

HONEY CREEK

R MARKETPLACE

AUCTION END DATE

DEC 2ND, 2026



Jones Lang LaSalle Americas, Inc. ("JLL")



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AUCTION SALE PROCESS

An online auction event will be conducted on ReallINSIGHT Marketplace ("RI Marketplace") in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>).

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RI Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RI Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions.

In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents is made at the sole and absolute discretion of RI Marketplace.

For further information, please visit the [FAQ](https://rimarketplace.com/faq), Bidder Registration (<https://rimarketplace.com/faq>).

AUCTION DATE

The Auction end date is set for **December 2nd, 2026**.

RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The Seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the FAQ, Bidding (<https://rimarketplace.com/faq>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RI Marketplace website.

R MARKETPLACE

**AUCTION
START DATE**

**NOV 30TH,
2026**

**AUCTION
END DATE**

**DEC 2ND,
2026**

HONEY 3 CREEK



The Offering

Jones Lang LaSalle Americas, Inc. ("JLL"), as exclusive advisor, in conjunction with *RealINSIGHT Marketplace*, is pleased to exclusively offer for sale the fee-simple ownership interest in Honey Creek Corporate Center III (the "Property" or "Honey Creek III").

Constructed in 2000, Honey Creek III features four stories of Class-A office space totaling 120,576 rentable square feet ("RSF") as well as modern on-site and area amenities including executive underground heated parking. At 53.3% leased, the Property provides investors with immediate cash flow while offering significant upside through lease-up of the remaining vacancy.

Situated within the idyllic 25.7-acre Honey Creek Corporate Center, Honey Creek III is strategically located adjacent to I-94 at the northwest quadrant of the I-94 and S. 84th Street Interchange, which provides incredible access to both downtown Milwaukee and General Mitchell Airport. The Property's location also provides convenient access to the Brookfield Square Mall, Brookfield Conference Center, Milwaukee County Zoo, American Family Field stadium, multiple country clubs, hotels, and numerous restaurants.

The Property's prime location, exceptional access, and numerous on-site and area amenities create the flexibility to meet a variety of corporate needs. The offering presents the unique opportunity to acquire a value-add Class-A office building in a premier suburban location at a significant discount to replacement cost.

KEY PROPERTY STATISTICS

Address	135 S 84th Street, Milwaukee, WI
Year Built	2000
Size	120,576 RSF
Number of Stories	4
Typical Floorplate (RSF)	Floor 1: 25,000 RSF Floor 2-4: 31,000 RSF
Ceiling Height (Slab to Slab)	14'
Zoning	PD (Planned Development)
Site Area	6.35 Acres
Parking	Surface - 338 Underground Heated Parking - 27 (3.0 spaces per 1,000 sf)
Occupancy	53.3%

Investment Highlights

DIVERSE RENT ROLL BOASTING INVESTMENT GRADE CREDIT AND HEADQUARTERS COMMITMENT

82% of occupied square footage represents either investment grade credit or corporate headquarters tenancy.

IMMEDIATE IN-PLACE CASH FLOW WITH SIGNIFICANT UPSIDE OPPORTUNITY

At 53.3% leased, the Property provides investors with immediate cash flow while offering significant upside through lease-up of the remaining vacancy.

FLEXIBLE FLOORPLATE DESIGN WITH EFFICIENT MULTI-TENANT CAPABILITY

Rectangular floor layout with central-core design enables efficient multi-tenant configurations, providing exceptional leasing flexibility to accommodate diverse tenant requirements.

PRIME SUBURBAN LOCATION JUST MINUTES FROM DOWNTOWN MILWAUKEE FEATURES HIGH VISIBILITY

Direct I-94 freeway access with high-traffic visibility in Wauwatosa, just 15 minutes from downtown Milwaukee. Combines suburban walkability with seamless access to Milwaukee's major business districts and amenities.

CONVENIENT ACCESS TO THE BEST AREA AMENITIES

Located within Honey Creek Corporate Center, the campus features a park-like setting, onsite dining, fitness, and abundant parking, with convenient access to the Brookfield Square Mall, Brookfield Conference Center, Milwaukee County Zoo, American Family Field stadium, multiple country clubs, hotels, and numerous restaurants.

SUBSTANTIAL DISCOUNT TO REPLACEMENT COSTS

The replacement cost of a similarly located asset would be in excess of \$475 per square foot.



Diverse Rent Roll Boasting Investment Grade Credit & Headquarters Commitment

INVESTMENT GRADE CREDIT AND HEADQUARTERS TENANCY

82% 42%

% IN OCCUPIED RSF

% OF THE TOTAL RSF



17,044 RSF

HQ

VA



U.S. Department of Veterans Affairs

13,104 RSF

S&P: AA+



9,016 RSF

S&P: AA+



5,123 RSF

S&P: AA+

(Ascension Health Alliance)

TIME OF GRACE

3,393 RSF

HQ



2,781 RSF

HQ

50,461 RSF

TOTAL

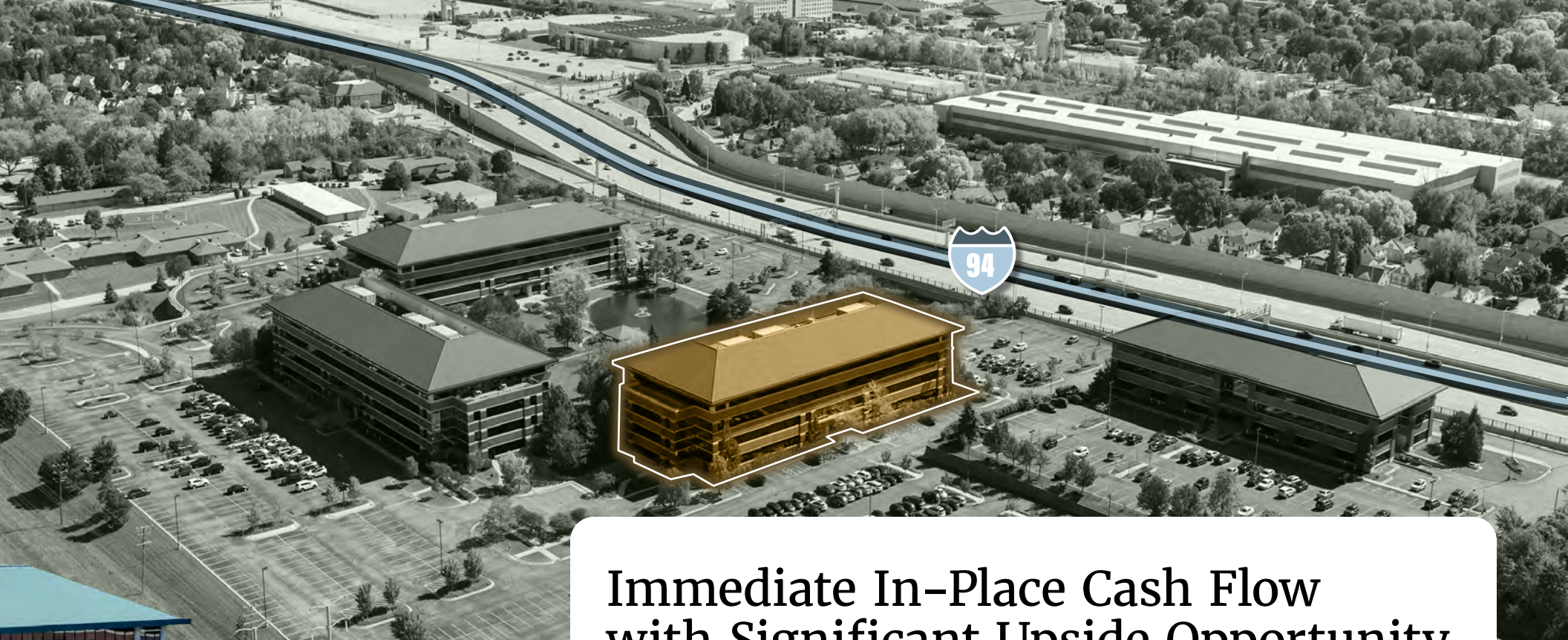
DIVERSE RENT ROLL

Balanced Tenancy with the Largest HQ Tenant, Mayville Engineering Company, Accounting for 14.1% of Total RSF, with a 7.5-Year WALT

Five Largest Tenants Occupy Nearly 43% of the Total Building Rentable Area

The Tenant Profile Spans Healthcare, Government, Insurance, Wealth Management, Engineering and Staffing





Immediate In-Place Cash Flow with Significant Upside Opportunity

At 53.3% leased, the Property provides investors with immediate cash flow while offering significant upside through lease-up of the remaining vacancy.

NEW TENANTS WILL BENEFIT FROM:

**BUILDING FACADE SIGNAGE
OPPORTUNITY**

**ON-SITE
FITNESS CENTER**

**EXECUTIVE
UNDERGROUND
HEATED PARKING**

**SHARED TRAINING/CONFERENCE ROOM,
WI-FI LOUNGE, AND CAFÉ AT
HONEY CREEK OFFICE PARK**



Flexible Floorplate Design with Efficient Multi-Tenant Capability

Honey Creek III floorplates can be easily and efficiently configured to accommodate a multitude of multi-tenant needs, due to the central entry point and central-core design. This allows for maximum flexibility for prospective tenants.



Prime Suburban Location Just Minutes From Downtown Milwaukee features high visibility

Prime I-94 location with direct freeway access and high-traffic visibility providing an irreplaceable transportation access and excellent signage opportunities. Wauwatosa is suburban Milwaukee's charming and walkable community ideally situated just 15 minutes west of downtown Milwaukee offering easy access to local dining, shopping, and recreation while maintaining seamless connectivity to Milwaukee's major business districts and attractions.

HONEY CREEK
CORPORATE CENTER

MILWAUKEE

MAJOR CORPORATIONS LOCATED IN THE BROOKFIELD SUBMARKET



PROPERTY LOCATION BY NUMBERS (3-MILE RADIUS)

129K

2026 POPULATION

\$111K

AVERAGE HOUSEHOLD
INCOME

\$330K

AVERAGE HOME VALUE

68%

WHITE COLLAR WORKERS

2.5%

UNEMPLOYMENT RATE



Convenient Access to the Best Area Amenities

Situated within Honey Creek Corporate Center, a 440,000-square-foot, four-building Class-A campus, the Property benefits from a park-like setting with pond, fountain, onsite restaurant, workout facility, and abundant parking. Honey Creek III's location also provides convenient access to the Brookfield Square Mall, Brookfield Conference Center, Milwaukee County Zoo, American Family Field stadium, multiple country clubs, hotels, and numerous restaurants.

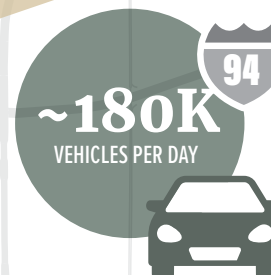


Mixed-use destination with Hilton Hotel, apartments, and diverse entertainment, retail, and dining options including JC Penney, Movie Tavern, Whirlyball, Barnes & Noble, H&M, Ethan Allen, Cooper's Hawk, Bravo!, Fleming's, and other major retailers and restaurants.

BROOKFIELD CONFERENCE CENTER



HONEY CREEK
CORPORATE CENTER





Substantial Discount to Replacement Cost

Honey Creek III presents an exceptional opportunity to acquire a Class-A office asset at a significant discount to replacement cost in an irreplaceable suburban location. Due to the scarcity of available land sites and the rising cost of construction, the replacement cost of a similarly located asset would be in excess of \$475 per square foot. New developments would imply net average rental rates of approximately \$43 per rentable square foot, providing the future owner a competitive advantage relative to new supply.

REPLACEMENT COST SUMMARY

	HIGH	BASE	LOW
Estimated Replacement Cost	\$475	\$475	\$475
Required Yield on Cost	10.00%	9.00%	8.00%
Estimated Replacement Net Rent (\$/RSF)	\$48.00	\$43.00	\$38.00
Honey Creek III Net Rent (\$/RSF)	\$15.50	\$15.50	\$15.50
Replacement Rent Premium to Market	x3.1	x2.8	x2.5



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