# HONEY CREEK



MARKETPLACE

**AUCTION END DATE**

**DEC 2ND, 2026**

JLL

*Jones Lang LaSalle Americas, Inc. ("JLL"), a licensed real estate broker*

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## AUCTION SALE PROCESS

An online auction event will be conducted on RealINSIGHT 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, 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.

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").

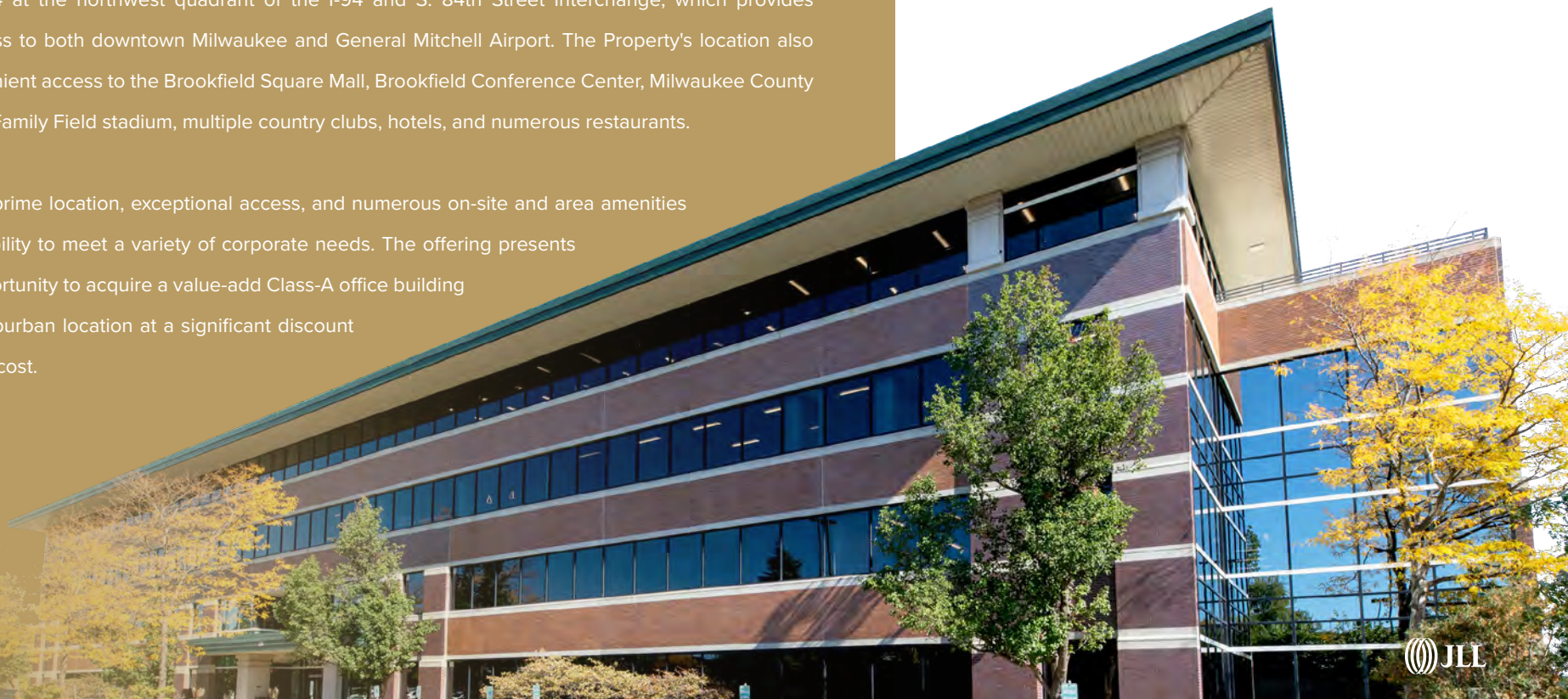
Constructed in 2000, Honey Creek III features four stories of Class-A office space totaling 120,576 rentable square feet ("RSF") as well as modern on-site and area amenities including executive underground heated parking. At 53.3% leased, the Property provides investors with immediate cash flow while 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<br>Floor 2-4: 31,000 RSF |
| **Ceiling Height (Slab to Slab)** | 14' |
| **Zoning** | PD (Planned Development) |
| **Site Area** | 6.35 Acres |
| **Parking** | Surface – 338<br>Underground Heated Parking – 43<br>(3.0 spaces per 1,000 sf) |
| **Occupancy** | 53.3% |



# Investment Highlights

### DIVERSE RENT ROLL BOASTING INVESTMENT GRADE CREDIT AND HEADQUARTERS COMMITMENT

83% 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 DOWN-TOWN 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**

**83%**
% IN OCCUPIED RSF

**44%**
% OF THE TOTAL RSF

mec
**17,044 RSF**
HQ

VA U.S. Department of Veterans Affairs
**13,104 RSF**
S&P: AA+

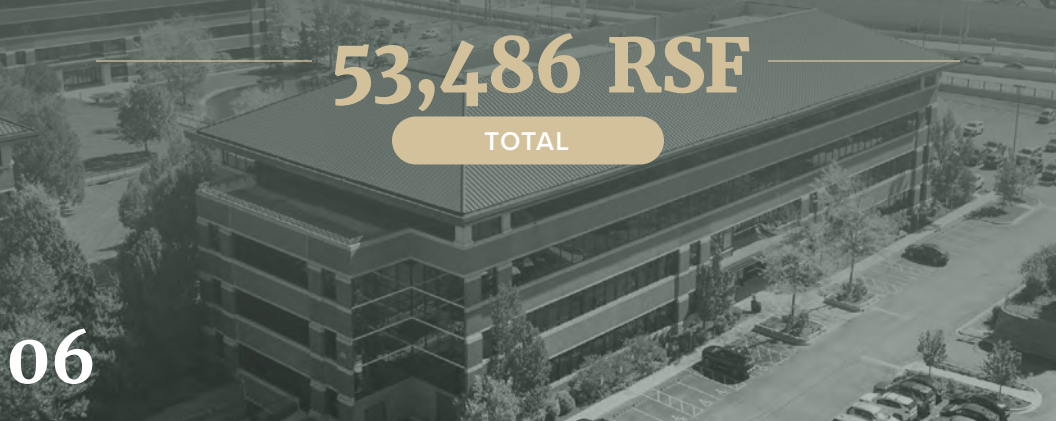
NEW YORK LIFE
**9,016 RSF**
S&P: AA+

Ascension at Home
**5,123 RSF**
S&P: AA+
*(Ascension Health Alliance)*

TIME OF GRACE
**6,418 RSF**
HQ

ALLIANCE WEALTH MANAGEMENT MILWAUKEE, INC
**2,781 RSF**
HQ

**53,486 RSF**
TOTAL





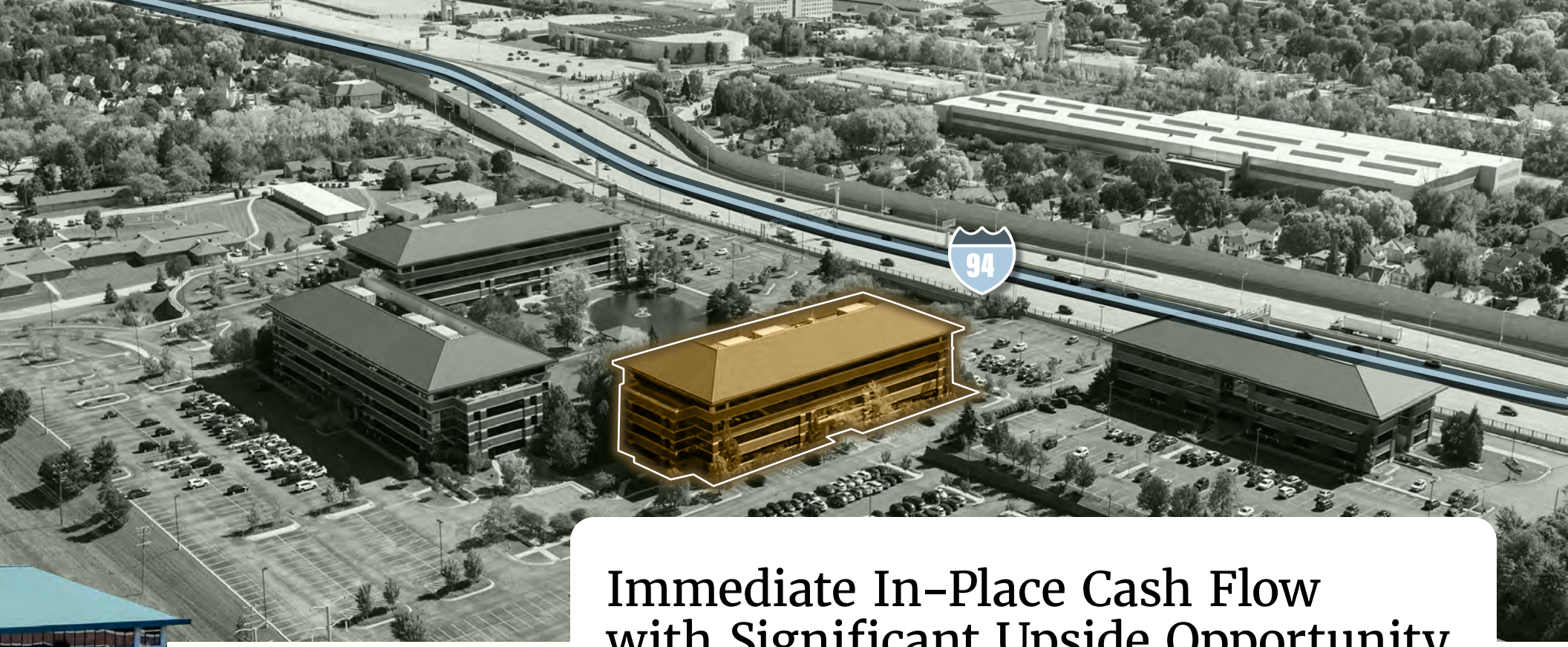
**DIVERSE RENT ROLL**

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 44% of the Total Building Rentable Area

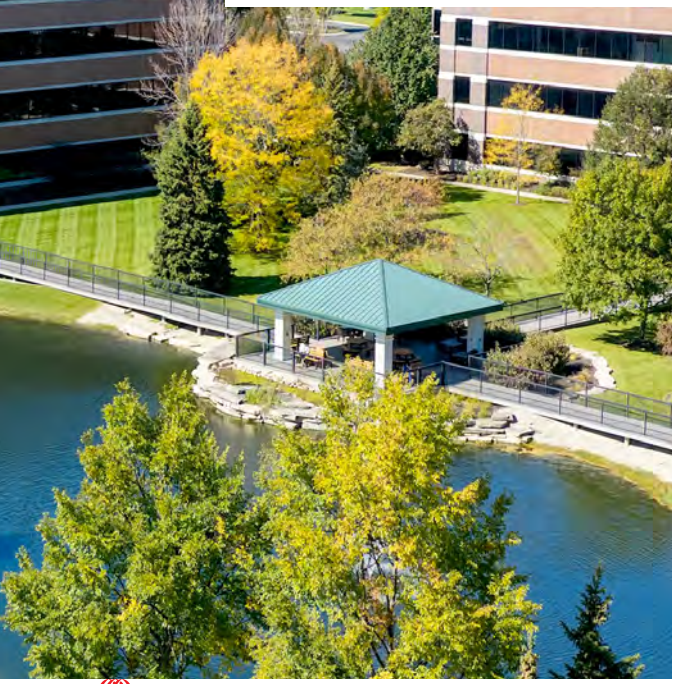
The Tenant Profile Spans Healthcare, Government, Insurance, Wealth Management, Engineering and Staffing






# 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.




**MAJOR CORPORATIONS LOCATED IN THE BROOKFIELD SUBMARKET**

Harley-Davidson Motor Cycles · Milwaukee · Molson Coors beverage company · Northwestern Mutual · RegalRexnord · Rockwell Automation · WEC Energy Group

## 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.

BROOKFIELD SQUARE

*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

41

Milwaukee County ZOO

94 $1.7B EXPANSION UNDERWAY

HONEY CREEK CORPORATE CENTER

~180K VEHICLES PER DAY

94

AMERICAN FAMILY FIELD™

mke DOWNTOWN

15 MINUTE DRIVE



JLL



# Substantial Discount to Replacement Costs

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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