SAAK HEALTH MOB

24,577 SF

MEDICAL OFFICE BUILDING | AMBULATORY SURGERY CENTER

BROOKFIELD, WI

HUNTER REAL ESTATE



SAAK Health
NEIGHBORHOOD SPECIALTY CARE

CONFIDENTIAL OFFERING MEMORANDUM

LISTING BROKERS

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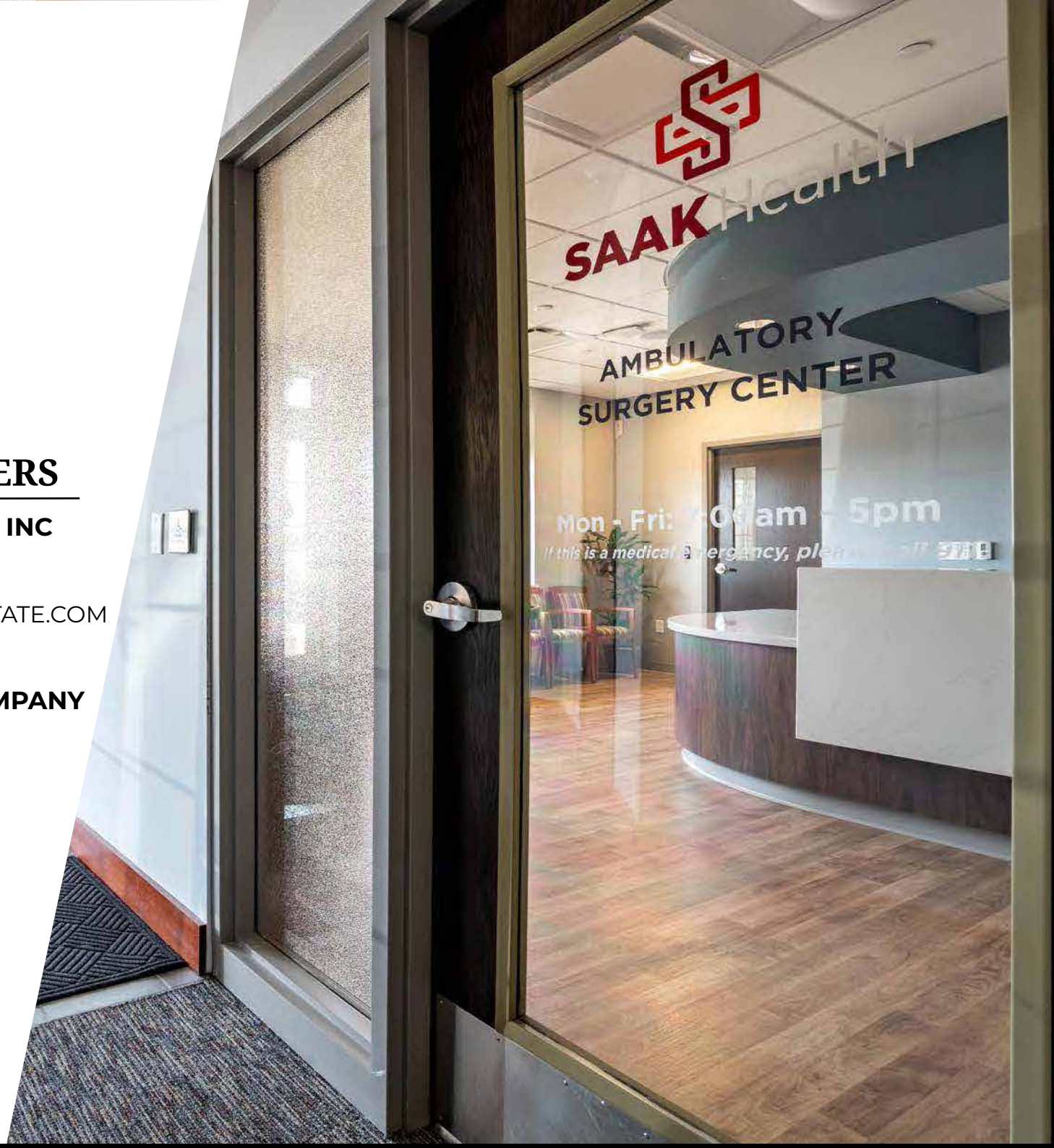
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EXECUTIVE SUMMARY

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

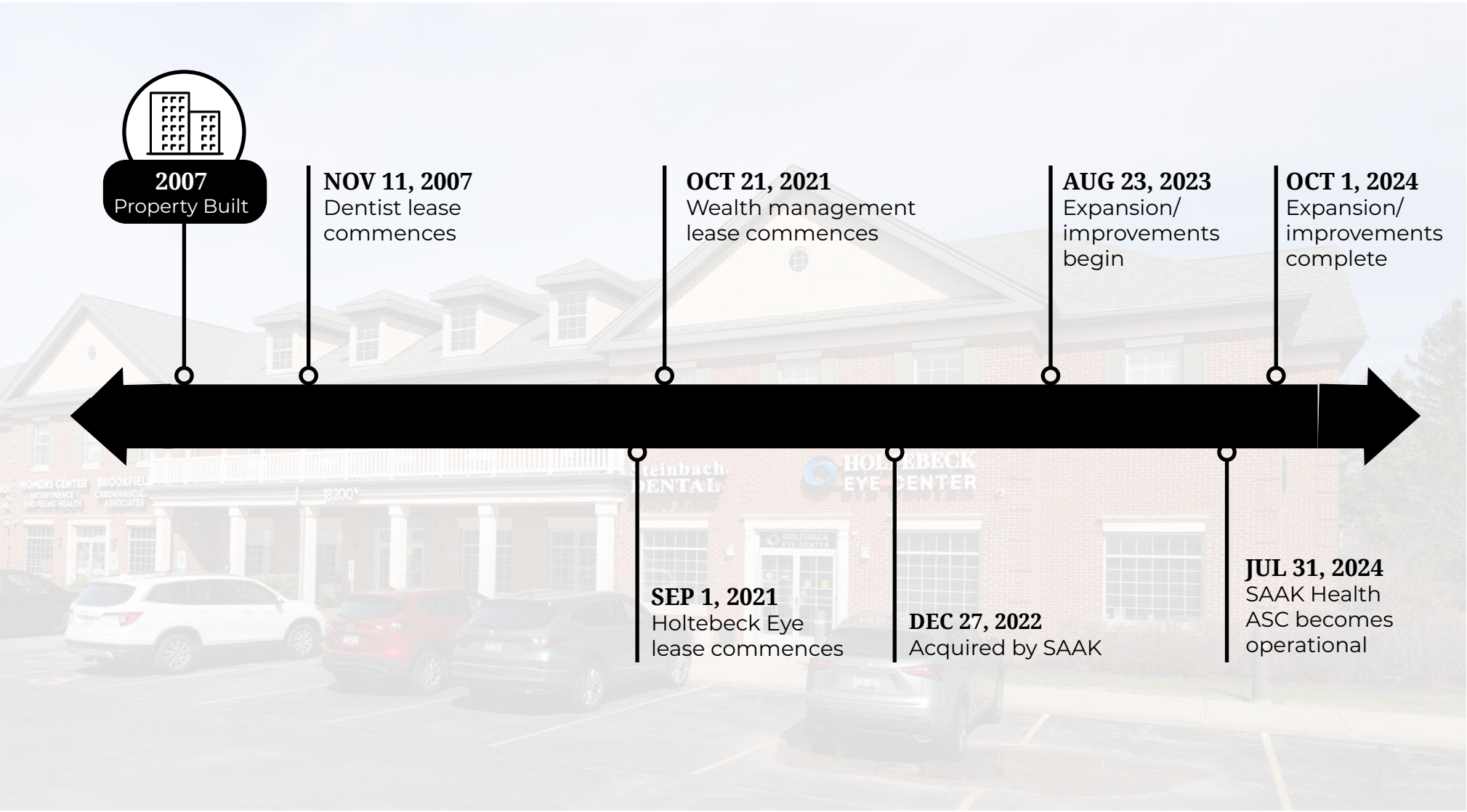
PROPERTY NAME	SAAK Health MOB
TRANSACTION TYPE	Fee Simple
PROPERTY SIZE	24,577 SF
YEAR BUILT / RENOVATED	2007 / 2024
OCCUPANCY	100%
WALT	8.3 years
ANCHOR/LEASEBACK TENANT	SAAK Health
ANCHOR LEASE SQ. FT. / GLA	15,425 Sq. Ft. / 63% GLA
ANCHOR LEASE TERM	12 years

18200 W. CAPITOL DRIVE, BROOKFIELD, WI

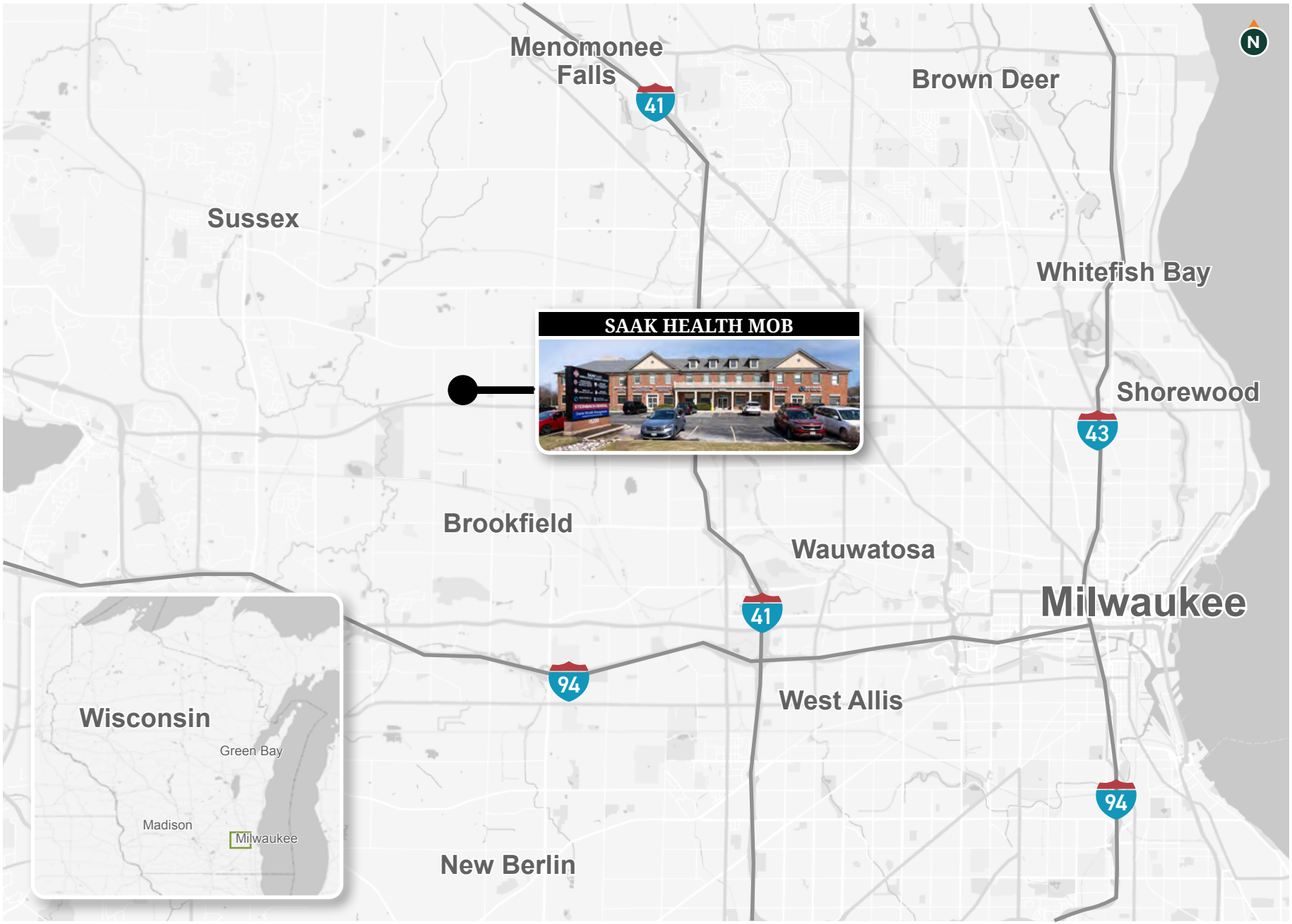




EXECUTIVE SUMMARY



PROPERTY LOCATION MAP



INVESTMENT HIGHLIGHTS

SAAK Health
NEIGHBORHOOD SPECIALTY CARE

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

SAAK Health
NEIGHBORHOOD SPECIALTY CARE

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

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 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

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, ocuplastic 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. Holebeck Eye Center has a broad service offering and approaches each treatment with the necessary care to ensure that any eye and vision problems patience 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

Steinbach Dental provides high-quality dentistry services. What makes Steinbach Dental the best dentist in Brookfield is exceptional patient care, a wide range of dental services and state-of-the-art equipment. The practice has been serving the greater Brookfield area for more than a decade.

Steinbach Dental has built a team of dedicated, experienced, and caring professionals who are committed to the dental health of their patients. They offer all preventive dentistry, restorative dentistry, and cosmetic dental procedures. The practice's mission is to provide every patient with the most advanced dental care, the necessary education to ensure oral hygiene and oral health, and a painless dental experience.

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

Zoetic Wealth Management is a private wealth advisory practice based in Brookfield, Wisconsin, affiliated with Ameriprise Financial Services, LLC. The team offers personalized financial planning and investment strategies to individuals and families, focusing on retirement planning, investment management, and women's financial strategies.

With over 25 years of experience, Shannon leads the team as a Certified Financial Planner. She has been recognized as a Forbes Best-in-State Wealth Advisor from 2021 to 2024 and has received the Five Star Wealth Manager award multiple times.



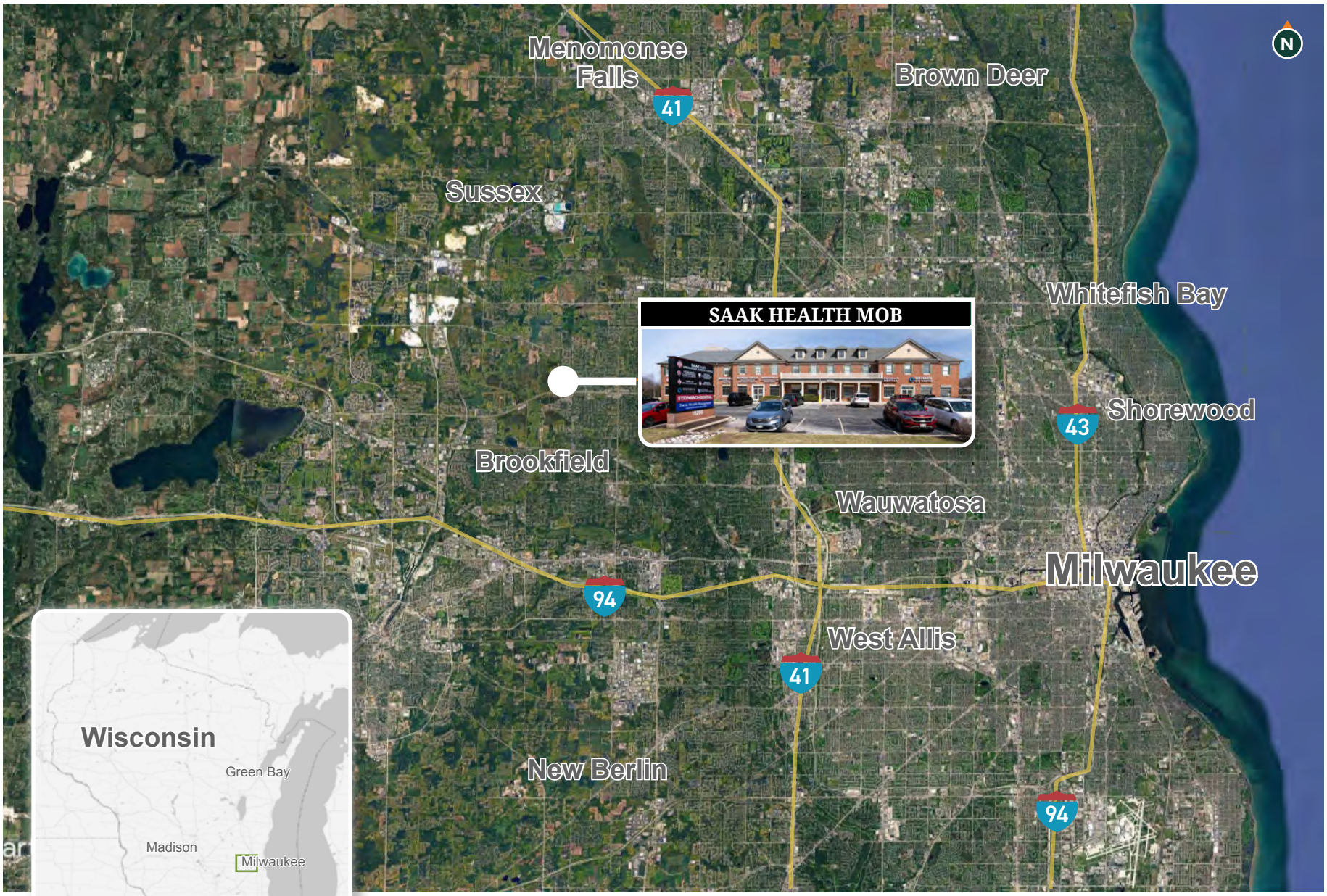
PROPERTY OVERVIEW

SAAK HEALTH MOB

HUNTER REAL ESTATE

BROWN GIBBONS LANG & COMPANY

PROPERTY LOCATION MAP



AERIAL VIEW


16 MILES
City of Milwaukee
SAAK Health
NEIGHBORHOOD SPECIALTY CARE

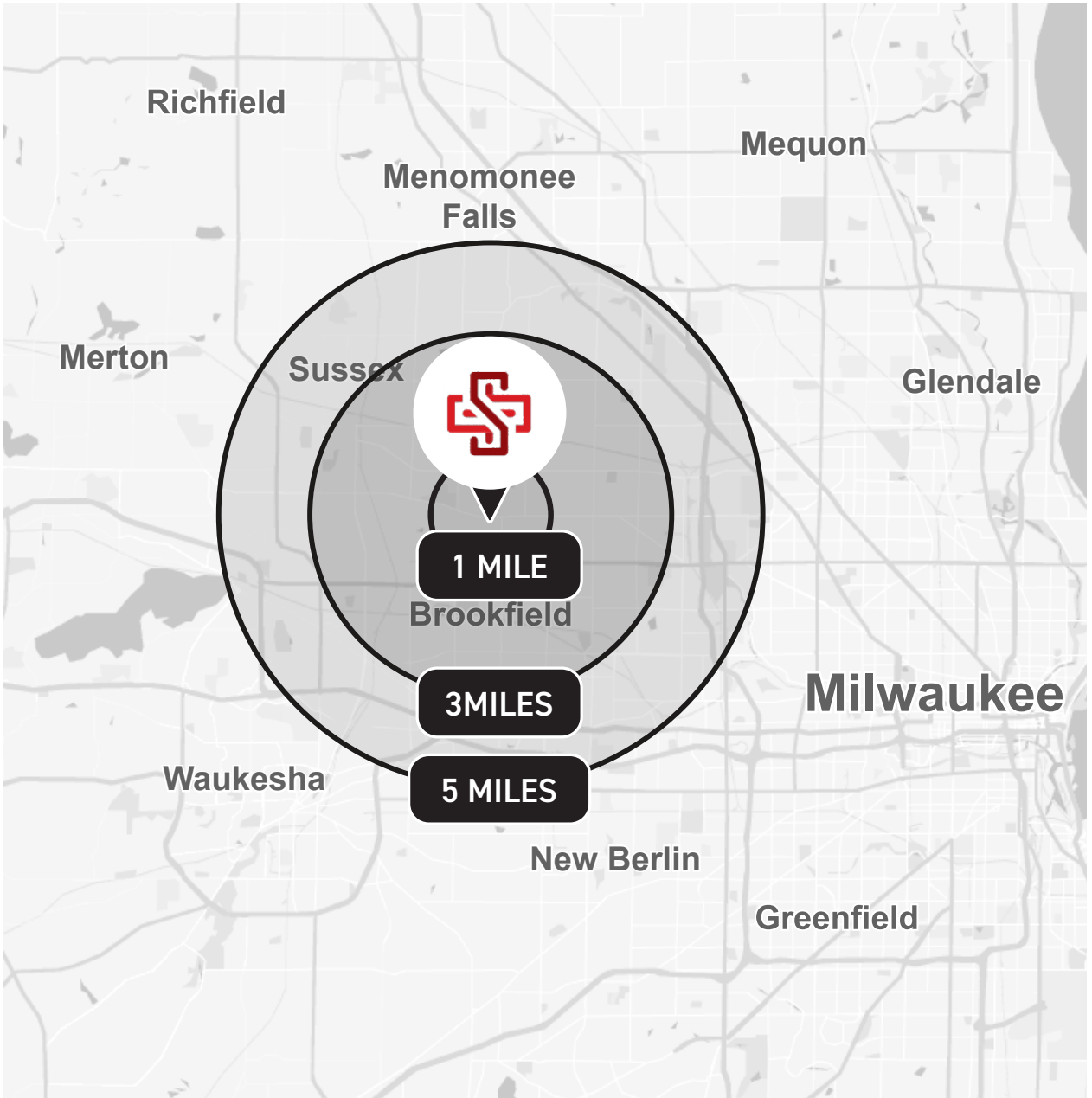
DEMOGRAPHICS

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



HUNTER REAL ESTATE

BROWN GIBBONS LANG & COMPANY

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

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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

HUNTER REAL ESTATE

BROWN GIBBONS LANG & COMPANY

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

HUNTER REAL ESTATE

BROWN GIBBONS LANG & COMPANY

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 Hunter Real Estate 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

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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.

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FOR MORE INFORMATION:

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