



Offering Memorandum - 5999 Monona Drive, Monona, WI

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



PRESENTED BY:

TONY KEUNTJES
CRE Associate
office: (608) 443-1039
cell: (715) 451-3252
akeuntjes@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
(608) 443-1004
(608) 633-2242
bmeyer@oakbrookcorp.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

OFFER/LEASE SUMMARY

5999 MONONA DRIVE



Offering Summary

Price:	\$530,000
CAP Rate:	8%
NOI:	\$42,171
Condo SF:	3,845 SF
Year Built:	2005
Parcel No:	258/0710-201-6209-2
Financial Info:	Contact Broker

Leasing Summary

Tenant:	FINN Partners, Inc.
Lease Type:	Single Net (N)
Lease Commencement:	November 1, 2023
Lease Expiration:	October 31, 2028
Annual Escalations:	4%
Renewal Options:	None.
Tenant Termination Rights:	None.

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



TONY KEUNTJES
CRE Associate
O: (608) 443-1039
C: (715) 451-3252
akeuntjes@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com



Tenant Overview

- FINN Partners is a global integrated marketing and communications agency dedicated to driving growth and impact for its clients. With expertise across public relations, digital marketing, social media, and brand strategy, FINN Partners partners with businesses in various sectors, including technology, healthcare, consumer products, and more. Founded on a commitment to creativity and collaboration, the agency combines innovative strategies with data-driven insights to deliver measurable results. With a culture that emphasizes teamwork and client service, FINN Partners is recognized for its forward-thinking approach and a diverse team of industry experts.
- FINN Partners has over 1,400 employees globally on 3 continents with 34 offices.
- FINN's client partners include Jack Daniels Distillery, Olympics, Epic Games, Little Caesars, Walgreens, Cuisinart, No. 3 London Dry Gin, & many more.

Recent New Five (5) Year Lease

- FINN Partners has recently signed a 5-year lease agreement with 4+ years remaining. The tenant has no options to renew and no termination rights.

FINN Partners in the News

- According to PR Week on July 9, 2024, FINN Partners acquired Paris based arts PR firm, Claudine Colin Communication, France's leading arts and culture communications agency.

PROPERTY PHOTOS

5999 MONONA DRIVE

FINN
PARTNERS



OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711

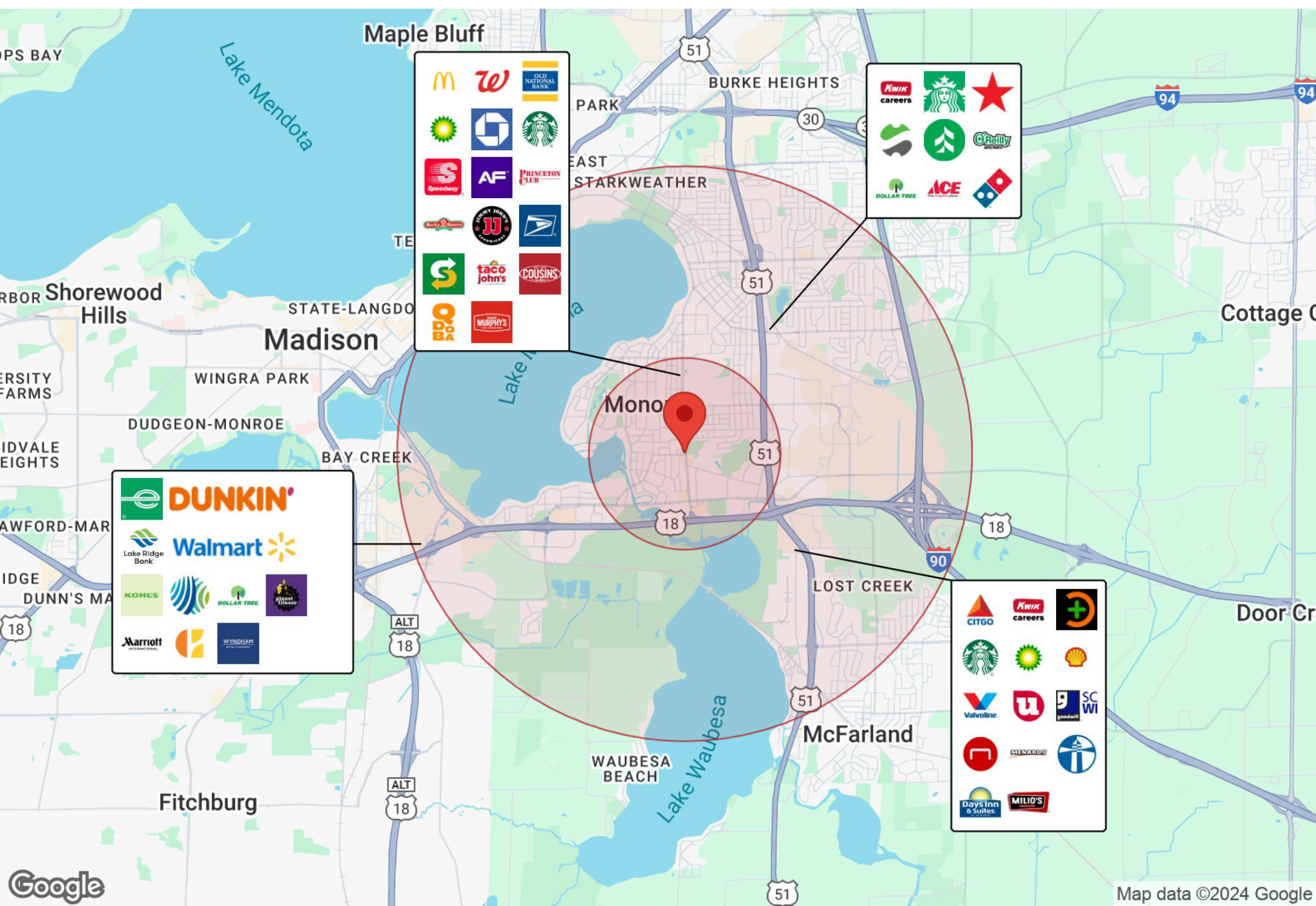


TONY KEUNTJES
CRE Associate
O: (608) 443-1039
C: (715) 451-3252
akeuntjes@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

BUSINESS MAP

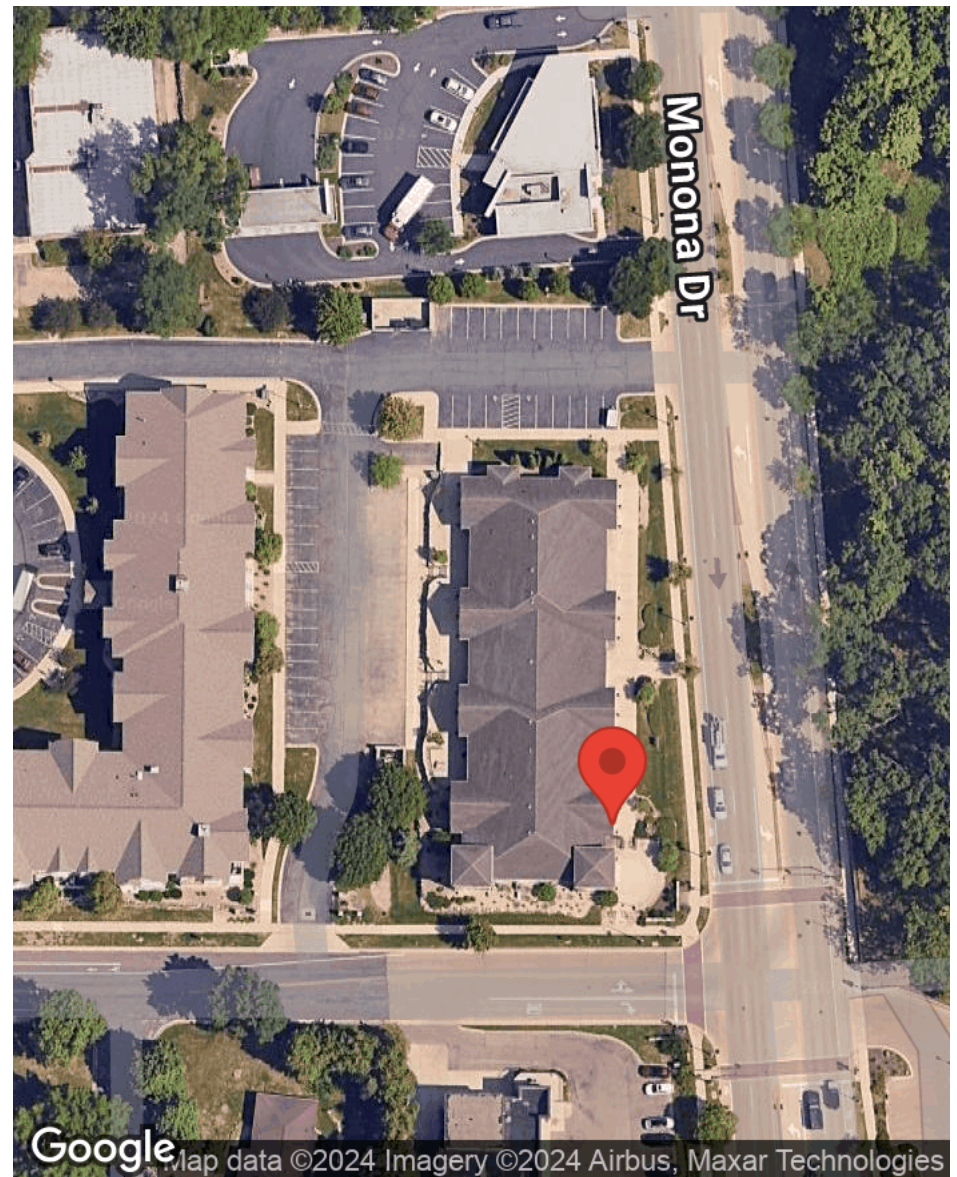
5999 MONONA DRIVE



LOCATION MAPS

5999 MONONA DRIVE

FINN
PARTNERS



OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



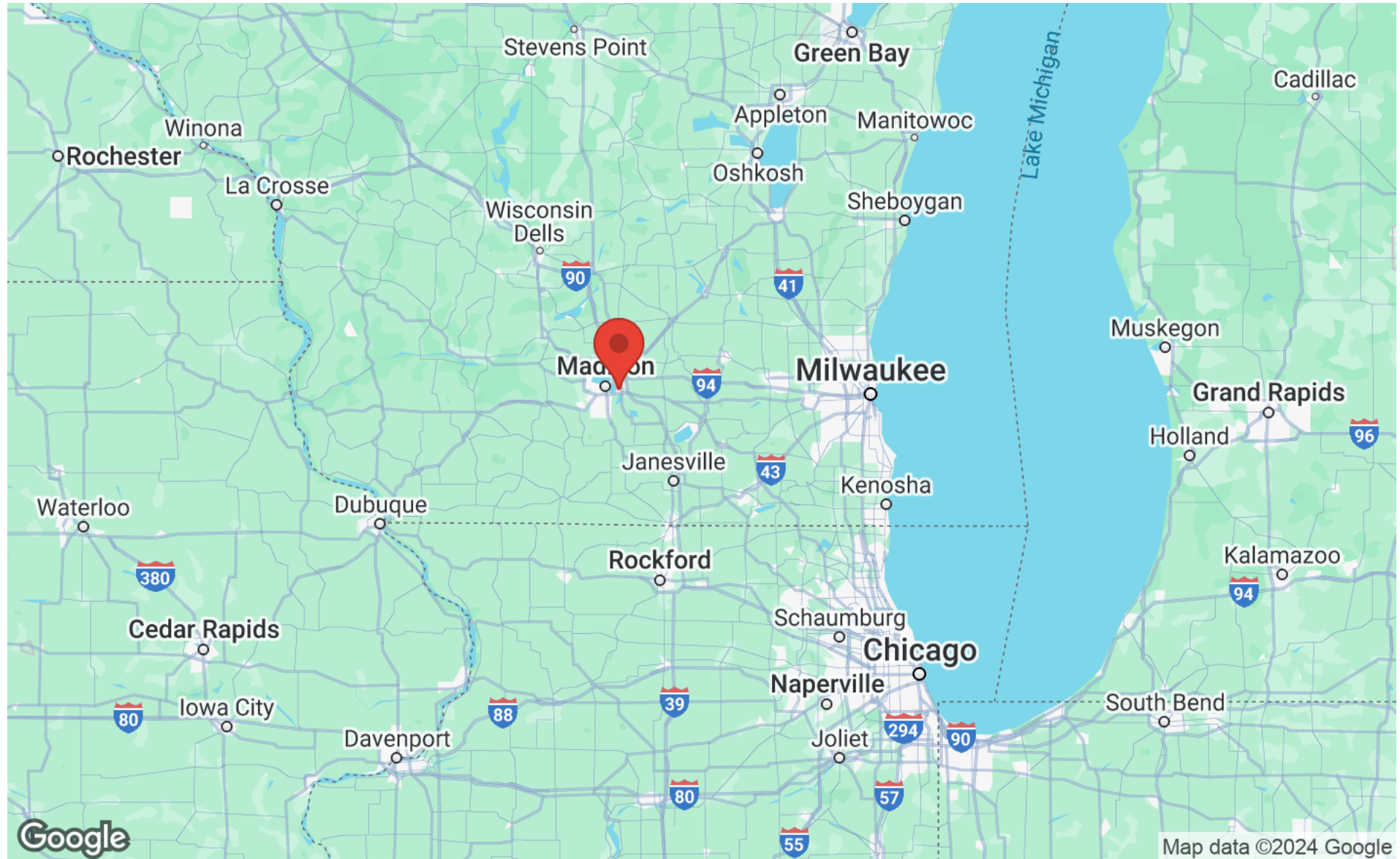
TONY KEUNTJES
CRE Associate
O: (608) 443-1039
C: (715) 451-3252
akeuntjes@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

REGIONAL MAP

5999 MONONA DRIVE

FINN
PARTNERS



OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



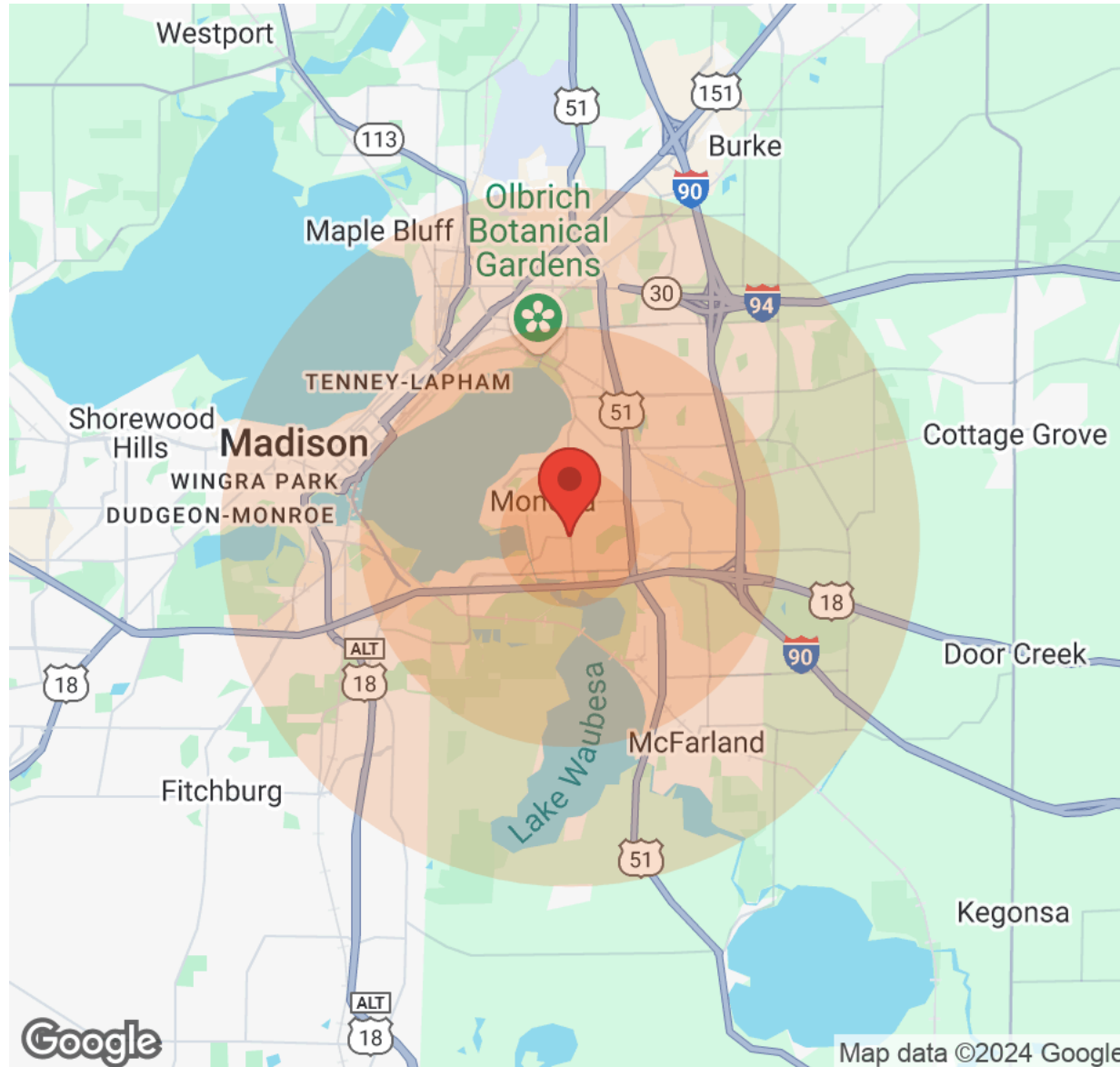
TONY KEUNTJES
CRE Associate
O: (608) 443-1039
C: (715) 451-3252
akeuntjes@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

DEMOGRAPHICS

5999 MONONA DRIVE

FINN
PARTNERS



Population	1 Mile	3 Miles	5 Miles
Male	3,828	22,760	74,362
Female	4,187	23,858	74,185
Total Population	8,015	46,618	148,547

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,206	7,539	22,005
Ages 15-24	842	5,247	14,336
Ages 25-54	3,202	18,794	75,971
Ages 55-64	1,102	6,571	17,019
Ages 65+	1,663	8,467	19,216

Income	1 Mile	3 Miles	5 Miles
Median	\$45,133	\$54,459	\$47,009
< \$15,000	588	2,150	12,013
\$15,000-\$24,999	346	2,009	7,838
\$25,000-\$34,999	420	2,114	7,157
\$35,000-\$49,999	566	2,657	8,161
\$50,000-\$74,999	824	4,835	11,960
\$75,000-\$99,999	500	3,191	7,782
\$100,000-\$149,999	433	2,660	6,123
\$150,000-\$199,999	29	609	1,761
> \$200,000	95	437	1,322

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,087	21,959	67,672
Occupied	3,754	20,776	63,701
Owner Occupied	2,045	13,134	28,064
Renter Occupied	1,709	7,642	35,637
Vacant	333	1,183	3,971

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



TONY KEUNTJES
CRE Associate
O: (608) 443-1039
C: (715) 451-3252
akeuntjes@oakbrookcorp.com

BRYANT MEYER, CCIM
Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

DISCLAIMER

5999 MONONA DRIVE



All materials and information received or derived from Oakbrook Corporation its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Oakbrook Corporation its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Oakbrook Corporation will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Oakbrook Corporation makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Oakbrook Corporation does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Oakbrook Corporation in compliance with all applicable fair housing and equal opportunity laws.

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



PRESENTED BY:

TONY KEUNTJES

CRE Associate
O: (608) 443-1039
C: (715) 451-3252
akeuntjes@oakbrookcorp.com

BRYANT MEYER, CCIM

Broker, Associate
O: (608) 443-1004
C: (608) 633-2242
bmeyer@oakbrookcorp.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.