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**FOR SALE**

**1425 DISCOVERY**

1425 Discovery Parkway • Wauwatosa, WI 53226

Jones Lang LaSalle Brokerage, Inc. a licensed real estate broker.

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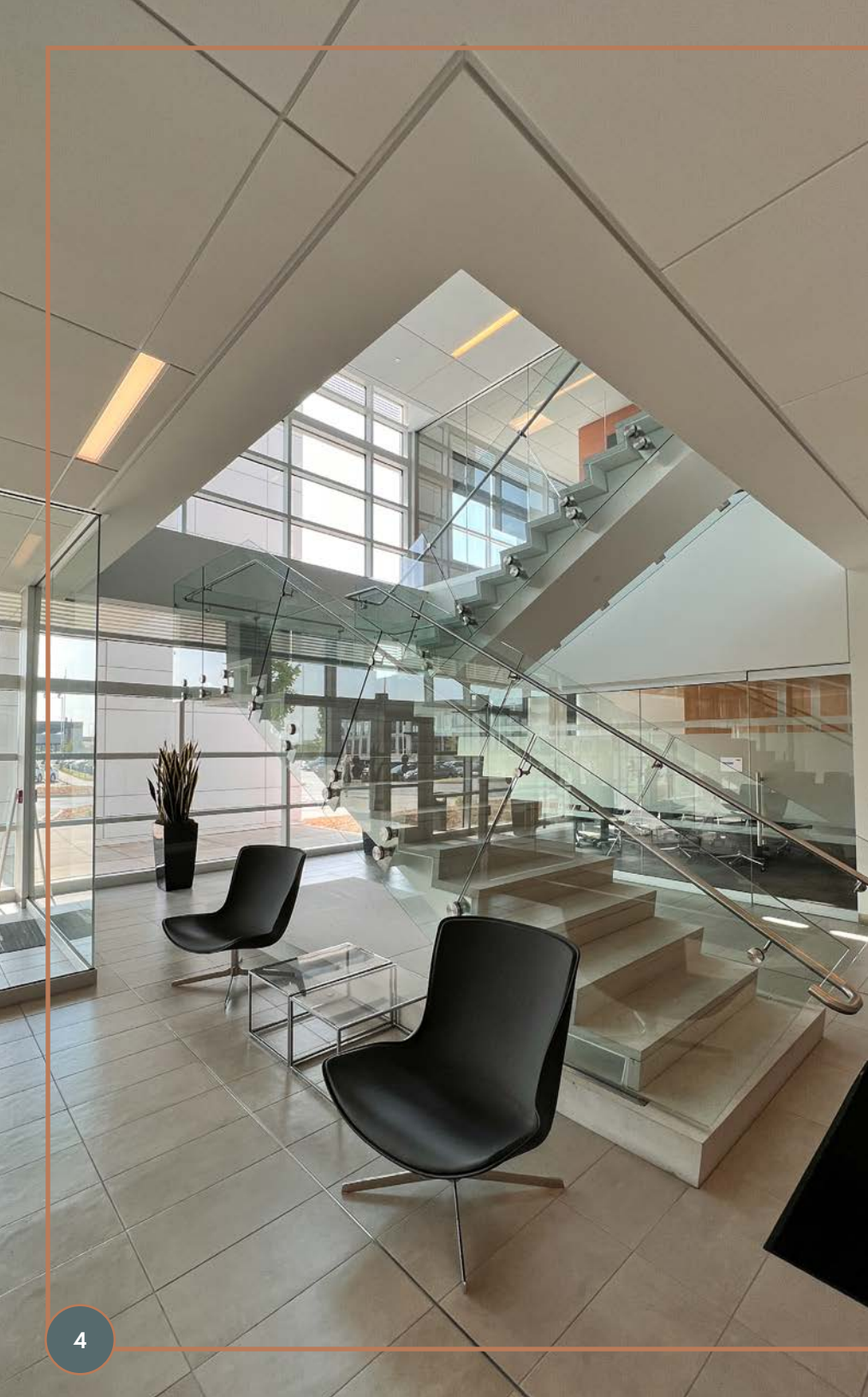


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1425 DISCOVERY | WAUWATOSA

# EXECUTIVE SUMMARY

# EXECUTIVE SUMMARY

Jones Lang LaSalle ("JLL"), as exclusive advisor, is pleased to present the opportunity to purchase 1425 Discovery (the "Property"), a 91,000 square foot, three story, Class-A, LEED Gold Certified office building. The Property is Located on the UWM Innovation Campus, directly off Interstate 41 and just 10 miles from Downtown Milwaukee, the building offers convenient access to the city while being surrounded by the natural beauty of the County Grounds Park and its numerous walking trails.

PROPERTY ADDRESS	1425 Discovery Parkway, Wauwatosa, WI 53226
SUBMARKET	Mayfair / Wauwatosa
CLASS	A
YEAR BUILT/RENOVATED	2014
CURRENT BUILDING AREA	91,009 SF
LAND AREA	2.13 AC
NUMBER OF FLOORS	Three (3)
ZONING	G-2
PARKING	4.5 / 1,000 SF (100 underground/heated, 45 covered/garage, 260 surface lot spaces)
ASKING PRICE	\$13,500,000 (\$148.33 per SF)
DESIGN & CONSTRUCTION	
CONSTRUCTION	Reinforced Concrete
ROOF	Single membrane TPO system manufactured by Firestone and installed in 2014. Roof is under transferable warranty through 2029. (status of roof warranty to be confirmed)
HVAC SYSTEM	Daikan gas fired roof top units installed in 2014
ELECTRICAL	Main power is 480 volts, 2,000 amps, 3-phase, 4-wire. LED lighting throughout interior and exterior of building
FIRE/LIFE SAFETY	Full alarmed and sprinklered building
ELEVATORS	Two (2) large-cab, traction motor, 3,000 lb. capacity Otis Elevators
UTILITIES	
ELECTRICAL	WE Energies
WATER/SEWER	Municipal



# INVESTMENT HIGHLIGHTS

## UWM INNOVATION CAMPUS

The Property is a key development of the University of Wisconsin-Milwaukee (UWM) Innovation Campus, a hub for biomedical research. Located across from the Milwaukee Regional Medical Center, the Milwaukee County Research Park and numerous corporate occupiers, the 89-acre campus provides synergy between medicine, academia, research and private industry.

## PRESTIGIOUS CLASS A CONSTRUCTION

The Property is a newly constructed Class A office building that has earned several awards, including CRE Development of the Year.

## MISSION CRITICAL ASSET FOR PROMINENT WORLDWIDE ENGINEERING COMPANY

The Property was built based upon significant operations growth at ABB's facility in New Berlin, Wisconsin. 600 employees, including over 100 engineers and scientists worked at the facility for Zurich-based ABB (NYSE: ABB & S&P: A/Stable).

## LEED GOLD CERTIFIED BUILDING

The Property is a LEED Gold Certified development, designed and built utilizing some of the most advanced sustainability practices ever undertaken in southeast Wisconsin. Features include recycled material construction, large windows for natural light, a charging station for electric cars, an on-site storm water management system and landscaping that requires minimal care.

## HIGHLY ACCESSIBLE & HEAVILY VISIBLE SITE

The Property is adjacent to U.S. Route 41, just north of the I-41 and I-94 interchange, the busiest interchange in all of Wisconsin.



MISSION CRITICAL FACILITY  
NEW 2014 CONSTRUCTION



AWARD WINNING  
LEED GOLD CERTIFIED BUILDING



STATE-OF-THE ART OFFICE  
& CORNERSTONE OF RESEARCH CAMPUS



MILWAUKEE MSA  
< 10 MILES FROM DOWNTOWN

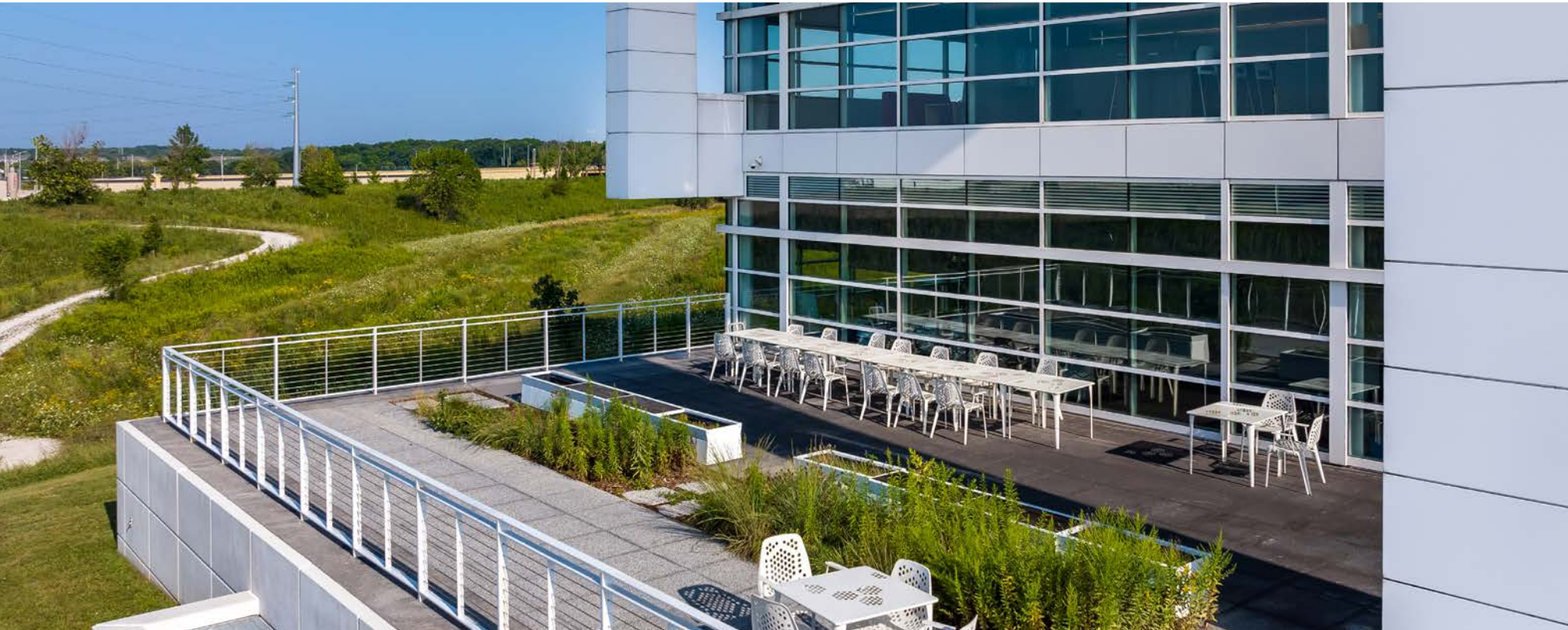


PROFORMA CASH FLOW

BUILDING SIZE 91,009 SF  
LEASE TYPE NNN  
MARKET RENT \$16.00 / SF  
\*PROJ. OP.EX. \$10.50 / SF

	Base Rent	Op.Ex. Reimb	Total Rent	Operating Expenses	Net Operating Income
Year 1	\$1,456,144	\$955,595	\$2,411,739	\$955,595	\$1,456,144
Year 2	\$1,499,828	\$984,262	\$2,484,091	\$984,262	\$1,499,828
Year 3	\$1,544,823	\$1,013,790	\$2,558,613	\$1,013,790	\$1,544,823
Year 4	\$1,591,168	\$1,044,204	\$2,635,372	\$1,044,204	\$1,591,168
Year 5	\$1,638,903	\$1,075,530	\$2,714,433	\$1,075,530	\$1,638,903
Year 6	\$1,688,070	\$1,107,796	\$2,795,866	\$1,107,796	\$1,688,070
Year 7	\$1,738,712	\$1,141,030	\$2,879,742	\$1,141,030	\$1,738,712
Year 8	\$1,790,873	\$1,175,261	\$2,966,134	\$1,175,261	\$1,790,873
Year 9	\$1,844,600	\$1,210,519	\$3,055,118	\$1,210,519	\$1,844,600
Year 10	\$1,899,938	\$1,246,834	\$3,146,772	\$1,246,834	\$1,899,938

Please Note: The building will be vacant at time of sale. This proforma is a simple illustration of NOI projections based on current market conditions.  
\*The projected operating expenses are based on historical data for comparable multi-tenant office buildings. Historical operating expense data is not available for the subject property.





1425 DISCOVERY | WAUWATOSA

# PROPERTY OVERVIEW



## THE PROPERTY

### 1425 DISCOVERY PARKWAY, WAUWATOSA, WI

The Property, located at 1425 Discovery Parkway in Wauwatosa, WI, is a 91,009 SF building situated less than ten miles away from downtown Milwaukee. It is conveniently positioned just north of the Interstate 41 and Interstate 94 interchange on a 2.50-acre plot of land. The Property offers both surface, underground / heated, and covered / structured parking options. The Property also boasts a number of prominent branding and signage opportunities.

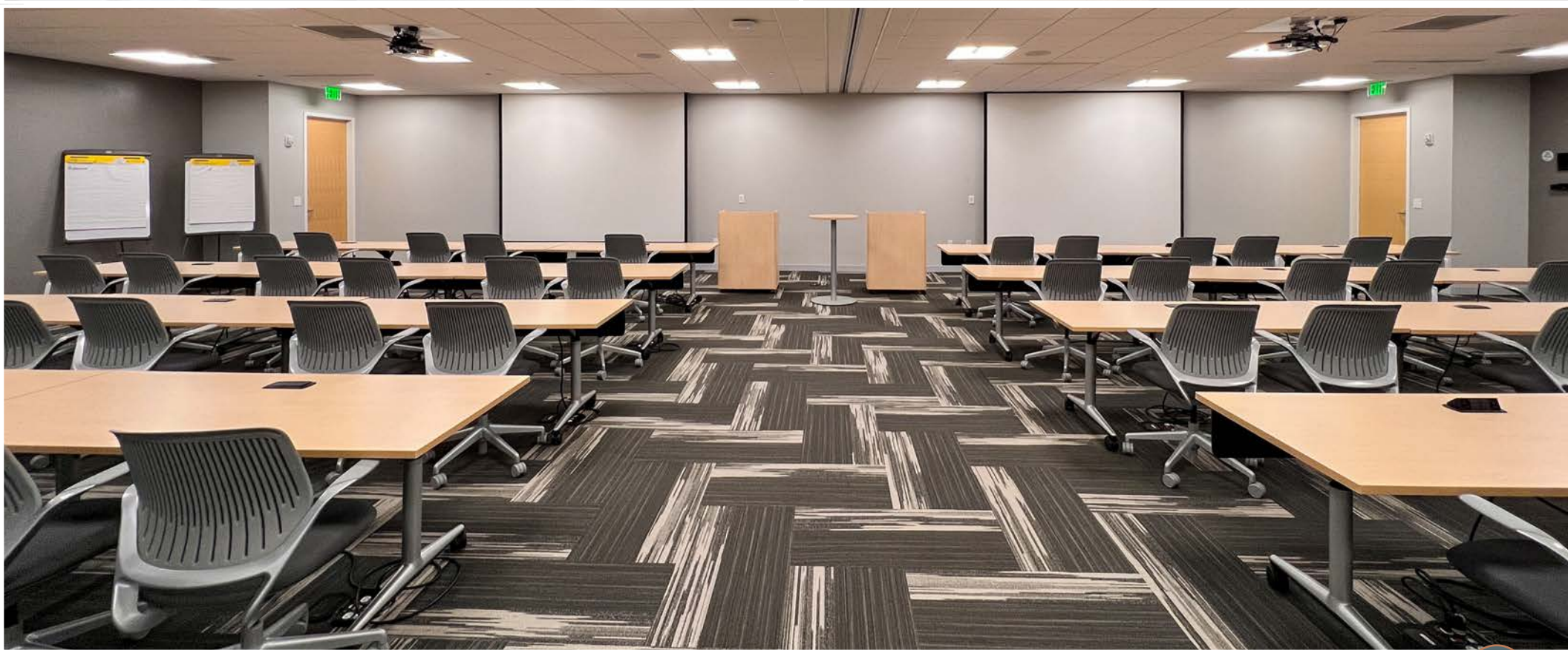
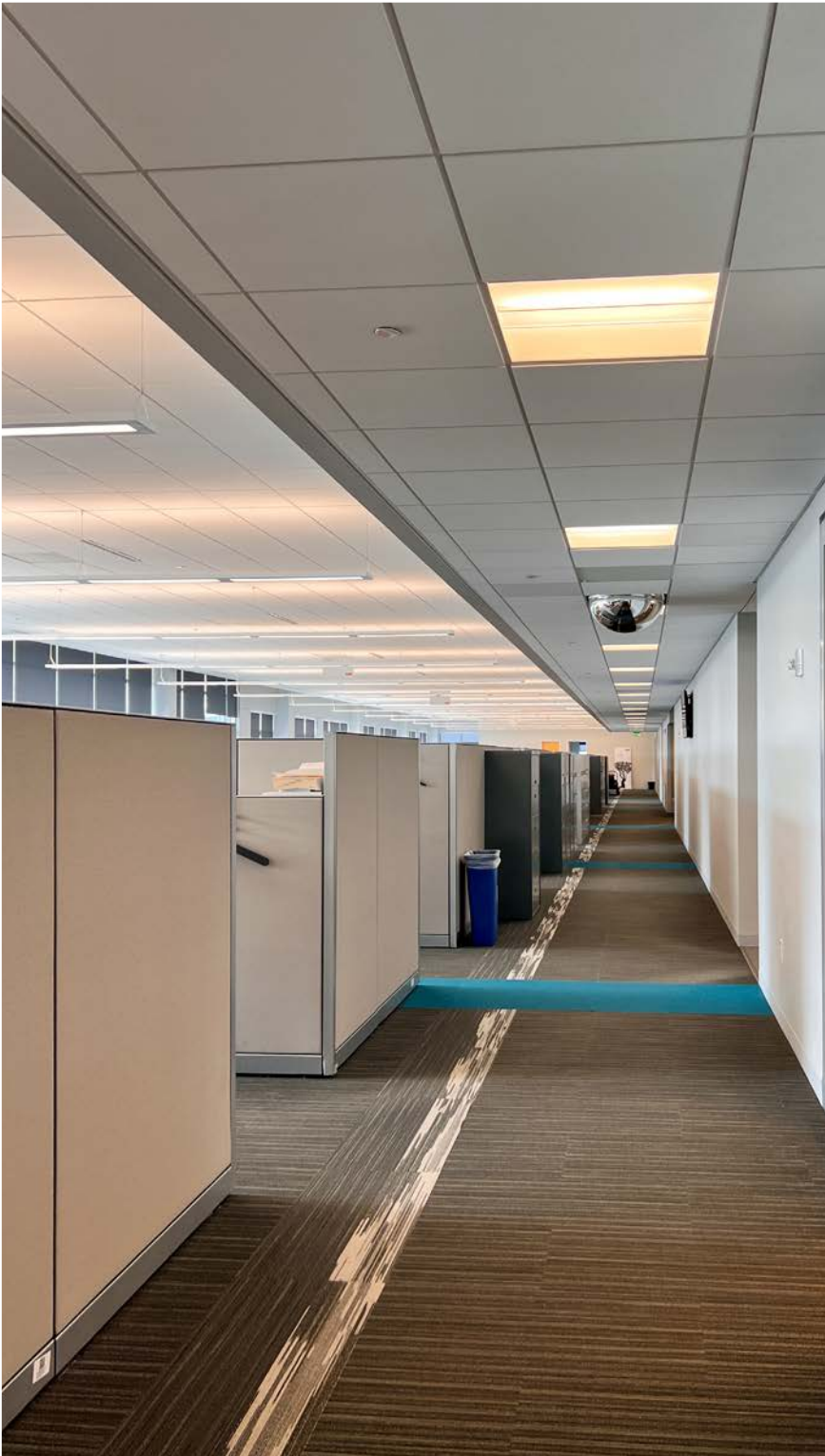
Constructed in 2014, the Property holds the prestigious designation of being LEED Gold Certified. It has received recognition and accolades, including the CRE Development of the Year award. The building incorporates environmentally friendly features such as low-maintenance landscaping, expansive windows for ample natural light, a charging station for electric vehicles, an on-site storm water management system, and the use of recycled materials during construction.

Situated within the University of Wisconsin-Milwaukee (UWM) Innovation Campus, the Property is located east of the recently reconstructed Watertown Plank Road interchange on Highway 45. This 89-acre campus has become a prominent center for biomedical research. It is strategically positioned across from the Milwaukee Regional Medical Center and the Milwaukee County Research Park. The campus, which fosters collaboration between medicine, academia, research, and private industry, has received multiple awards and is the newest development in Wauwatosa. Additionally, the campus offers amenities such as an extended-stay hotel, upscale housing, and a graduate school of engineering affiliated with UWM.

# BUILDING HIGHLIGHTS

1425 DISCOVERY PKWY IS A CLASS A OFFICE BUILDING WHERE MODERN SOPHISTICATION MEETS ENVIRONMENTAL SUSTAINABILITY

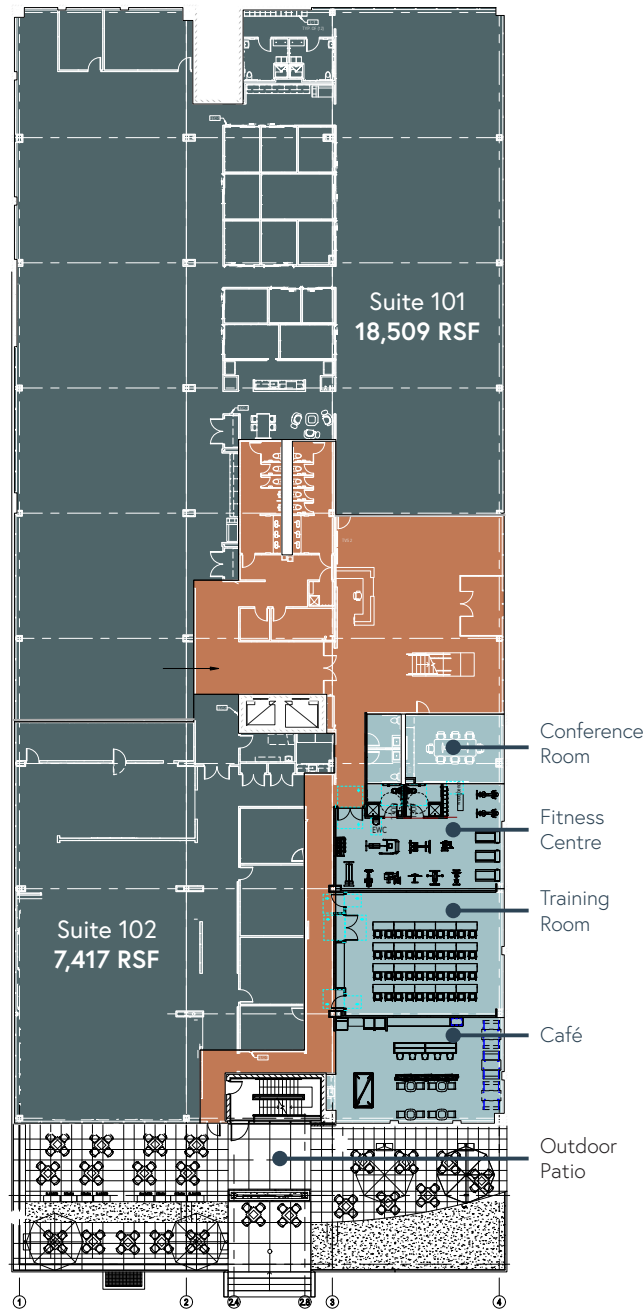
- » LEED gold certified
- » Located directly off of I-41
- » 10 minutes from downtown Milwaukee
- » Located within the UWM Innovation Campus
- » Surrounded by the County Grounds Park & walking paths
- » Conference Room
- » Fitness Centre
- » Training Room
- » Café
- » Outdoor Patio
- » Outdoor Walking Path
- » On-site generator
- » High bandwidth fiber optic capability
- » Immediate proximity to Milwaukee County Research Park & Milwaukee Regional Medical Center
- » Electric vehicle charging stations
- » Highly visible signage opportunities



FLOOR PLANS

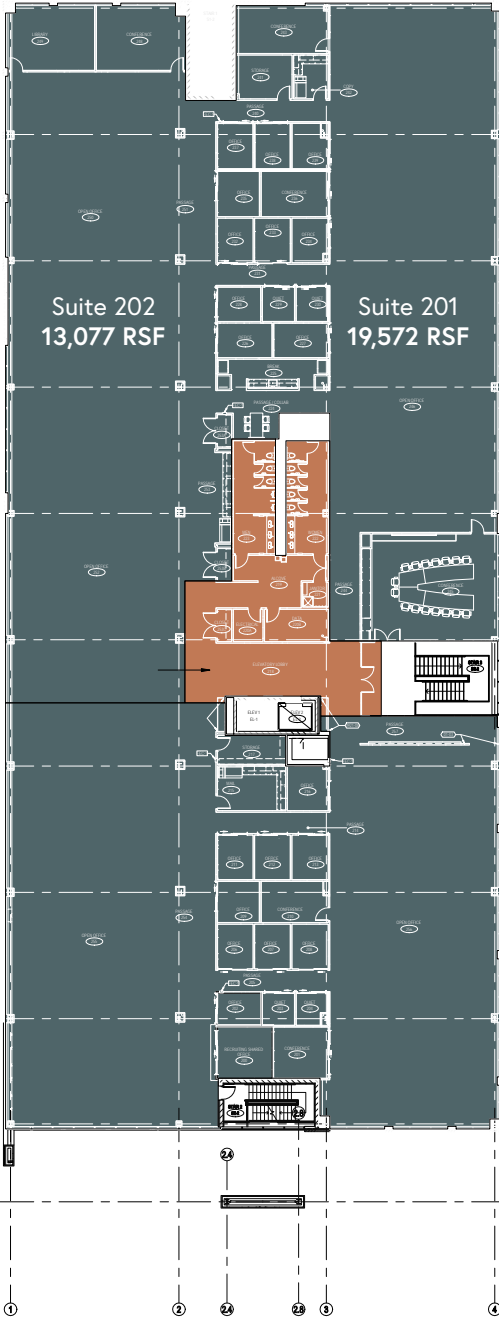
FIRST FLOOR - 25,926 RSF  
SECOND FLOOR – 32,649 RSF  
THIRD FLOOR - 31,186 RSF

- Tenant Area
- Building Service Area
- Building Amenity Area



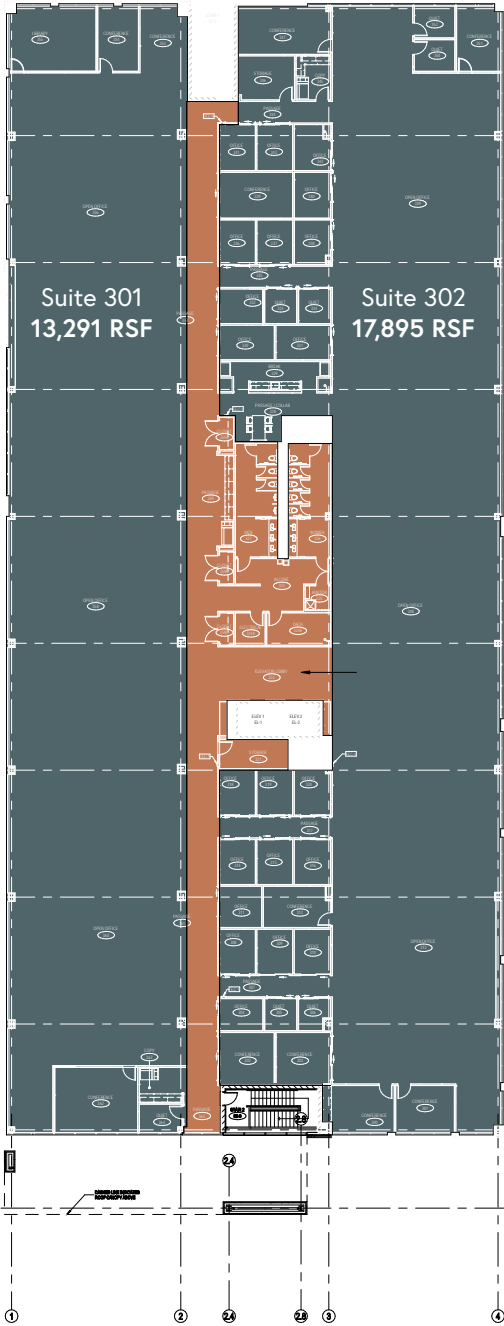
First Floor: Conceptual Plan, subject to change.

Virtual Tour



Second Floor: Two-tenant plan shown, able to accommodate full floor user.

Virtual Tour



Third Floor: Conceptual Plan, subject to change.

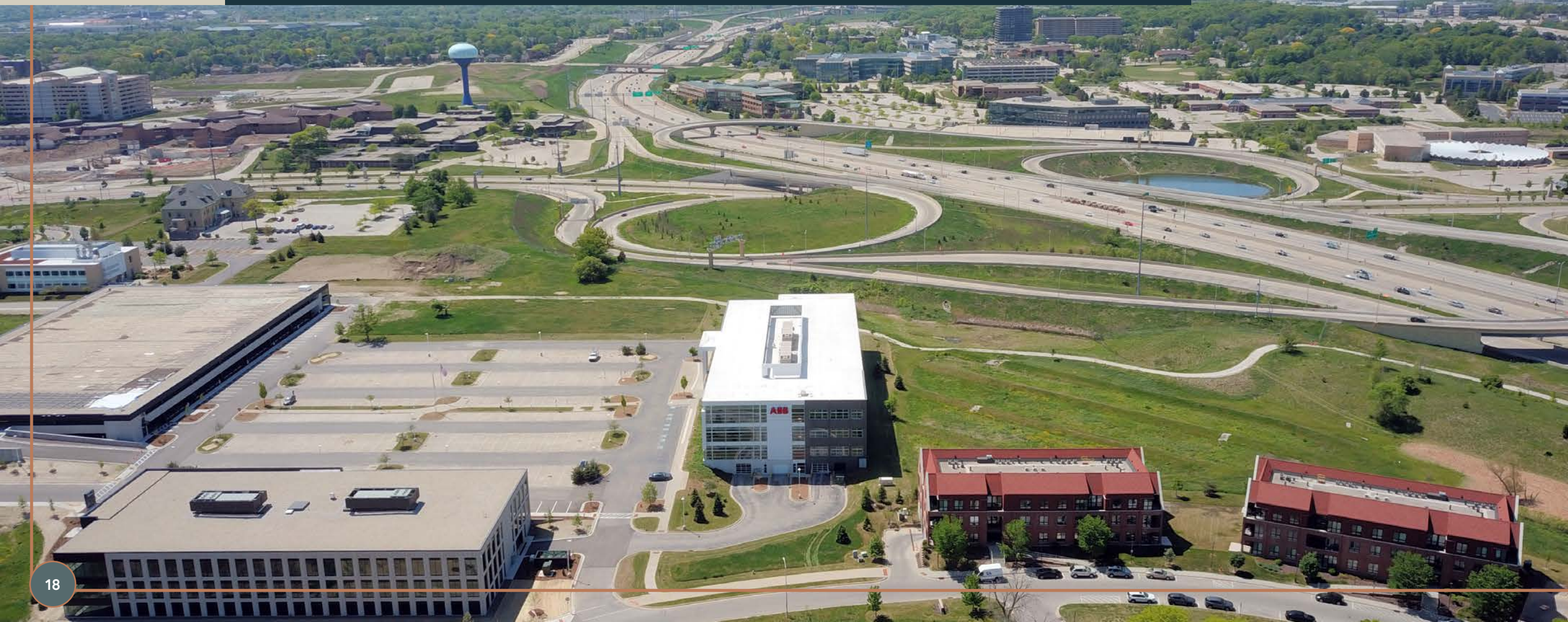
Virtual Tour





1425 DISCOVERY | WAUWATOSA

# LOCATION OVERVIEW



## LOCATION

### WAUWATOSA, WI

1425 Discovery Parkway is located within the UWM Innovation Campus in Wauwatosa, the 14th largest city in Wisconsin, which boasts a prime location just four miles west of downtown Milwaukee. The building's central location offers easy access to all of the attractions and amenities of the region. According to the 2020 Census, Wauwatosa has a resident population of 48,387. However, due to its thriving business community, the daytime population of Wauwatosa more than doubles, with 56,533 people commuting to work in the city from other areas.



**18,967**  
Households



**Wauwatosa**  
City



**50%**  
Bachelor's Degree  
or higher



**Milwaukee**  
County



**39.8**  
Median Age



**\$100,792**  
Avg. Household  
Income

# UWM INNOVATION CAMPUS

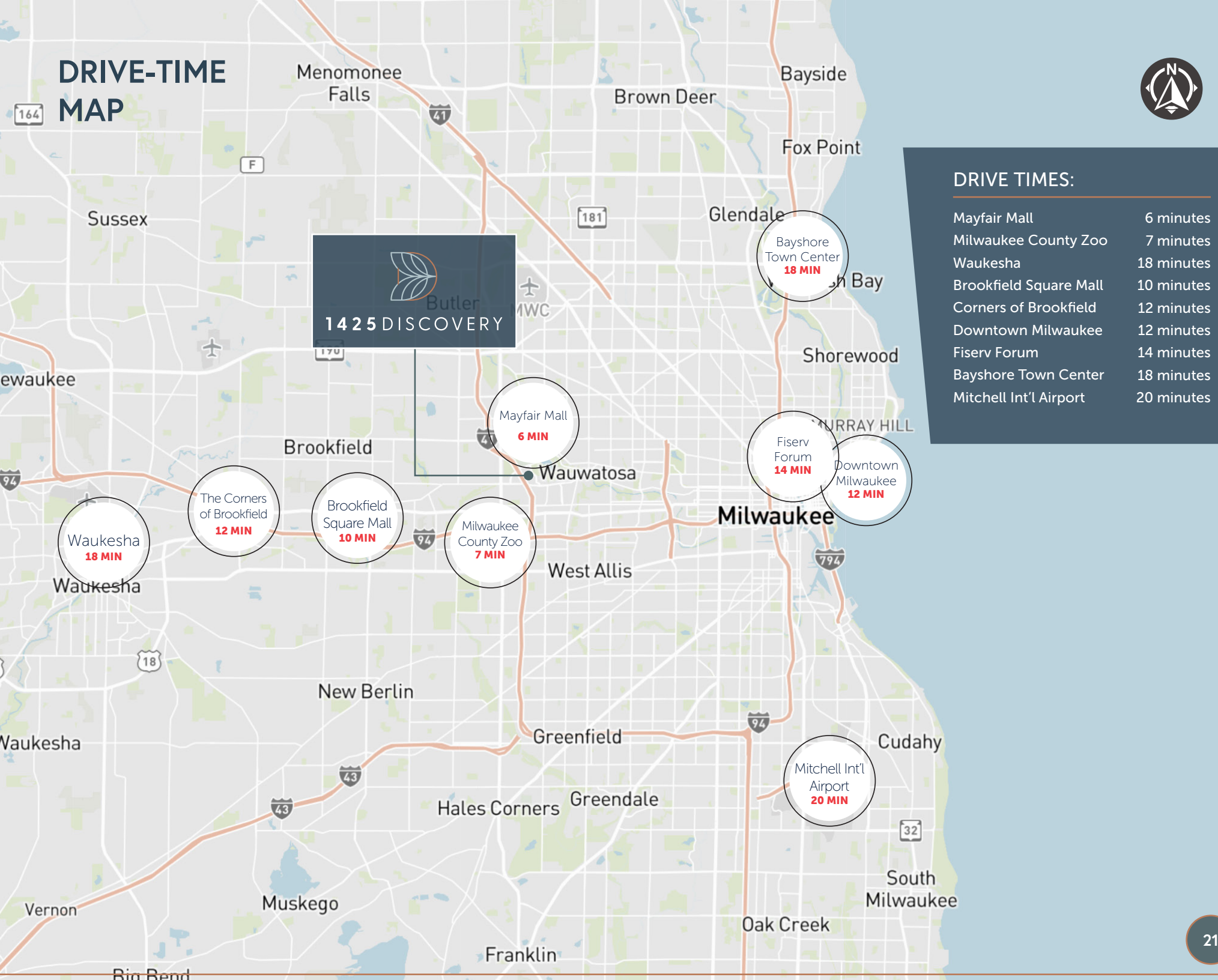
## HOME TO 1425 DISCOVERY PARKWAY

The University of Wisconsin-Milwaukee (UWM) launched its Research Growth Initiative in 2006, focusing on areas such as biomedical engineering, devices, advanced materials, and manufacturing. This initiative led to the development of the UWM Innovation Campus, an 89-acre property located near major institutions and headquarters in Milwaukee.

The campus bridges the gap between business, academia, and research, facilitating partnerships and intellectual property development. A significant portion of the campus is reserved for private-sector development, encouraging collaboration with UWM and other academic institutions.

The Innovation Campus received multiple awards in 2014, including Project of the Year by the American Public Works Association. The campus focuses on sustainability, preserving historic buildings and balancing natural landscaping. Shared outdoor areas currently benefit both the building occupants and the greater community and will do so for years to come.

The campus benefits from convenient freeway access and its close proximity to various amenities such as restaurants, retail stores, service providers, and thriving companies. The recently improved on/off ramps near the site allow for quick and effortless access to the busiest freeway interchange in Wisconsin. From here, it takes just a few minutes to reach downtown Milwaukee and the airport, and less than 90 miles to Madison and Chicago.



INGRESS / EGRESS



MILWAUKEE REGIONAL MEDICAL CENTER

NEIGHBOR TO INNOVATION CAMPUS

Wauwatosa, Wisconsin is home to the Milwaukee Regional Medical Center (MRMC), a collaborative consortium of healthcare institutions that offer a comprehensive range of services. MRMC serves as the only academic medical center in the region. The campus houses a nationally ranked academic medical center with a Level I Adult Trauma Center, a nationally recognized children's hospital with a Level I Pediatric Trauma Center, and the largest research center in the Milwaukee metropolitan area and the second-largest in Wisconsin.

For over six decades, MRMC has been a dedicated campus that provides significant quality of life improvements and economic benefits to the residents of Southeastern Wisconsin. These benefits include the purchase of goods and services, creating employment opportunities for thousands of individuals, delivering healthcare services and medical education, and conducting valuable medical research. The collaborative nature of MRMC, which involves both public and private healthcare institutions, has transformed the campus into an invaluable resource for individuals throughout the Milwaukee metropolitan area and the entire state of Wisconsin.

MRMC CONSISTS OF:

- » Children's Wisconsin
- » Curative Care Network
- » Froedtert Hospital
- » The Medical College of Wisconsin
- » Milwaukee County DHHS Behavioral Health Services
- » Versiti Blood Center of Wisconsin Blood Research Institute
- » Kathy's House



# MILWAUKEE COUNTY ECONOMY

Milwaukee is consistently recognized as a fantastic city for both residents and businesses. It boasts a robust retail market, and per capita personal income in the metro area is 10% higher than regional and national averages. Milwaukee has a high population density compared to surrounding suburbs and its aggregate income also surpasses these areas. The city has a rich history as a commercial and industrial hub, with strong job creation and high employment levels.

Additionally, tourism plays a significant role in boosting the local economy. Attractions such as the Fiserv Forum, American Family Field, the Potawatomi Bingo Casino, and Milwaukee Art Museum have contributed to this growth. Overall, Milwaukee has a flourishing business environment supported by industrious workers, conservative business practices, and a thriving tourism industry.



# MILWAUKEE ECONOMIC DRIVERS

## LARGEST EMPLOYERS

- » Advocate Aurora Health Care
- » Froedtert Health
- » Ascension Wisconsin
- » Quad/Graphics, Inc.
- » Medical College of Wisconsin
- » Kohl's Corp.
- » GE Healthcare Technologies
- » Northwestern Mutual
- » Goodwill Industries of SE Wisconsin
- » Rockwell Automation
- » WEC Energy Group
- » Harley-Davidson Inc
- » Milwaukee Tool
- » Johnson Controls
- » Baird
- » Fiserv, Inc.
- » ManpowerGroup

## FORTUNE 500 COMPANIES

- » 111 – Northwestern Mutual Life Insurance Co.
- » 202 – ManpowerGroup
- » 226 – Kohl's Corp.
- » 230 – Fiserv, Inc.
- » 404 – WEC Energy Group
- » 476 – Rockwell Automation, Inc.



37 MILLION  
ANNUAL VISITORS

\$6.0 BILLION  
ANNUAL ECONOMIC  
IMPACT FROM VISITOR  
SPENDING

ALL TIME TOURISM RECORD (2022)

5.4 MILLION  
ANNUAL AIRLINE  
PASSENGERS



TOP 4 CONVENTION CENTER EXPANSIONS  
TO HAVE ON YOUR RADAR  
CONNECT MEETINGS



TOP 10 BEER CITY  
USA TODAY



TOP 10 U.S. URBAN KAYAKING  
DESTINATIONS  
THE TRAVEL



PLENTY TO DO ALL YEAR  
LONELY PLANET



WORLD-CLASS MUSEUMS  
SELECT TRAVELER



TOP 25 PLACES FOR YOUNG  
PROFESSIONALS  
FORBES

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