

1001 - 1045 W. Glen Oaks Lane

Mequon, WI 53092

Glen Oaks Office Park

Prime Investment Opportunity: Six
Cash flowing office buildings on 15
acres with strong historical
occupancy in the heart of Mequon,
WI.

OFFERING
MEMORANDUM





Market Experts

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Capital Markets

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EXECUTIVE SUMMARY

Marcus and Millichap is pleased to present this unique opportunity to purchase 1001 - 1045 Glen Oaks Lane, in Mequon, WI (the "Property"). Two parcels of a combined 15 acres consists of 6 well-occupied office building. This is a unique opportunity for a qualified investor to acquire an asset which as never traded ownership. The site consist of 160+ office suites with a diverse set of tenants and businesses. Lease terms range from 7 to one year, with many tenants occupying for over 10+ years. Tenant retention and occupancy remain high due to simple lease structure, accommodating suite size, and efficient management.





PROPERTY DETAILS

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Property Address: 1001 - 1045 Glen Oaks Lane, Mequon WI

Parcel Number 50201001600

Number of Buildings: 6

Total RBA: 114,333

Total Lot Size: 15 Acres

Occupancy: 92%

Year Built: 1993 - 2001

Total Suites: 144+

Zoning: B3 (Office & Service District)

Total Gross SF: 136,204

Roof: Asphalt Shingles (New Spring 2026)

Foundation: Masonry & Concrete

2025 Taxes (Total) \$127,792

Asking Price: \$14,100,000

INVESTMENT HIGHLIGHTS

- Located in the Most Affluent Town in Wisconsin with Excellent Demographics
- Conveniently Located 1.6mi from Exit 187 within Port Washington Corridor
- Excellent Exposure to High Traffic Counts to East and West
- Very-well maintained and managed site
- NEW ROOF Installation on each building - Spring 2026.
- Major Retailers and Developments Nearby: Mequon Community Hospital, Froedtert Mequon Health Center, Pick N' Save, Starbucks, Culvers, JP Morgan Chase, etc.
- 95% occupied with Strong Historical Occupancy



The Opportunity :

Built between 1993 and 2001, Glen Oaks Office Park sits on 15 acres, a mile north of Mequon Road and right off Interstate 43. Glen Oaks Office Park is a well-located, multi-building office campus situated in the affluent North Shore community of Mequon, Wisconsin. The property benefits from a professional park-like setting, featuring landscaped grounds, ample surface parking, and a suburban environment that appeals to both professional service firms and corporate users seeking a high-quality work setting outside of downtown Milwaukee.

Strategically positioned with convenient access to major north-south thoroughfares, Glen Oaks Office Park offers strong connectivity to the greater Milwaukee metro while maintaining proximity to nearby retail, dining, and residential amenities. The park's flexible office layouts accommodate a range of tenant sizes and uses, supporting long-term leasing stability and diversified tenancy. Located in one of Wisconsin's most desirable suburban office markets, Glen Oaks Office Park presents an attractive combination of location quality, tenant appeal, and long-term investment fundamentals.

The Buildings:

These six office buildings were constructed between 1994 and 2003. Each building ranges from 17,000 RBA to 25,000 RBA. The buildings have numerous suite sizes from 100 to 1,500 square feet. A variety of tenured tenants and small businesses occupy the spaces and enjoy the ease of the well-managed site. All tenants are on full service gross leases ranging from one to six years with annual CPI rent increases.



Investment Financials

Building:	Total RBA:	Current Occupancy:	Current:	Pro Forma:
1001	19,165	100%	\$356,580	\$366,208
1009	20,504	83% (3,573 SF Vacant)	\$293,370	\$350,218
1017	19,626	100%	\$351,325	\$360,811
1025	20,518	99% (269 SF Vacant)	\$303,546	\$311,742
1035	17,493	77% (4,163 SF Vacant)	\$240,594	\$307,282
1045	17,027	98% (1,006 SF Vacant)	\$273,587	\$289,683
Total:	114,333 RBA	92% Occupied (9,011 SF Vacant)	\$1,819,002	\$1,962,858
NOI:			\$1,061,626	\$1,205,482

Maintenance	\$80,293
HVAC / Elevator	\$49,604
Leasehold Improv	\$40,000
Insurance	\$18,087
Management	\$80,000
Cleaning	\$70,695
Snow Removal	\$5,200
Vacancy Allowan	\$57,000
Reserves	\$11,500
Electric / Gas	\$174,993
Waste Removal	\$7,017
RE Taxes	\$127,575
Landscaping	\$15,000
Water / Sewer /	\$20,230
Total Expenses:	\$757,376

Recent Capital Improvements to Site:

Fully updated bathrooms

New Roof Installation on all buildings starting Spring of 2026. Installation by WeatherPro Exteriors. Inquire for Further Details.

Parking lot milled, repaved approx. 5 yrs ago.

Stripping of Parking Lot Fall 2025

Please Note: All leases are on a Gross Basis. Net operating income may fluctuate throughout transaction period. All leases have annual CPI increases. Current income based from March 1st, 2026. Pro Forma based on \$16.00 PSF for on a Gross basis for buildings with vacancy. Annual CPI Increase of 2.7% applied for buildings with 100% occupancy.

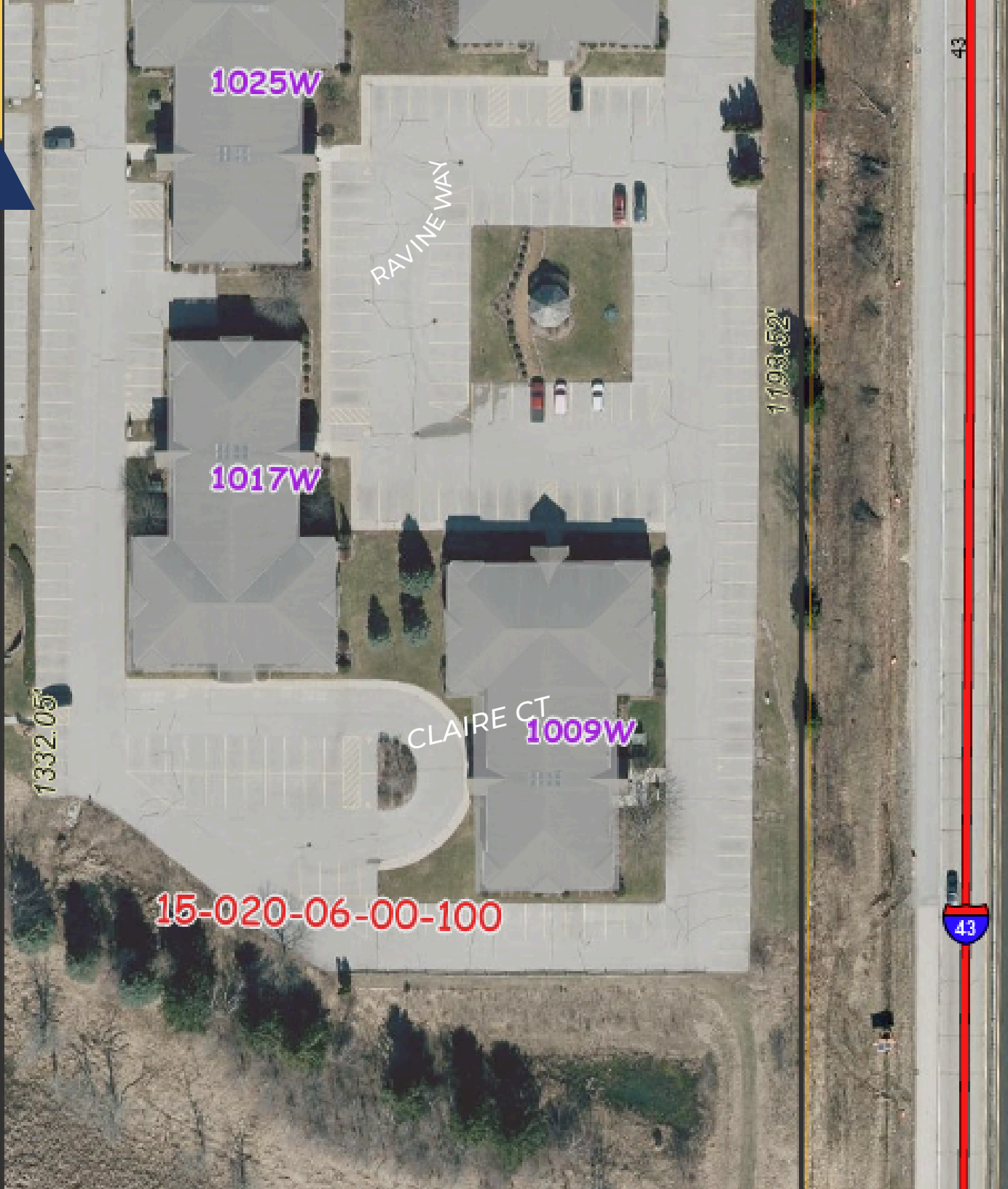
Inquire for Detailed Rent Roll

Retail Ariel - North Port Washington Road

LOCAL MAP



PROPERTY AERIAL





MARKET OVERVIEW

LOCATION DESCRIPTION:

The city of Mequon is located in Ozaukee County, Wisconsin, and is part of the Milwaukee metropolitan area. Mequon is situated along the western shore of Lake Michigan, just 19 miles north of Milwaukee and covers 24 square miles.

INCOME:

Mequon is an affluent community with a high median household income. As of the most recent estimates, the median household income is around \$100,000 or more, which is significantly higher than the state and national averages.

Economy:

The city is known for its highly educated and affluent residents, which has fostered a local economy centered around professional services, finance, and healthcare. There are also small businesses, retailers, and light industries that serve the community. Mequon's proximity to Milwaukee also allows residents to commute for work, expanding employment opportunities.

Housing:

Mequon is primarily made up of suburban residential neighborhoods, with a mix of single-family town homes, townhouses, and larger estates. The housing market is strong, with higher than average home values compared to other many other parts of Wisconsin.

Age Distribution:

Median Age / Age Breakdown: The median age is 46 years old. The population includes a mix of children, working-age adults, and retirees, with a notable percentage of residents aged 45 and older.



DEMOGRAPHICS

Mequon, WI



Marcus and Millichap | 1001 - 1045 W. Glen Oaks Lane

SUMMARY	CENSUS 2010	2021 - 2025
Population	23,132	25,148
Households	8,598	9,192
Families	6,561	12,708
Average Household Size	2.58	2.61
Owner Occupied Housing Units	8,460	9,145
Renter Occupied Housing Units	980	1,250
Median Age	49.1	46.7

Household Income Per Household	2025
\$45,000 - \$50,000	3.1%
\$50,000 - \$60,000	5.4%
\$60,000 - \$75,000	5.6%
\$75,000 - \$100,000	9.5%
\$100,000 - \$125,000	9.7%
\$125,00 - \$149,000	5%
\$150,000 - \$200,000	14.1%
\$200,000 or more	35.6%

Median Household Income	\$125,566
Average Household Income	\$180,810
Per Capita Income	\$79,269



25,489
2023 POPULATION



46.7
MEDIAN AGE



\$147,391
AVERAGE
HOUSEHOLD
INCOME



9,192
HOUSEHOLDS

OFFERING INSTRUCTIONS

Evaluation Considerations

- Offering Price
- Financial Capacity
- Timing of close
- Contingencies
- Proposed capitalization structure
- Experience in similar transactions

Offering Instructions



Property Tours:
By appointment only



Process:
Seller will respond to offer as received



Purchase Price:
\$14,100,000





Offers should be submitted via email to thomas.kopatich@marcusmillichap.com and gavin.sorensen@marcusmillichap.com and include the following -

1 PURCHASE PRICE

2 SOURCE OF DEBT AND EQUITY

3 EARNEST MONEY DEPOSIT

4 DUE DILIGENCE AND CLOSING TIME FRAMES

5 DETAILED LIST OF CONTINGENCIES INCLUDING INVESTMENT COMMITTEE, APPRAISAL AND/OR LENDER APPROVALS THAT MAY BE REQUIRED



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