

SAAK HEALTH MOB

24,577 SF

MEDICAL OFFICE BUILDING | AMBULATORY SURGERY CENTER
BROOKFIELD, WI



CONFIDENTIAL OFFERING MEMORANDUM

LISTING BROKERS

HUNTER REAL ESTATE

MICHAEL A. TESTA, CCIM

815.482.0105

MTESTA@HUNTER-RE.COM

MATT HUNTER

414.931.9931

MHUNTER@HUNTER-RE.COM

COOPERATING BROKERS

JENNIFER STEIN REAL ESTATE, INC

JENNIFER STEIN

213.446.5366

JSTEIN@JENNIFERSTEIN-REALESTATE.COM

WI LICENSE #: 938861-91

BROWN GIBBONS LANG & COMPANY

SEAN MAYNARD

312.291.3171

SMAYNARD@BGLCO.COM

IL LICENSE #: 475.209563

MICHAEL MCCARTHY

312.291.3153

MMCCARTHY@BGLCO.COM

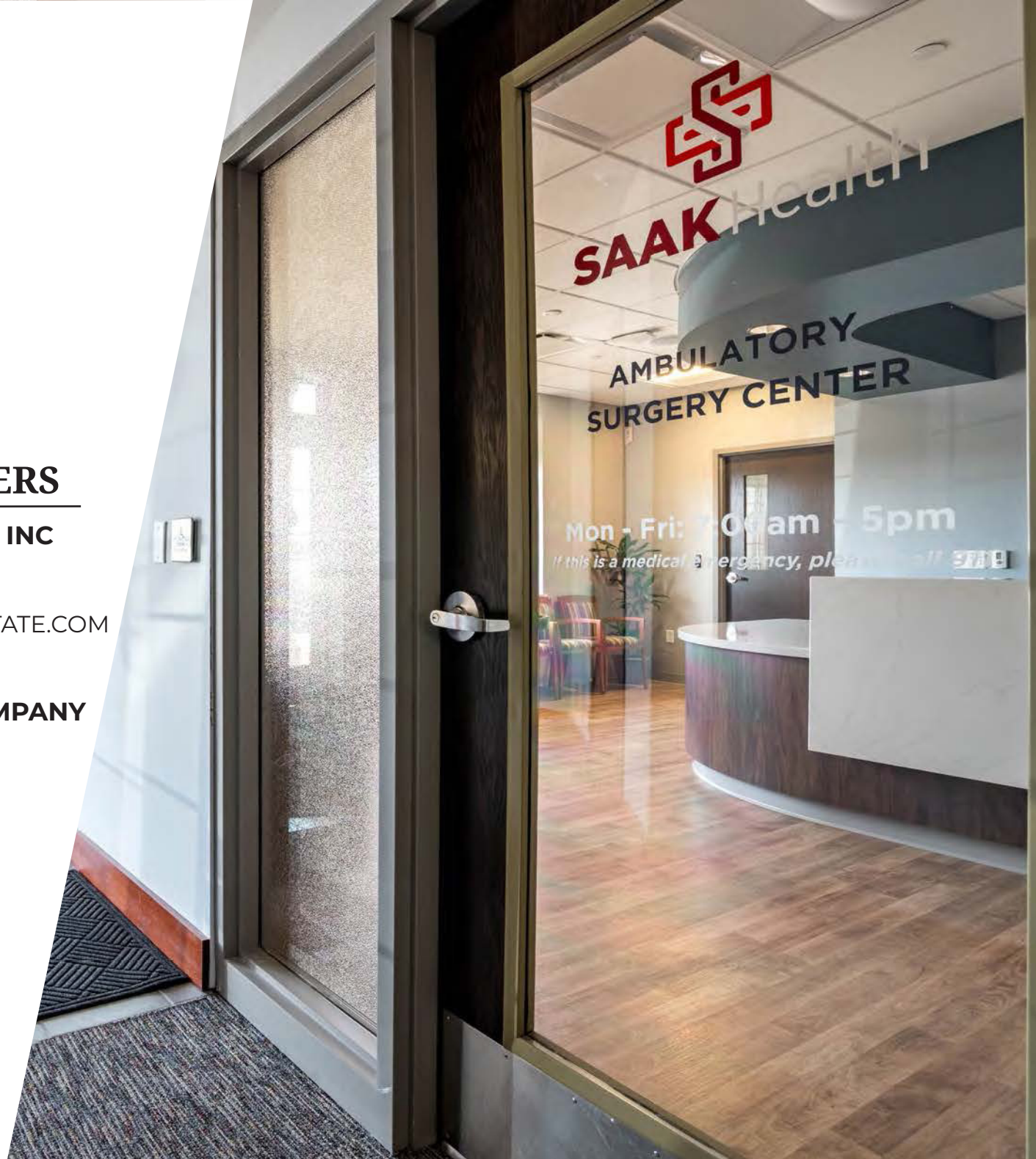
IL LICENSE #: 475.215552

MICHAEL JANUS

312.291.3612

MJANUS@BGLCO.COM

IL LICENSE #: 475.175005





EXECUTIVE SUMMARY

SAAK HEALTH MOB



HUNTER
REAL ESTATE



BROWN GIBBONS
LANG & COMPANY

EXECUTIVE SUMMARY



Hunter Real Estate, Jennifer Stein Real Estate, Inc and Brown Gibbons Lang & Company (BGL) have been retained by ownership to offer qualified investors the opportunity to acquire the fee simple interest in the SAAK Health Medical Office Building (the “Property”).

The multi-tenant MOB is located in Brookfield, Wisconsin and consists of 24,577 square feet. The Property was purchased by SAAK Health in 2022 and underwent an expansion and extensive renovations which were completed in 2024.

The 100% leased facility boasts a weighted average lease term (WALT) of 8.3 years and is anchored by SAAK Health, one of the predominant independent cardiology practices throughout Waukesha county, which accounts for 63% of the GLA.

SAAK Health’s footprint at the Property includes a newly built, state-of-the-art ASC (34% GLA) and a meticulously maintained clinic (29% GLA), offering specialization in cardiology, wound care, women’s health, and family medicine.

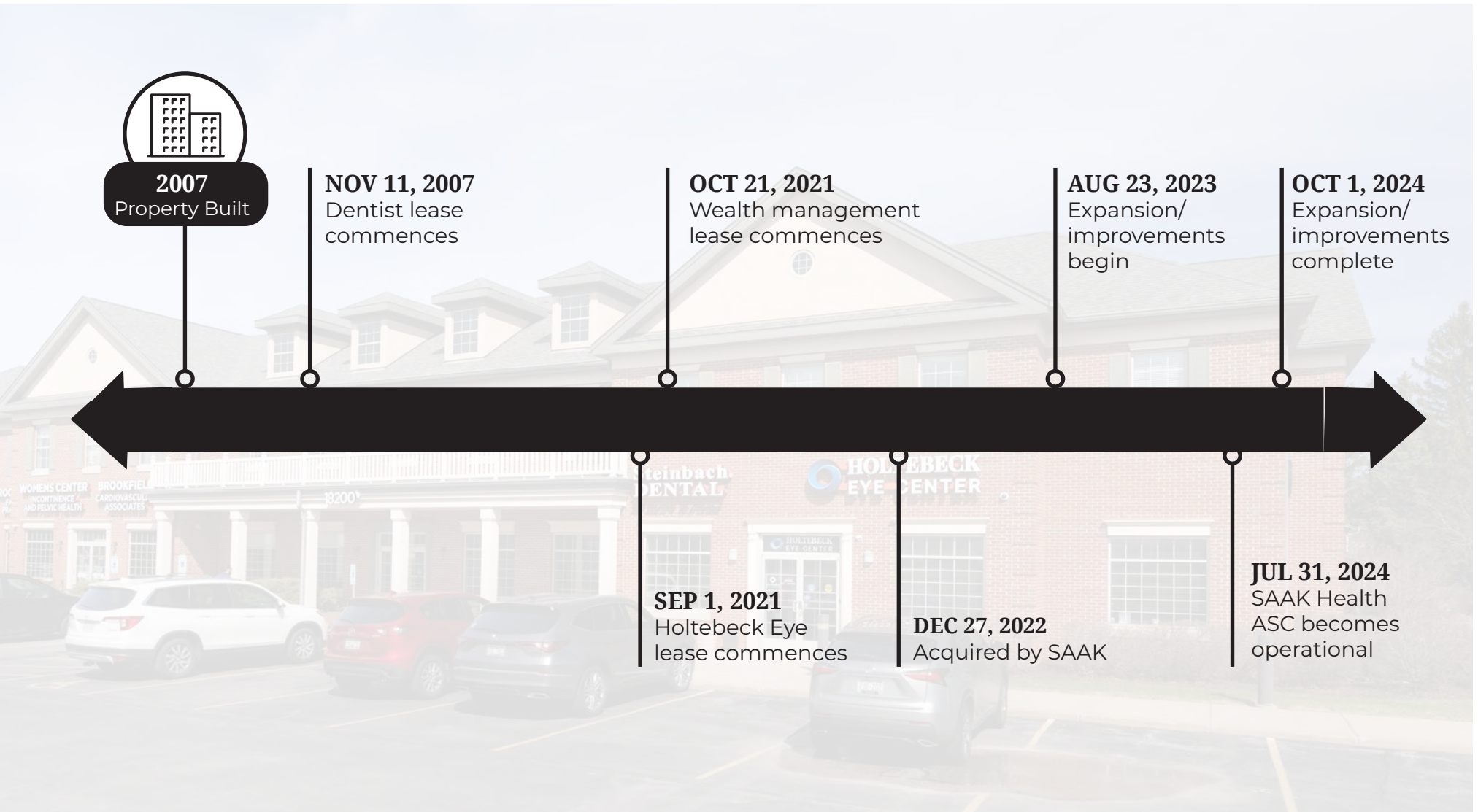
The transaction contemplates SAAK executing a new 12-year NNN lease with 3.0% annual escalations upon Closing, providing an investor with long-term, stable cash flow in the third most populous county in Wisconsin.

EXECUTIVE SUMMARY

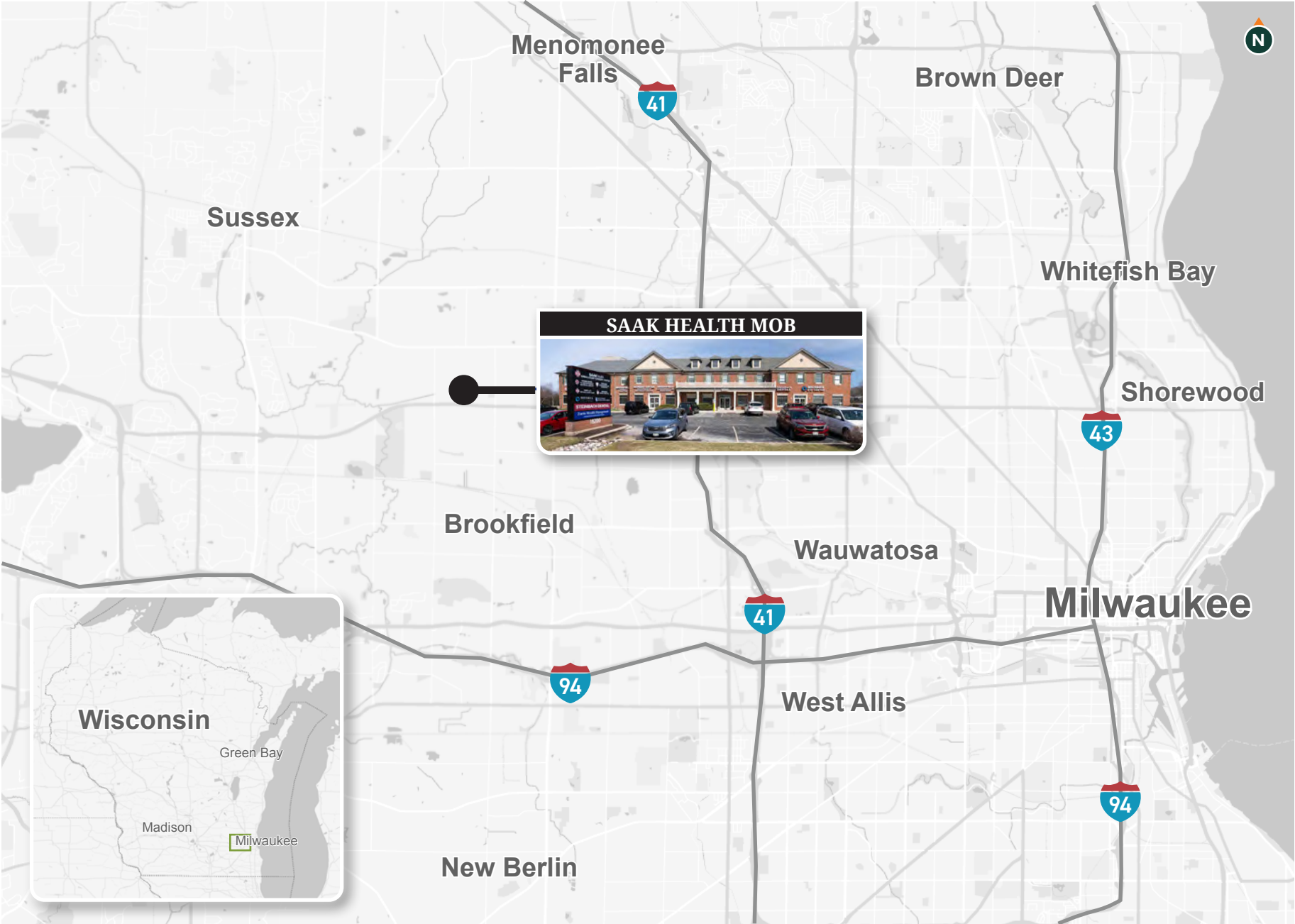
PROPERTY NAME	SAAK Health MOB
TRANSACTION TYPE	Fee Simple
PROPERTY SIZE	24,577 SF
YEAR BUILT / RENOVATED	2007 / 2024
OCCUPANCY	100%
WALT	8.3 years
ANCHOR/LEASEBACK TENANT	SAAK Health
ANCHOR LEASE SQ. FT. / GLA	15,425 Sq. Ft. / 63% GLA
ANCHOR LEASE TERM	12 years



EXECUTIVE SUMMARY



PROPERTY LOCATION MAP



INVESTMENT HIGHLIGHTS



ANCHOR TENANT STABILITY

The multi-specialty anchor tenant, SAAK Health, will execute a 12-year NNN lease with 3.0% rent bumps for 63% of the GLA upon Closing



EXEMPLARY WALT

A rare multi-tenant MOB opportunity with a weighted average lease term of 8.3 years



UPSIDE VIA BELOW-MARKET IN-PLACE LEASES

The three 3rd party tenants have an average in-place rental rate of \$16.56 psf with low annual escalations and low, defined expense reimbursement



BRAND NEW ASC EXPANSION

Expansion in 2024 for a newly completed 8,250 SF surgical suite as well as expanded technical capability including new hyperbaric chamber



DESIRABLE SUBMARKET

Waukesha County and the City of Brookfield are among the most stable and demographically desirable submarkets in the Milwaukee MSA



QUICKLY GROWING PRACTICE

SAAK Health is onboarding six new surgeons who are currently moving through the credentialing process, with an additional, experienced interventional cardiologist starting June 1st

TENANT OVERVIEW



- 15,425 Sq. Ft. (62.76% of GLA)
- New 12-year lease agreement at closing

a multispecialty approach to healthcare with a team of experienced physicians, devoted to providing exceptional care in the fields of cardiology and vascular care, urogynecology and pelvic health, family practice, urology, podiatry and wound care management.

Additionally, at the ASC they offer minimally invasive surgical procedures in the fields of cardiology and urogynecology. Services include diagnostic catheterizations

WEBSITE: saakhealth.com

ASC SUMMARY

Operating Rooms	1
Cath Lab	1
Procedure Rooms	1
Pre/Post-Op Beds	6

SAAK Health is committed to providing compassionate and comprehensive healthcare services to their community. The state-of-the-art private healthcare clinic in Brookfield, WI, offers a wide range of medical specialties staffed by a team of dedicated healthcare professionals. They take pride in offering



ASC SERVICES

Diagnostic Catheterizations	Sling Surgery
Angioplasty	Sacral Neuromodulation
Stent Placement	Wound Debridement
Pacemakers	Laparoscopy
Pelvic Organ Prolapse Surgery	

TENANT OVERVIEW

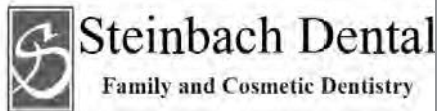


- 3,681 Sq. Ft. (14.98% of GLA)
- Lease Exp: 2/28/2029

Holtebeck Eye Center offers comprehensive eye care, providing various solutions to suit different situations and preferences. The practice completes cataract surgery, Lasik and refractive surgery, oculoplastic surgery, glaucoma care, and diabetic eye care.

Led by Dr. Aaron Holtebeck, Holtebeck Eye Center understands the latest developments in eye care and best practices in customer support and technologies. Holtebeck Eye Center has a broad service offering and approaches each treatment with the necessary care to ensure that any eye and vision problems patients are experiencing are solved.

In September 2024, the practice welcomed Dr. Nausheen Abbas, MD, an ophthalmologist and cornea specialist.



- 3,432 Sq. Ft. (13.96% of GLA)
- Lease Exp: 2/28/2028

Holtebeck Eye Center offers comprehensive eye care, providing various solutions to suit different situations and preferences. The practice completes cataract surgery, Lasik and refractive surgery, oculoplastic surgery, glaucoma care, and diabetic eye care.

Led by Dr. Aaron Holtebeck, Holtebeck Eye Center understands the latest developments in eye care and best practices in customer support and technologies. Holtebeck Eye Center has a broad service offering and approaches each treatment with the necessary care to ensure that any eye and vision problems patients are experiencing are solved.

In September 2024, the practice welcomed Dr. Nausheen Abbas, MD, an ophthalmologist and cornea specialist.



- 2,039 Sq. Ft. (8.30% of GLA)
- Lease Exp: 5/31/2027

Holtebeck Eye Center offers comprehensive eye care, providing various solutions to suit different situations and preferences. The practice completes cataract surgery, Lasik and refractive surgery, oculoplastic surgery, glaucoma care, and diabetic eye care.

Led by Dr. Aaron Holtebeck, Holtebeck Eye Center understands the latest developments in eye care and best practices in customer support and technologies. Holtebeck Eye Center has a broad service offering and approaches each treatment with the necessary care to ensure that any eye and vision problems patients are experiencing are solved.

In September 2024, the practice welcomed Dr. Nausheen Abbas, MD, an ophthalmologist and cornea specialist.



PROPERTY OVERVIEW

SAAK HEALTH MOB

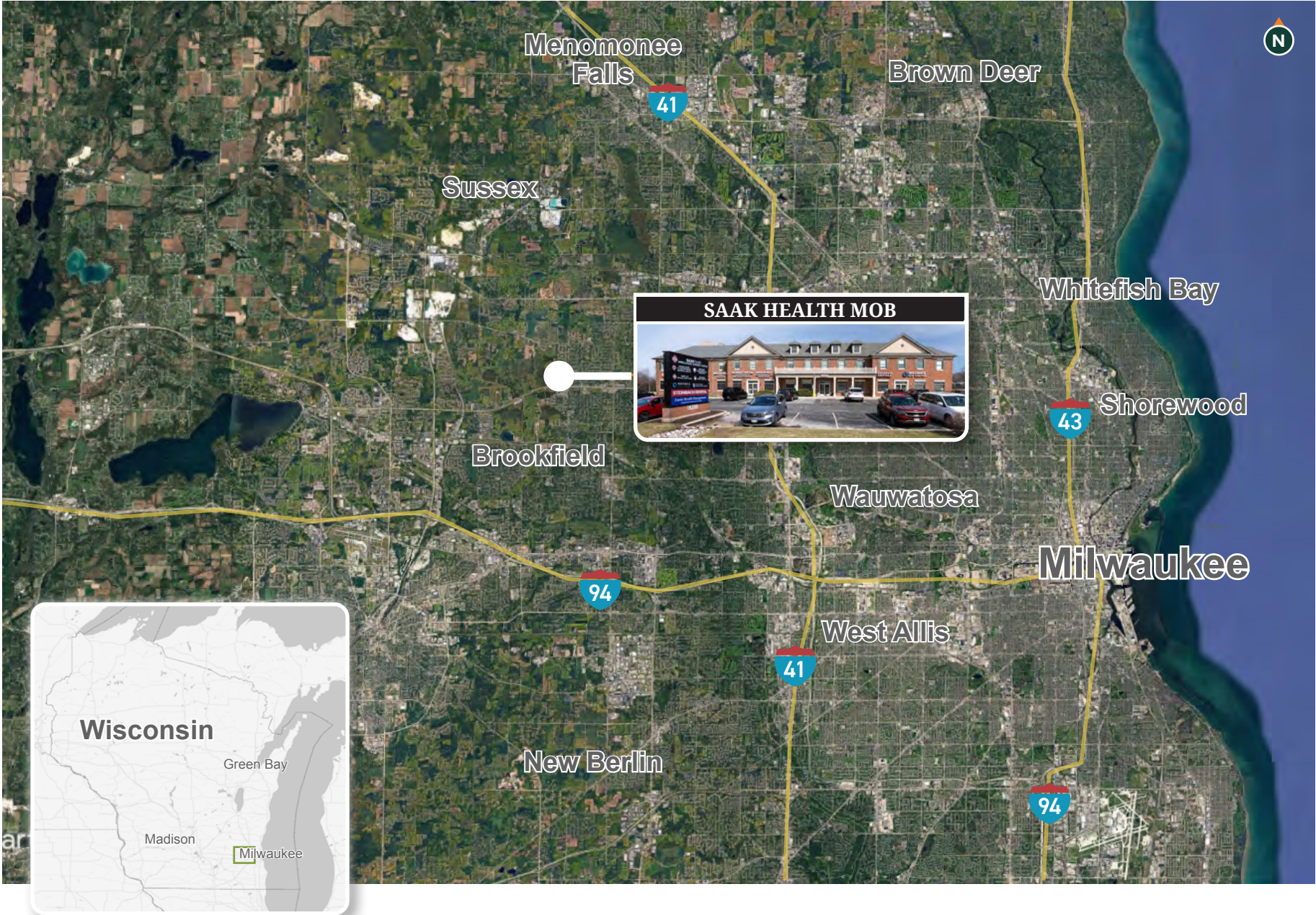


HUNTER
REAL ESTATE



BROWN GIBBONS
LANG & COMPANY

PROPERTY LOCATION MAP



AERIAL VIEW



DEMOGRAPHICS

SAAK HEALTH MOB | 18200 W. CAPITOL DRIVE, BROOKFIELD, WI



Population

	1 Mile	3 Miles	5 Miles
Population (Current)	5,880	37,427	103,987
Percent Forecast (5 yr. Forecast/Current Yr.)	-0.21%	.43%	0.67%



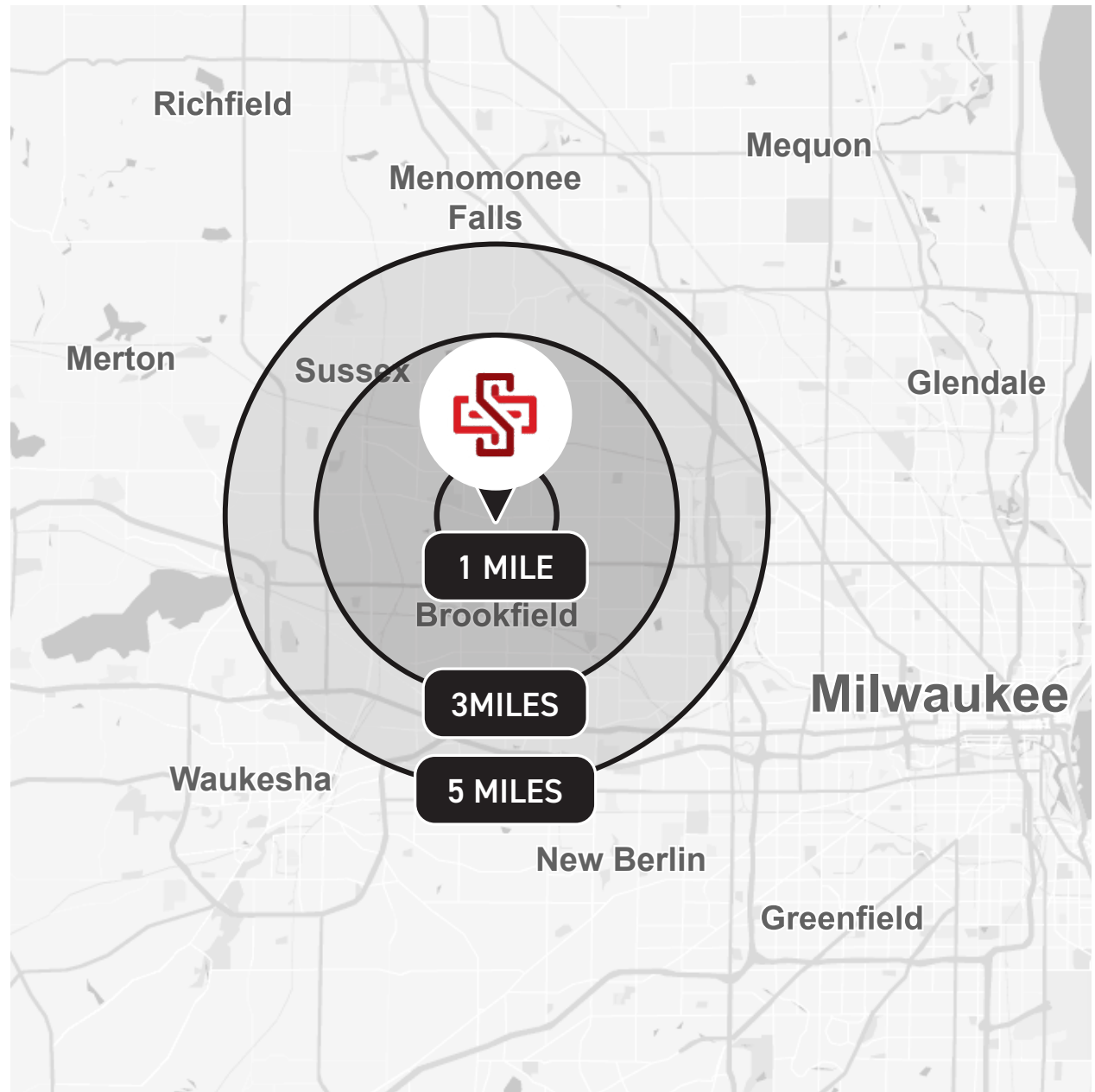
General Household Characteristics

	1 Mile	3 Miles	5 Miles
Household (Current)	2,286	13,877	42,656



General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$130,818	\$133,712	\$105,422
Average Household Income	\$158,090	\$179,740	\$146,721



INTERIOR PROPERTY PHOTOS

SAAK HEALTH MOB | 18200 W. CAPITOL DRIVE, BROOKFIELD, WI



INTERIOR PROPERTY PHOTOS

SAAK HEALTH MOB | 18200 W. CAPITOL DRIVE, BROOKFIELD, WI





LOCATION OVERVIEW

SAAK HEALTH MOB



HUNTER
REAL ESTATE



BROWN GIBBONS
LANG & COMPANY

AREA OVERVIEW - WAUKESHA COUNTY, WI

Waukesha County is just a short drive from Milwaukee, providing easy access to the amenities of the state's largest city while offering a quieter, suburban lifestyle.

Waukesha County has a strong economy with diverse industries, including manufacturing, healthcare, technology, and retail. It's home to several corporate headquarters and industrial parks.

The County is known for its high quality of life, with excellent healthcare options, low crime rates, and an abundance of recreational activities for families and individuals.

Waukesha County has seen significant growth in both population and development over recent years, especially in communities like Brookfield and New Berlin.

The county continues to invest in infrastructure and development projects, contributing to its appeal as a place to live, work, and do business.



STRONG POPULATION

With a population of 417,029, Waukesha County is the third largest county in Wisconsin



AVERAGE HOUSEHOLD INCOME

\$104,100 in 2023



GROWING ELDERLY POPULATION

21.1% of the population is over the age of 65 years old



CORPORATE HEADQUARTERS

Generac Power Systems, Wildeck, Inc., R&R Insurance, and Sky High Marketing



HEALTHCARE EMPLOYMENT

Advocate Aurora Health, GE Healthcare, ProHealth Care, Froedtert & The Medical College of Wisconsin are four of the largest employers

WAUKESHA COUNTY DEMOGRAPHICS



Population	
2020	655,614
2024	651,000
2029 (projected)	650,099



Households	
2020	271,138
2024	272,386
2029 (projected)	276,239



Average HH Income	
2024	\$103,368
2029 (projected)	\$119,233



TRANSACTION GUIDELINES

SAAK HEALTH MOB



WAUKESHA COUNTY DEMOGRAPHICS

LISTING BROKER: HUNTER REAL ESTATE

COOPERATING BROKERS: JENNIFER STEIN REAL ESTATE, INC & BROWN GIBBONS LANG & COMPANY

TRANSACTION GUIDELINES

The offering of the SAAK HEALTH ACS & MOB is being marketed by Hunter Real Estate in cooperation with Jennifer Stein Real Estate and Brown Gibbons Lang & Company, (BGL). The seller will consider offers for the acquisition of 100% interest in the Property. The purchaser will be selected by the seller in its sole and absolute discretion based on a variety of factors including, but not limited to:

- Offer price
- Transaction structure
- Ability to perform and to close expeditiously
- Absence of contingencies
- Level of due diligence completed

All offers must be presented in writing through JSRE and include:

- Allocated price by Property
- Source of purchaser's equity and debt capital
- The amount of proposed earnest money deposit
- Proposed due diligence period and subsequent closing period
- Description of major assumptions reflected in the offer price
- List of any committee or third-party approvals required to close the transaction

Hunter Real Estate will assist prospective purchasers in arranging property tours and will respond to questions related to information contained in this Offering Memorandum and in the data room.

The Portfolio is being offered unpriced. Hunter Real Estate will notify prospective purchasers of a call for offers date.

DISCLAIMER

© 2026 Hunter Real Estate, Brown Gibbons Lang & Co (BGL) and Jen Stein All rights reserved. This Brochure is provided for the sole purpose of allowing a potential investor to evaluate whether there is interest in proceeding with further discussions regarding a possible purchase of or investment in the subject property (the "Property").

The potential investor is urged to perform its own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Brochure or any materials, statements or information contained herein or otherwise provided.

Neither Hunter Real Estate, Jen Stein and BGL, nor any of its partners, directors, officers, employees and agents ("Sales Agent"), nor the owner, its partners or property manager, make any representations or warranties, whether expressed, by operation of law or otherwise, with respect to this Brochure or the Property or any materials, statements (including financial statements and projections) or information contained herein or relating thereto, or as to the accuracy or completeness of such materials, statements or information, or as to the condition, quality or fitness of the Property, or assumes any responsibility with respect thereto. Such materials, statements and information have in many circumstances been obtained from outside sources, and have not been tested or verified. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given.

This Brochure is provided subject to errors, omissions, prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice. The contents hereof are confidential and are not to be reproduced or distributed to any person or entity without the prior written consent of Agents and Owner or used for any purpose other than initial evaluation as indicated above.



FOR MORE INFORMATION:

HUNTER REAL ESTATE

MICHAEL A. TESTA, CCIM

815.482.0105

MTESTA@HUNTER-RE.COM

MATT HUNTER

414.931.9931

MHUNTER@HUNTER-RE.COM



HUNTER
REAL ESTATE



BROWN GIBBONS
LANG & COMPANY