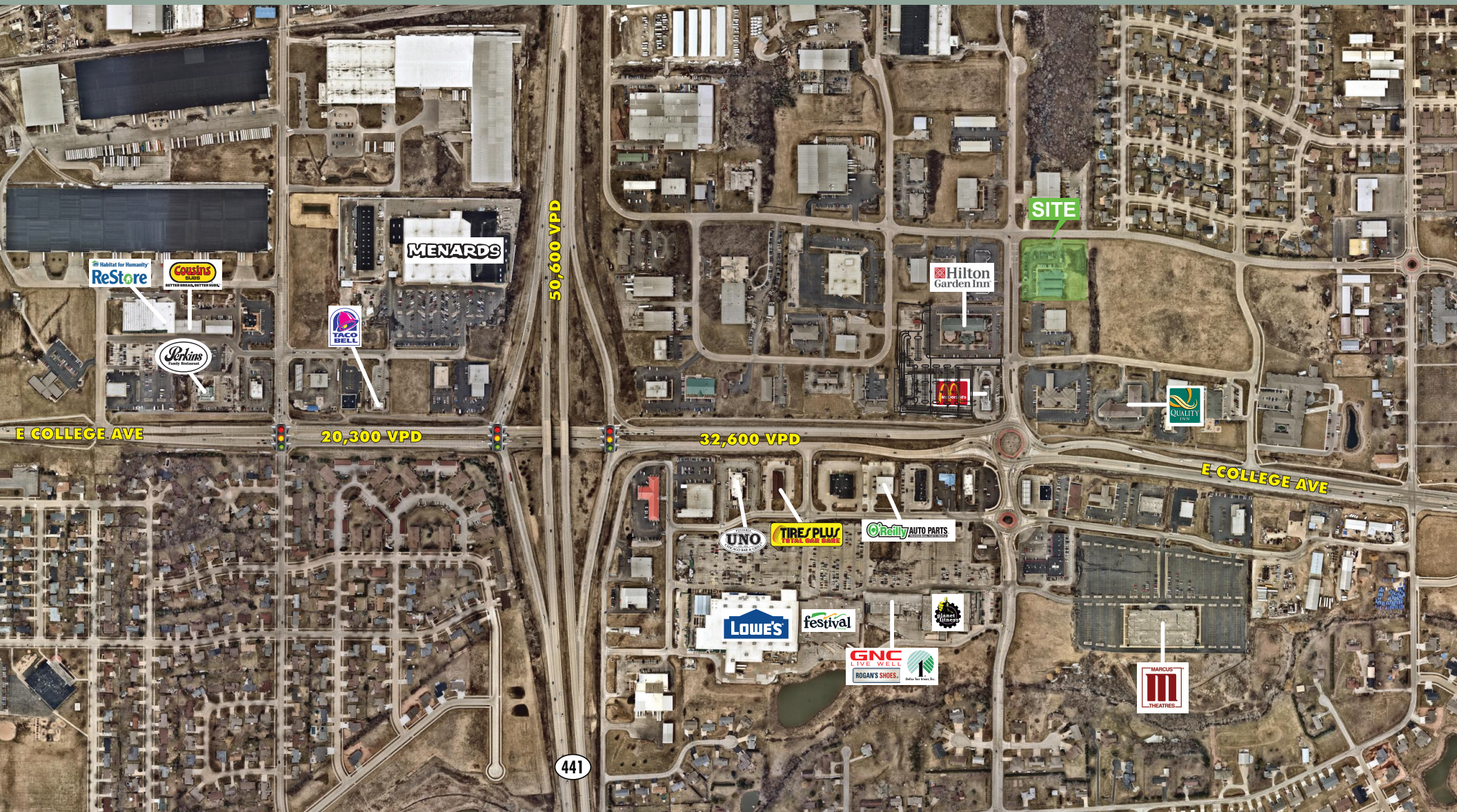
BUILDING SIZE	14,625 RSF
BUILDING TYPE	Single-story office building with partial 2-story height with skylights, brick and EIFS exterior with rear vinyl siding
ROOF	Asphalt shingles
HVAC	Pad-mounted package unit
PARKING	5 stalls/1,000 SF (74 stalls, expandable)
PARCEL SIZE	2.53 Acres, providing future building and/or parking expansion opportunity
INTERIOR	High quality interior finishes, built out as a mix of perimeter private offices, open space for workstations, fitness room with attached locker room and showers, break room/kitchen with exterior patio and greenspace, conference/training space, and other ancillary spaces.
SIGNAGE	Large monument sign at main entrance
TECHNOLOGY	Server room with separate cooling unit



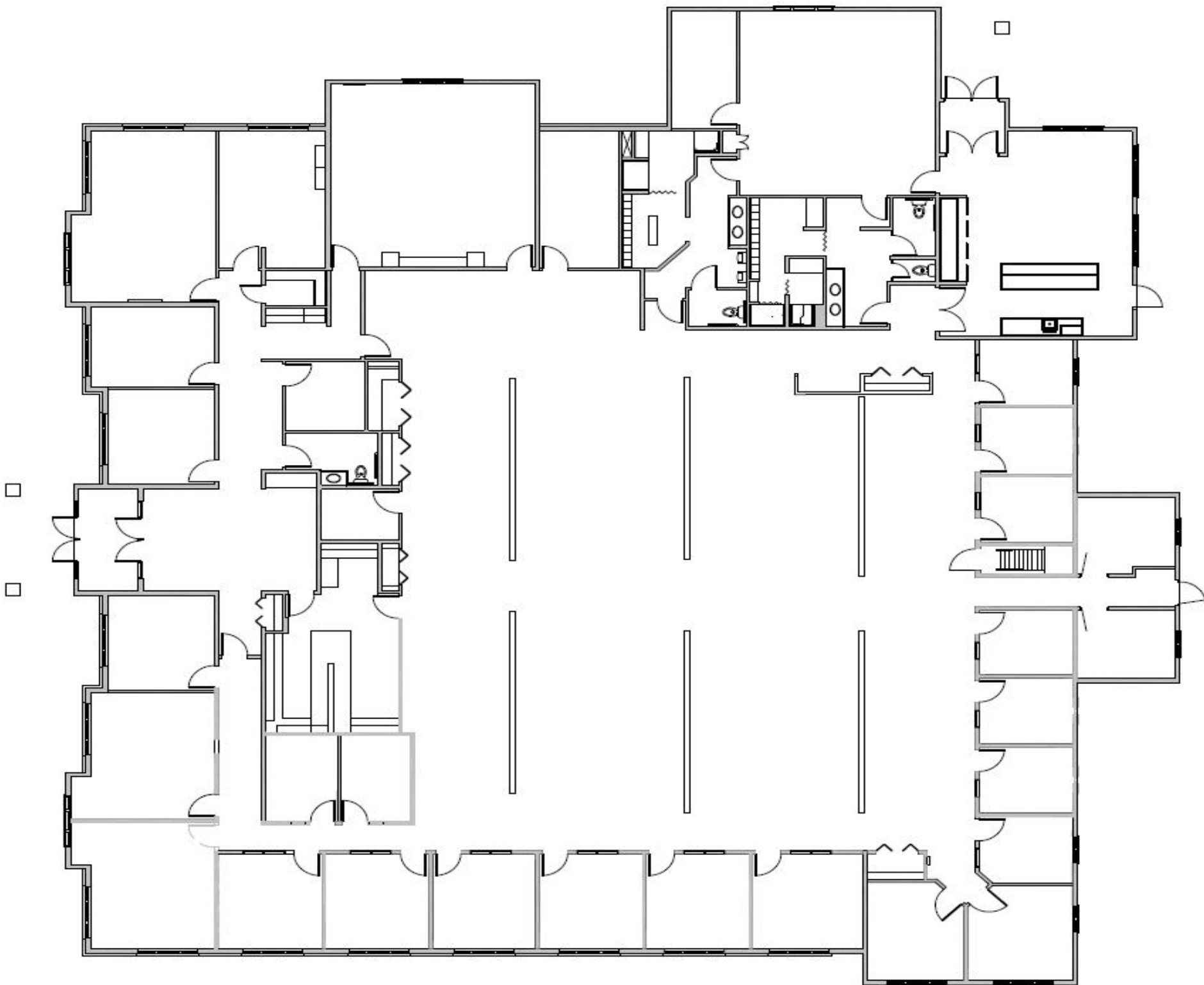


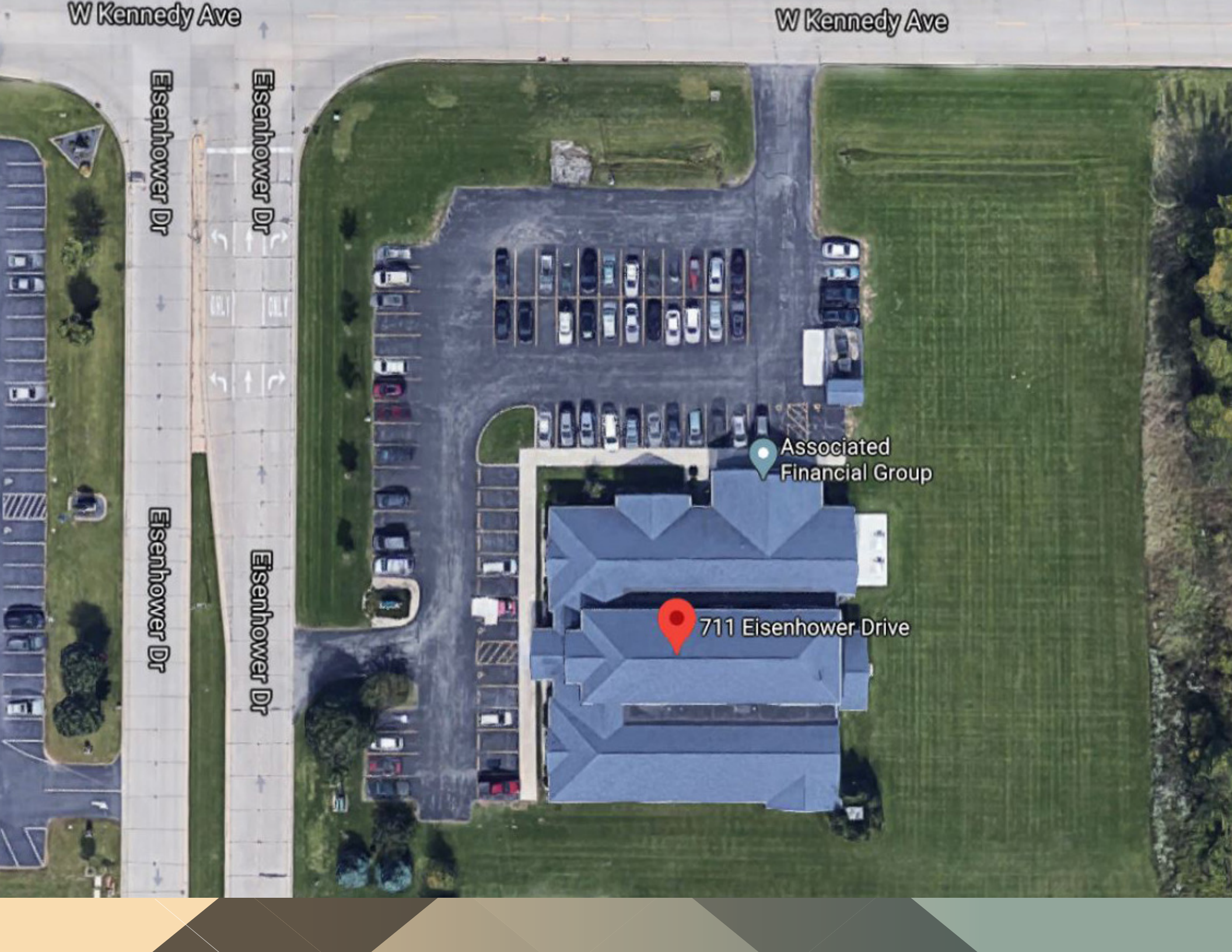
## TAKE VIRTUAL PROPERTY TOUR [HERE](#)

711 Eisenhower Drive is located in a prime commercial corridor. The property is located one block north of College Avenue and two blocks east of Hwy. 441. The property is located less than four miles immediately east of downtown Appleton, and approximately three miles south of Interstate 41 (via Hwy 441). Surrounding uses consist of multiple hotels, restaurants, and other retail, commercial, and industrial users. The following uses can be found within approximately one mile: Hilton Garden Inn, Quality Inn & Suites, Marcus Cinema, Menards, Target, Lowe's, YMCA, Festival Foods, Sky Zone Trampoline Park, McDonalds, Planet Fitness, Walmart Supercenter, Best Buy, and The Home Depot.









W Kennedy Ave

W Kennedy Ave

Associated  
Financial Group

711 Eisenhower Drive

Eisenhower Dr

Eisenhower Dr

Eisenhower Dr

Eisenhower Dr

HOWER DRIVE



1922

Village of  
Kimberly



# 100% LEASED SINGLE TENANT INVESTMENT OPPORTUNITY

---

PLEASE CONTACT:

Chase Brieman

Senior Vice President

+1 608 441 7571

[chase.brieman@cbre.com](mailto:chase.brieman@cbre.com)

711 Eisenhower Drive, Kimberly, WI 53146