



Investment Sale

CORNERSTONE

100 Wilburn Rd
Sun Prairie, WI

\$2,450,000

BUILDING SIZE

31,678 SF

LEASABLE SF

25,496 SF

NOI

\$196K

CAP RATE

8%

Multi-tenant investment opportunity · Sun Prairie Industrial Park
Minutes from HWY 151 · In-place cash flow · Value-add upside



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ABOUT THE BUILDING

Cornerstone is an established, multi-tenant office building at the entrance of the Sun Prairie Industrial Park, off Exit 103 on US Hwy 151. The two-story building (plus partial lower level) offers flexible suite configurations across 24,940 leasable SF, with a large lobby, shared conference room, three-stop elevator, and tenant storage. A new roof, paved lot, and updated mechanical systems make this a low-deferred-maintenance acquisition.

Asking Price

\$2,450,000

\$77/SF Gross · \$98/SF Leasable

Cap Rate

8%

NOI ~\$196,000

Occupancy

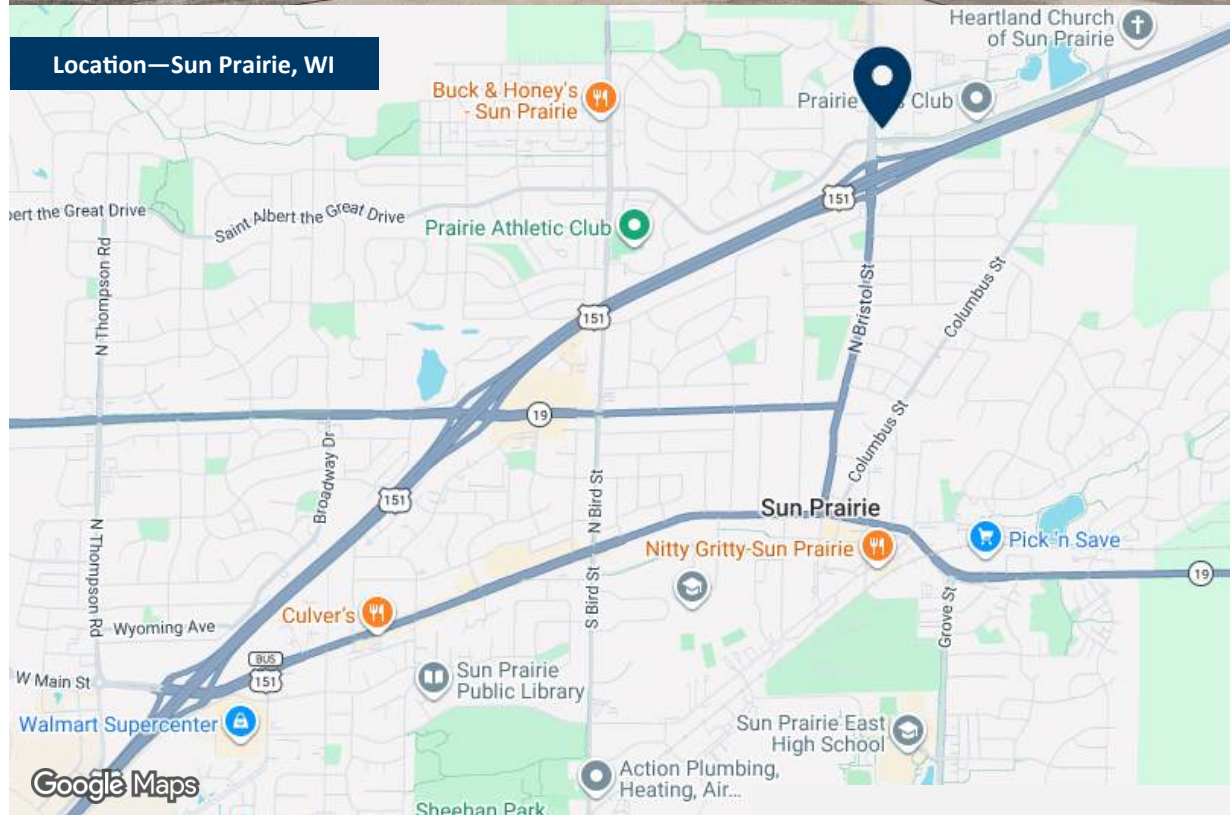
82-86%

Value-add upside

PROPERTY DETAILS

GROSS BUILDING SF 31,678 SF Per appraiser	NET LEASABLE SF 25,496 SF Multi-tenant
LOT SIZE ~2 Acres 87,786 SF · 549' frontage	YEAR BUILT 1993 Addition 2006
PARKING 80 Spaces Newly paved · 3.2 per 1,000 SF	ZONING SI Suburban Industrial
FLOOD ZONE Zone X—Minimal Flood Hazard	

CORNERSTONE | Overview



Important Notice and Disclaimer: Information herein is unverified and assembled from numerous sources and third parties. User must independently verify if important. Owner & Broker make no representations or warranties of accuracy of any kind.



CASH FLOW PROFORMA · STABILIZED

INCOME	
Base Rent (incl nnn & gross leases)	\$359,884
CAM Income (55.9% recovery)	\$103,415
Gross Potential Income	\$463,299
Less Vacancy Allowance (10%)	(\$46,330)
Effective Gross Income	\$416,969
OPERATING EXPENSES	
Real Estate Taxes	\$55,000
Insurance	\$14,000
Repair & Maintenance	\$93,000
Utilities	\$23,000
Management (5.0%)*	\$20,848
Miscellaneous & Admin	\$2,500
Capital Reserve (3.0%)	\$12,509
Total Operating Expenses	\$220,858
Net Operating Income (NOI)	\$196,111

*Note: 2027 NOI \$207,916 when including Mgmt Fee in the recoverable CAM costs.

CORNERSTONE | Financials

PRICING & RETURNS

ASKING PRICE

\$2,450,000

\$77/SF Gross · \$98/SF Leasable

PROFORMA NOI

\$196,111 - \$207,916

CAP RATE

8.0 - 8.5%

Proforma basis

SUN PRAIRIE MARKET



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INVESTMENT HIGHLIGHTS

In-Place Cash Flow

82-86% occupied with multiple tenants. Value-add through backfill and lease stabilization

Well-Maintained Asset

New roof, newly paved lot, updated mechanical systems and elevator within the last 10 years.

80 Surface Parking Spaces

Newly paved lot—over 3.2 spaces per 1,000 SF. Ample parking supports multi-tenant occupancy and client visits.

Owner-Occupant Option

Ideal for a business seeking to occupy part of the building while retaining existing tenants for income offset

IDEAL BUYER: Local/regional investor seeking value-add office · Owner-occupant with partial space needs · 1031 exchange buyer

Gateway Location

Entrance of Sun Prairie Industrial Park—visibility and easy client access from day one.

Flexible Use

SI zoning allows office, professional services, medical, research, and light industrial.

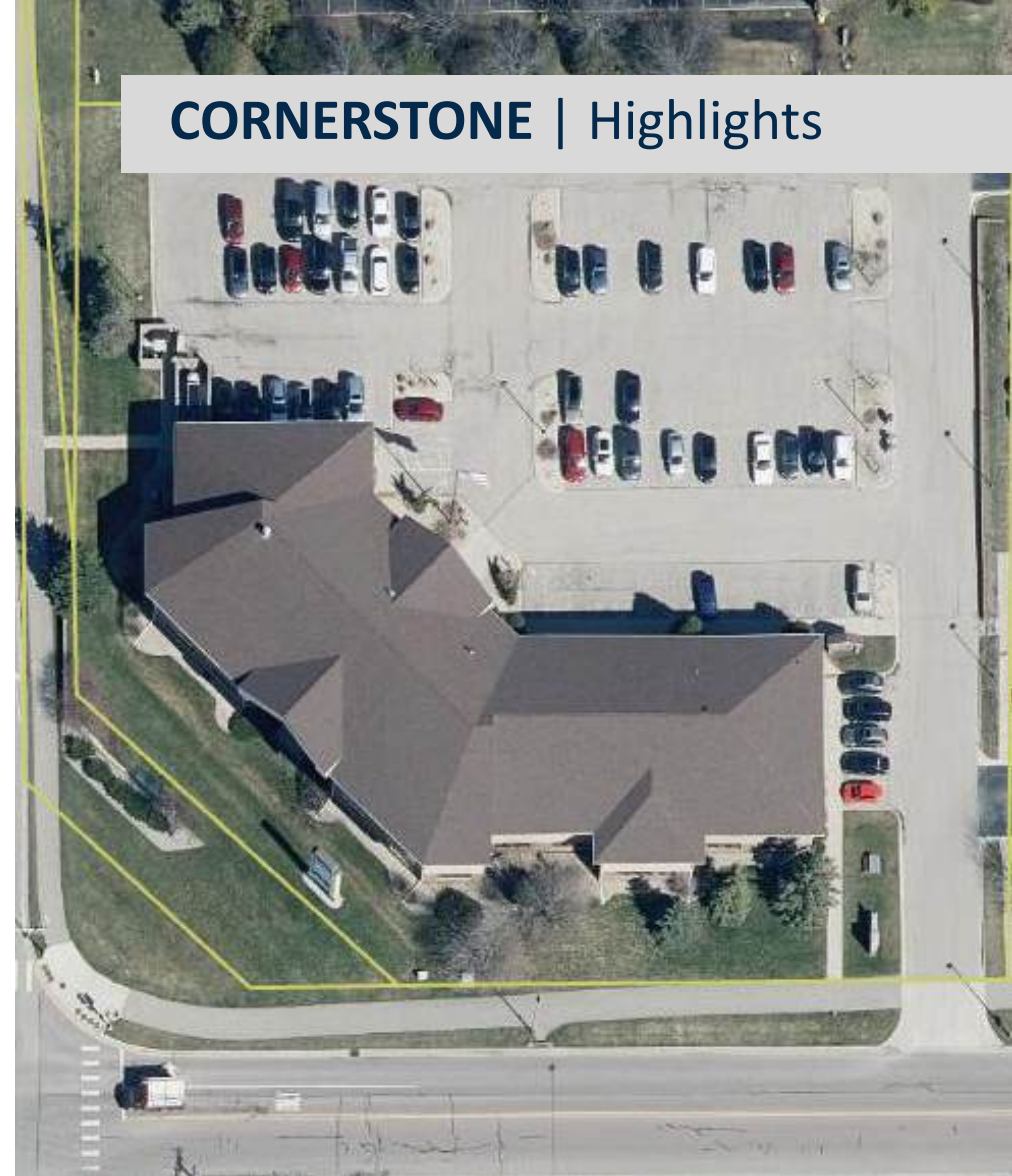
Tenant Amenities

Shared conference room & kitchenette; 3-stop elevator, locked lower-level storage rooms, monument signage.

Established Building Identity

Built 1993, expanded 2006. “Cornerstone” name and monument sign are well-recognized in the Sun Prairie market.

CORNERSTONE | Highlights

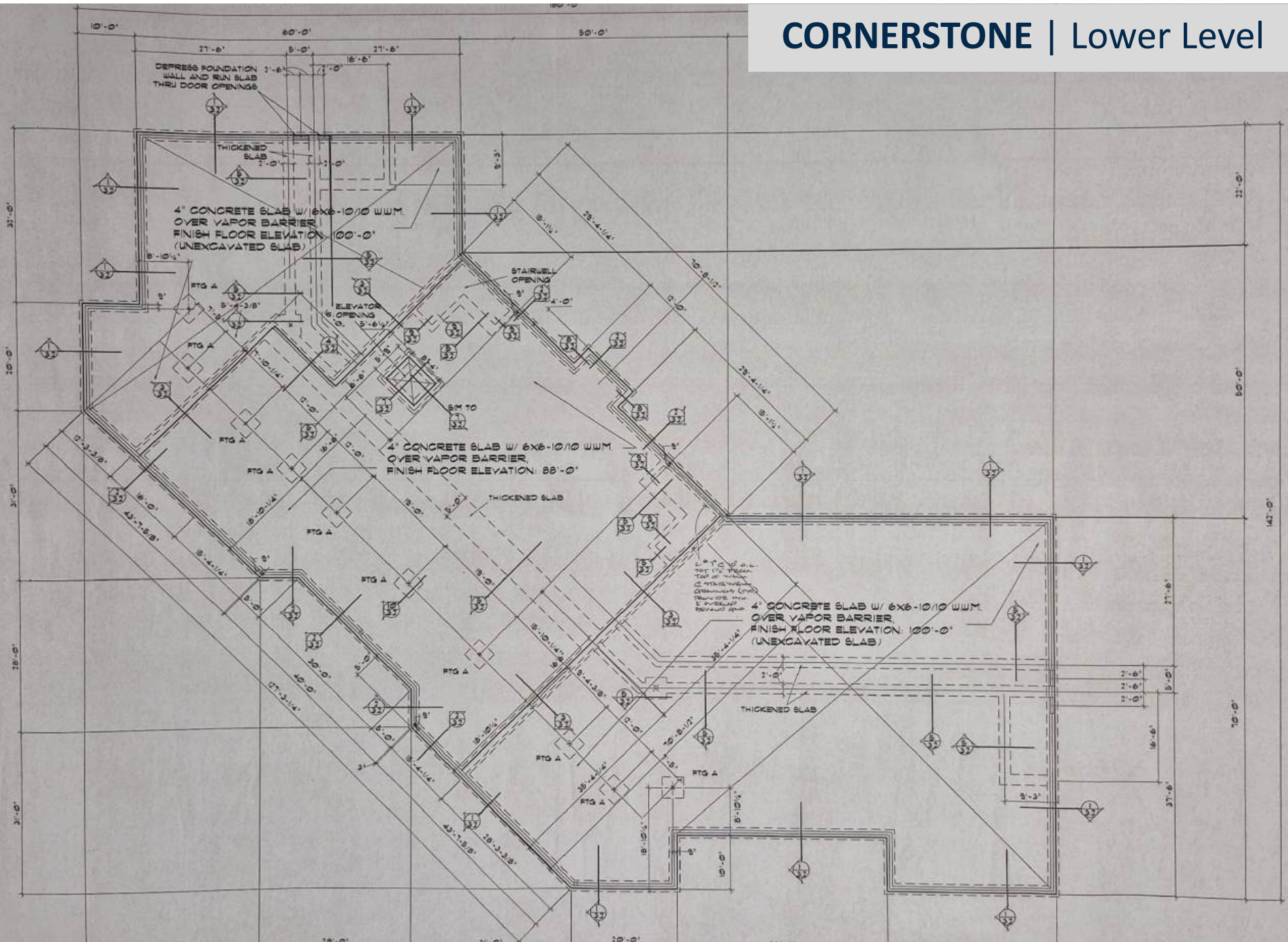


LOCATION CONTEXT

- | Minutes from Hwy 151 on/off ramp
- | Easy commute from Madison (~20 min)
- | Sun Prairie's largest industrial park

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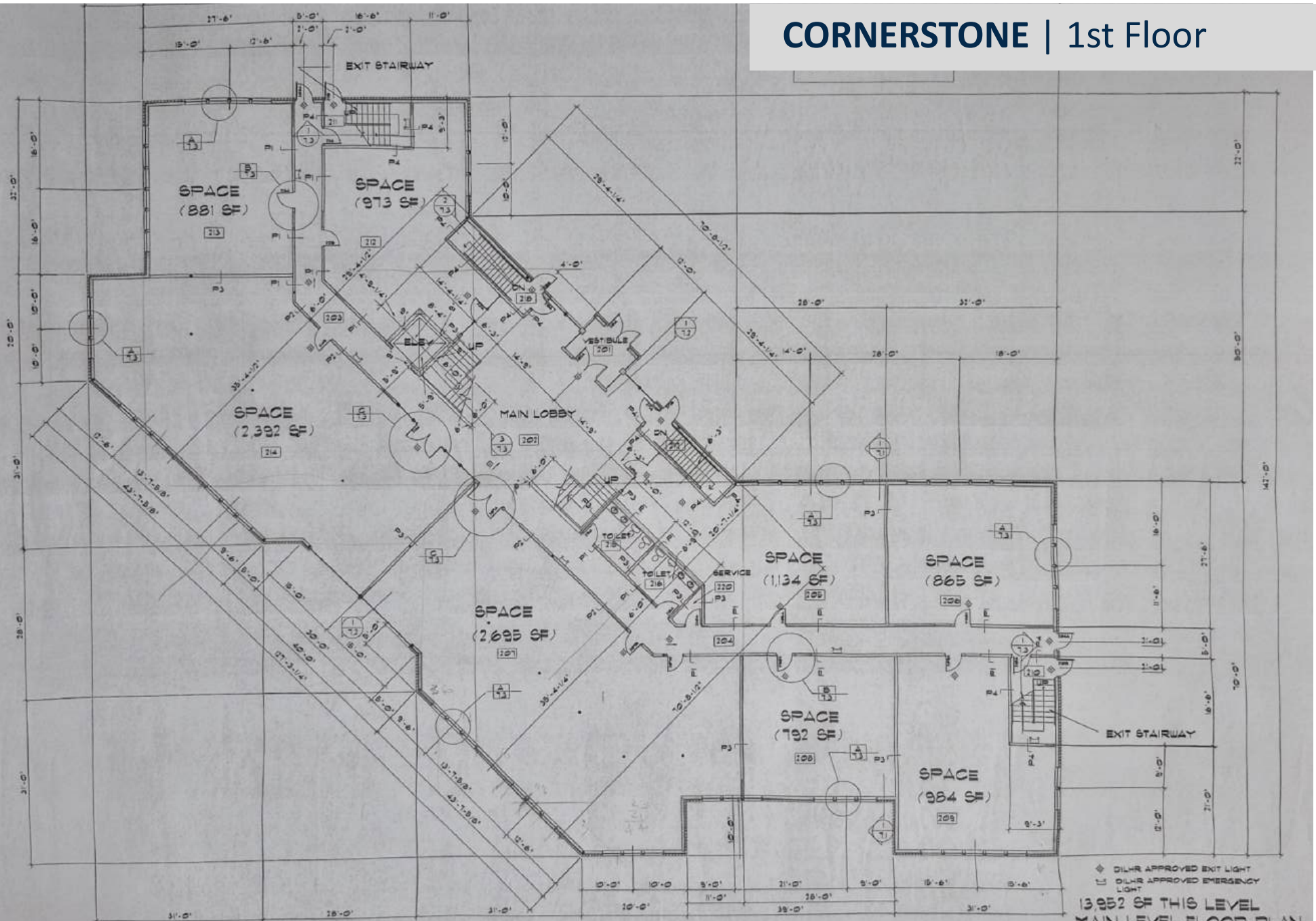
Important Notice: Floor plans are provided for informational purposes only and reflect original construction drawings. Suite numbers, square footages, and layouts may have changed since the plans were drawn. User must independently verify current dimensions, suite configurations, and demising walls.

FOUNDATION PLAN 1/8" = 1'-0"

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CORNERSTONE | 1st Floor

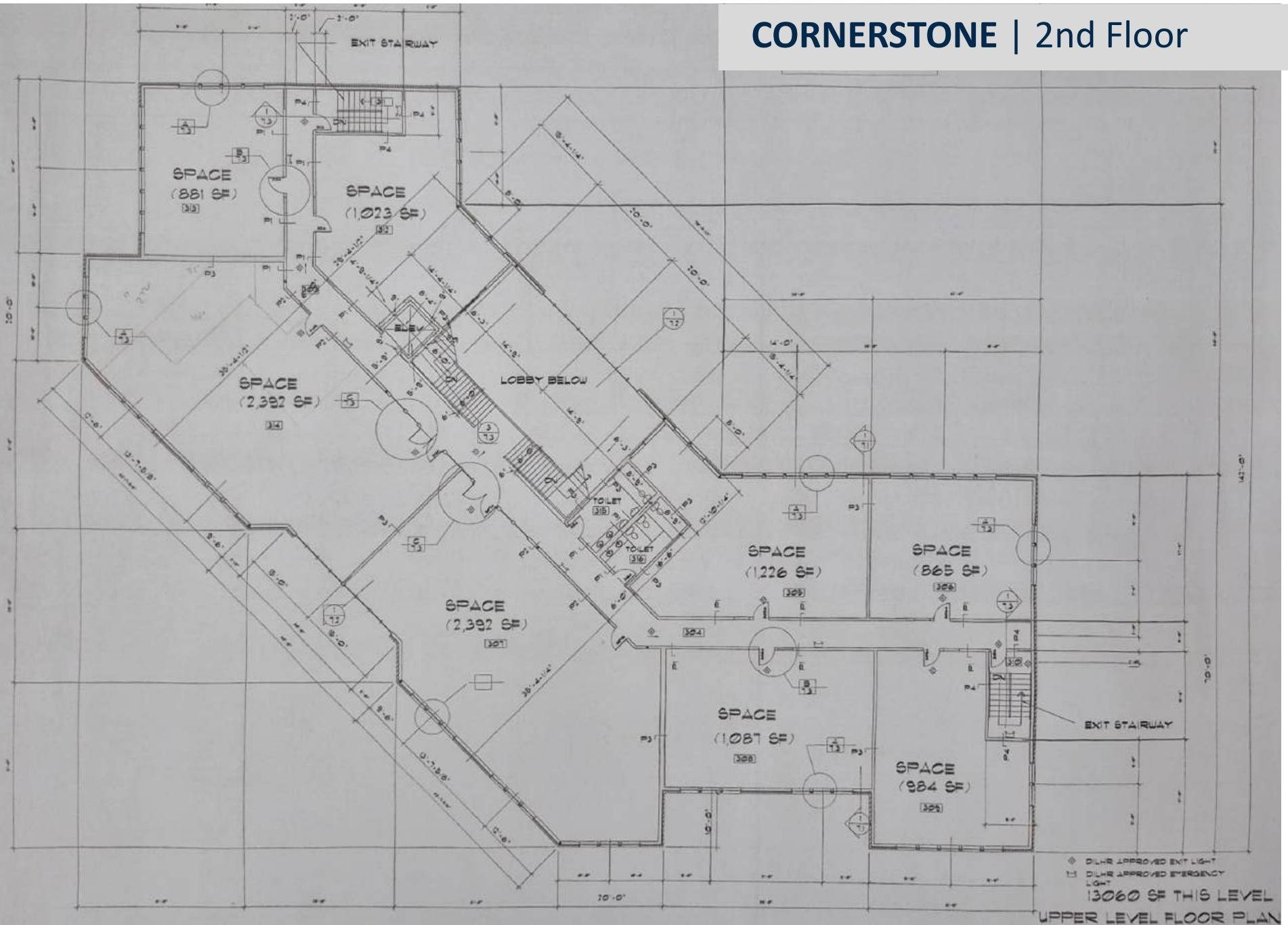


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CORNERSTONE | 2nd Floor



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GRAND ATRIUM LOBBY & DUAL STAIRCASE

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SUITE 106

Private offices · Lots of natural light · Move-in ready

CORNERSTONE | Pictures



EXAMPLE TENANT SUITE

Building offers lots of natural light and well-maintained suites



SUITE 214

Private offices · Lots of natural light · Move-in ready



SUITE 114

Private Offices · In-suite kitchenette · Ample natural light

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MONUMENT SIGNAGE



RECENTLY UPDATED MECHANICALS



AMPLE ON-SITE PARKING

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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
- 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 CONFIDENTIAL INFORMATION:

36 _____

37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 DEFINITION OF MATERIAL ADVERSE FACTS

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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