


# PNC Bank (Ground Lease) Brookfield, WI

 **Purchase Price:**  
**\$1,789,720**

 **Cap Rate:**  
**5.35%**

**Stan Johnson Company** is pleased to offer for sale to qualified investors, the opportunity to acquire the 100% fee simple interest in the ground leased commercial property located at 17375 West Capitol Drive in Brookfield, Wisconsin (the "Property"). The Property consists of a 4,000 SF building situated on a 0.70-acre parcel of land. The Property is leased to PNC Bank, who is operating under an absolute NNN ground lease with 14 years of base term remaining and features 8.00% increases every 10 years.

## Location Synopsis

**Brookfield** is a city located in Waukesha County, Wisconsin. It is the 3rd largest city in Waukesha County. Praised by visitors and travel planners alike, Brookfield offers a convenient, suburban experience, just minutes from Milwaukee. Brookfield offers a may things for residents and visitors alike. Just a few miles from Milwaukee, Brookfield is a popular destination from which to enjoy the area's most popular Milwaukee attractions including Miller Park, the Milwaukee County Zoo, the Harley-Davidson Museum and so much more.

## Investment Highlights

- Large Financial Institution with Investment Grade Credit
- Long Term Absolute NNN Ground Lease
- Substantial Rental Increases
- Outstanding Visibility & Access
- Dense, Affluent Milwaukee MSA Location



[Click Here for Website & Full Offering Memorandum](#)

For more information, contact:

**Brad Feller** | Managing Director  
bfeller@stanjohnsonco.com  
+1 312.240.0194  
Wisconsin Broker #57176-90

**Blaise Bennett** | Associate  
bbennett@stanjohnsonco.com  
+1 312.777.2449

**Mark Lovering** | Associate  
mlovering@stanjohnsonco.com  
+1 312.777.2441

**Isaiah Harf** | Director  
iharf@stanjohnsonco.com  
+1 312.777.2437

**Andy Gatchell** | Associate Director  
agatchell@stanjohnsonco.com  
+1 312.777.2439

**Brandon Moghimi** | Associate Director  
bmoghimi@stanjohnsonco.com  
+1 213.417.9373

**Rachel Walz** | Associate  
rwalz@stanjohnsonco.com  
+1 312.777.2451

.....

**Stan Johnson Company**  
303 East Wacker Drive | Suite 1111  
Chicago, Illinois 60601  
P: +1 312.240.0127 | F: +1 312.240.0158

[stanjohnsonco.com](http://stanjohnsonco.com)

