

NOTABLE TRANSACTIONS

Q4 2018 | Milwaukee

Industrial Leasing Activity

Notable office lease transactions consist of all leases 5,000 sf or larger in the tracked geographic area, which includes Milwaukee, Waukesha, Ozaukee, Washington, Sheboygan, Walworth, Racine and Kenosha counties. All transactions were signed during Q4 2018 and new leases, renewals and expansions. All lease transactions were collected by REDI based on changes to listings in the Catylist system.

Property Name	Tenant	Occupancy	Lease Type	Submarket	Leased sf
2600 Enterprise Dr	SC Johnson	Q1 2019	Renewal	Racine	432,000
6051 S Moorland Rd	ECM Industries	Q4 2018	New	Waukesha Southeast	192,800
Zilber Industrial II	Confidential	Q1 2019	New	Kenosha	149,811
6600 N Industrial Rd	Lube-Tech & Partners, LLC	Q4 2018	New	Milwaukee Northwest	111,725
11800 W Burleigh St	Confidential	Q1 2019	New	Milwaukee West	111,590
4611 N 32nd St	MilwaukeeWarehouse.com	Q1 2019	New	Milwaukee North Central	98,600
Enterprise Business Park Bldg II	Fresinius	Q4 2018	New	Racine	82,799
N17 W25073 Bluemound Rd	Product Miniature Co, Inc	Q1 2019	New	Waukesha Northeast	72,000
9845 S 57th St	Rocore Holdings	Q1 2019	Renewal	Milwaukee South	62,688
3595 N 127th St	Milwaukee Electric Tool Corporation	Q1 2019	New	Waukesha Northeast	54,040
N102 W19400 Willow Creek Way	Plastic Components	Q4 2018	New	Washington	46,500
2933 105th St	Evolve Concepts, Inc.	Q4 2018	New	Racine	34,960
4119 W Green Tree Rd	MDS Fulfillment	Q1 2019	New	Milwaukee Northwest	33,000
4410 N 132nd St	S-L Distribution Company	Q1 2019	Renewal	Waukesha Northeast	32,188
5333-5349 S Emmer Dr	Christopher Morgan	Q4 2018	New	Waukesha Southeast	29,000
1632 Hobbs Dr	Bergamot Brass	Q4 2018	New	Walworth	21,778
7730 S 6th St	Conntek Integrated Solutions, Inc	Q1 2019	New	Milwaukee South	21,507
4401 N 124th St	Reynolds Rigging & Crane	Q1 2019	New	Waukesha Northeast	19,640
Oakwood Commerce Center Bldg 1	PDS Courier Freight Systems	Q4 2018	New	Milwaukee South	18,435
W228 N2792 Duplainville Rd	Undisclosed Tenant	Q1 2019	New	Waukesha Northeast	16,000
1900 Airport Rd	Badger Distribution	Q1 2019	New	Waukesha Southeast	14,400
4435 N 124th St	Undisclosed Tenant	Q4 2018	New	Waukesha Northeast	14,400
N28 W23240 Roundy Dr	Exide Technologies	Q4 2018	Renewal	Waukesha Northwest	14,400
5055-5075 S Emmer Dr	Race Investments, LLC	Q1 2019	New	Waukesha Southeast	13,138
5333-5349 S Emmer Dr	Christopher Morgan	Q4 2018	New	Waukesha Southeast	12,000
3237 W Glendale Ave	G&S Transport LLC	Q4 2018	New	Milwaukee North Central	10,000
11220 W Lincoln Ave	Universal Restoration Services	Q1 2019	New	Milwaukee West	8,100
N30 W22383 Green Rd	Great Day Improvements LLC	Q1 2019	New	Waukesha Northeast	8,000
6960-6970 S 13th St	P&J Bath & Tile Showroom	Q1 2019	New	Milwaukee South	7,762
10520 N Baehr Rd	Omanhene Cocoa Been Company	Q1 2019	New	Ozaukee	7,500

Industrial Leasing Activity (Cont.)

Property Name	Tenant	Occupancy	Lease Type	Submarket	Leased sf
4630 S Brust Ave	Windows Depot	Q4 2018	New	Milwaukee South	7,500
1230 S West Ave	1:28 Automotive	Q1 2019	New	Waukesha Southeast	7,210
1800 Dolphin Dr	Undisclosed Tenant	Q1 2019	New	Waukesha Southeast	6,520
6600 W Washington St	Gear Box Express	Q4 2018	New	Milwaukee West	6,300
Brookfield Crane Building - East	Superior Maintenance of WI	Q4 2018	New	Waukesha Southeast	6,250
N27 W23713 Paul Rd	Ace World Companies	Q4 2018	New	Waukesha Northeast	6,000
W188 N11927 Maple Rd	Undisclosed Tenant	Q1 2019	New	Washington	5,758
430 S Curtis Rd	Elite Engineering	Q4 2018	New	Milwaukee West	5,400
419 W Boden St	Premier Metals	Q1 2019	New	Milwaukee South	5,360
N114 W18770 Clinton Dr	American Dental Partners of WI	Q1 2019	New	Washington	5,183
3455 N 124th St	Aqua Therapups	Q4 2018	New	Waukesha Northeast	5,126
Mitchell Industrial Park Bldg D	National Packaging Services	Q4 2018	New (expansion)	Milwaukee South	5,000
11801-11923 W Fairview Ave	JB Agriceuticals LLC	Q1 2019	New	Milwaukee West	5,000
8920 Business Center of Kenosha	Thorne Associates, Inc.	Q1 2019	New	Kenosha	5,000

Office Leasing Activity

Notable office lease transactions consist of all leases 2,500 sf or larger in the tracked geographic area, which includes Milwaukee and Waukesha counties, along with Mequon and Thiensville. All transactions were signed during Q4 2018 and new leases, renewals and expansions. All lease transactions were collected by REDI based on changes to listings in the Catylist system.

Property Name	Tenant	Occupancy	Lease Type	Submarket	Leased sf
617 E Wisconsin Ave	Robert W Baird	Q4 2018	New	Milwaukee Downtown East	58,548
250 N Patrick Blvd	The Benefits Company	Q1 2019	Renewal	Brookfield	14,813
Oakwood Center	Principal Financial Group	Q1 2019	New	Mayfair - Wauwatosa	11,008
Crossroads Corporate Center XII	Americredit Financial Services, Inc	Q4 2018	New	Brookfield	10,661
Crossroads Corporate Center VIIIB	Confidential	Q4 2018	New	Brookfield	9,114
One Park Place	Benefit Plan Administration-Wisconsin	Q1 2019	Renewal	Milwaukee Northwest	8,194
Riverfront Plaza	PKSD Law	Q1 2019	New	Milwaukee Downtown West	8,094
3505 N 124th St	Cygniak Planning	Q1 2019	Renewal	Brookfield	7,623
Brookfield Lakes X	Undisclosed Tenant	Q1 2019	New	Brookfield	7,427
Bishop Woods Center	Undisclosed Tenant	Q4 2018	New	Brookfield	6,514
Squires III	Hills Legal Group, Ltd	Q1 2019	New	Waukesha - Pewaukee	6,243
Crossroads Corporate VIII	EON Clinics	Q4 2019	Renewal	Brookfield	6,187
Two-Fifty	Walny Legal Group	Q1 2019	New	Milwaukee Downtown East	5,421
3720 N 124th St	Keystone Staffing Group	Q4 2018	New	Mayfair - Wauwatosa	4,541
330 E Kilbourn Ave	Green Bay Packers	Q4 2018	New	Milwaukee Downtown East	4,327
111-119 W Pleasant St	The Difference Principle	Q1 2019	New	Milwaukee Downtown West	4,306
RidveView Office Center I	Mutual of Omaha	Q1 2019	New	Waukesha - Pewaukee	4,190
The Forum	Undisclosed Tenant	Q1 2019	New	Mayfair - Wauwatosa	4,189
Crossroads Corporate Center I	Mars Solutions	Q1 2019	New	Brookfield	3,898
Berkeley Building	Undisclosed Tenant	Q1 2019	New	Milwaukee North Shore	3,736
Brookfield Lakes Corporate Center IV	JaniKing	Q1 2019	New	Brookfield	3,518
Bishop Woods Center	Undisclosed Tenant	Q1 2019	New	Brookfield	3,486
245 S Executive Dr	Vein Clinics of America	Q1 2019	Renewal	Brookfield	3,485
Franklin Corporate Center	Ansary & Associates	Q1 2019	New	Milwaukee Southeast	3,450
1120 James Dr	Catalyst Wellness, LLC	Q1 2019	New	Waukesha Northwest	3,429
Sunset Plaza	Moldmakers Leasing/Investments	Q1 2019	New	Waukesha - Pewaukee	3,385
12308 N Corporate Pkwy	Cor4	Q1 2019	New	Mequon - Thiensville	3,315
789 N Water St	Undisclosed Tenant	Q1 2019	New	Milwaukee Downtown East	2,963
The Global Water Center	LCM Funds	Q4 2018	New	Third Ward - Walkers Point	2,950
Franklin Business Center	Confidential	Q1 2019	New	Milwaukee Southwest	2,890
Empire Building	Confidential	Q4 2018	New	Milwaukee Downtown West	2,800
CityCenter at 735	Summa Financial Technology	Q1 2019	New	Milwaukee Downtown East	2,781
High Pointe Office Centre	Confidential	Q1 2019	New	Mayfair - Wauwatosa	2,732
Lincoln Center II	Techromix Solutions, Inc	Q1 2019	New	Milwaukee West	2,648

Industrial Sales Activity

Notable industrial sales transactions consist of all sales \$1,000,000 or greater, in the tracked geographic area, which includes Milwaukee, Waukesha, Ozaukee, Washington, Sheboygan, Walworth, Racine and Kenosha counties. All sales transactions were collected by REDI based on changes to listings in the Catylist system and data obtained from public record.

Property Name	Buyer	Seller	Submarket	Sale Price (\$)
N102 W19400 Willow Creek Way	Stag Industrial	Weas Development	Washington	\$14,100,000
Portfolio 11601-11745 W Bradley Rd	The Luther Group	Park Place Technology Center, LLC	Milwaukee Northwest	\$5,590,000
5000 West Electric Avenue	Zilber Property Group	AG Leasing Company, LLC	Milwaukee West	\$5,400,000
N8 W22380 Johnson Dr	Komelon Usa Corporation	Schmidt Family Investment, Lp	Waukesha Southwest	\$2,869,000
1075 Northbranch Dr	Northbranch Industrial LLC	Schlueter Number 2, LLC	Milwaukee South	\$1,975,000
N46 W23075 Lindsay Road	Matthew Thomas Miller	Lazynski-Morris Corporation	Waukesha Northwest	\$1,662,800
202 Travis Lane	Lee Commercial Properties Lc	Power Sport Properties, LLC	Waukesha Southwest	\$1,650,000
1100 Silvermail Rd	Shamrock Properties, LLC	BUI Properties, LLC	Waukesha Southwest	\$1,550,000
1741-1825 W Saint Paul Ave	Bachman Furniture	LCM Funds 30, LLC	Milwaukee Downtown	\$1,500,000
1741-1825 W Saint Paul Ave	BBC Lighting	LCM Funds 30, LLC	Milwaukee Downtown	\$1,400,000
254 North Emmbur Lane	48IDA, LLC	254 North Emmbur Lane, LLC	Milwaukee Downtown	\$1,250,000
2900 South 166th Street	Duro 2900 Property, LLC	166 Property, LLC	Waukesha Southeast	\$1,220,000
W304 S3925 Brookhill Road	Ellard Enterprises, LLC	Robert C. Parchem	Waukesha Southwest	\$1,200,000
5277 Beaver Creek Parkway	Grube Partnership, LLC	Beaver Creek Properties, LLC	Milwaukee North Shore	\$1,150,000
9846 South 20th Street	Piotrowski Investment, Inc.	Sharon L. Akers Trust	Milwaukee South	\$1,100,000
75 Enterprise Rd	Tc Delafield Investments Llc	K R S Investments Lip	Waukesha Northwest	\$1,100,000

Office Sales Activity

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Property Name	Buyer	Seller	Submarket	Sale Price (\$)
The Timbers	R2 Companies	SARA Investment Real Estate	Third Ward - Walkers Point	\$14,157,200
Bayside Woods	Mark 8989 Building, LLC	Bayside Woods O.P.	Milwaukee North Shore	\$4,475,000
Tower Executive Office Building	Engineered Products and Services, Inc.	Zilber Property Group	Brookfield	\$3,650,000
4301 West Brown Deer Road	Village Of Brown Deer	Phoenix Investors	Milwaukee North Shore	\$3,000,000
High Ridge Office Center	Michael Ogden Walters	High Ridge Office, LLC	Waukesha - Pewaukee	\$2,600,000

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