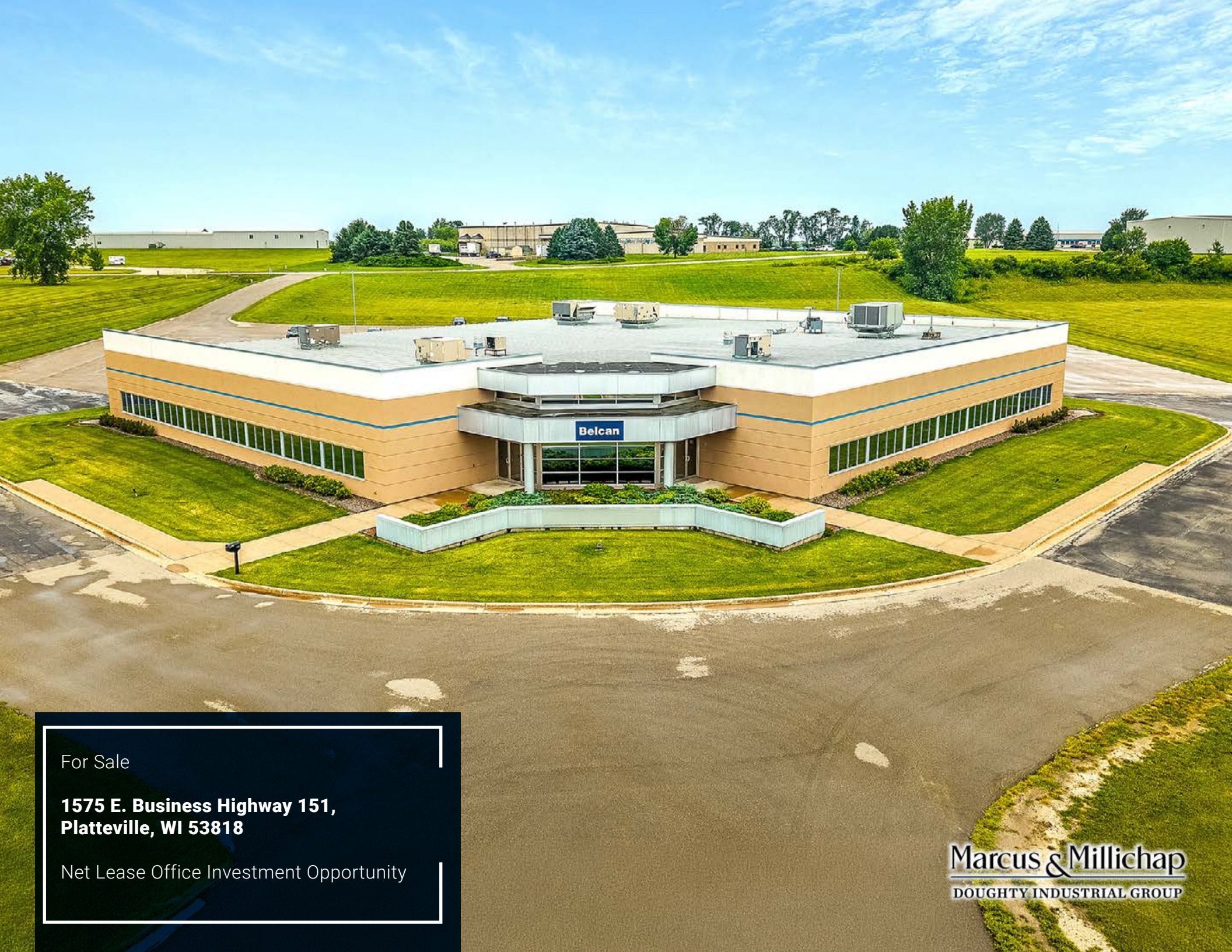




For Sale

**1575 E. Business Highway 151,
Platteville, WI 53818**

Net Lease Office Investment Opportunity

Marcus & Millichap
DOUGHTY INDUSTRIAL GROUP

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THE OPPORTUNITY

Opportunity Highlights

The Doughty Industrial Group of Marcus & Millichap is pleased to present the exclusive offering of a ±21,175-square-foot net-leased office property at 1575 East Business Highway 151 in Platteville, Wisconsin. The Property is 100% leased to Belcan, acquired by publicly traded Cognizant (NASDAQ: CTSI) in 2024, under a lease extending through November 2033 with 2.50% annual rent increases. Backed by over 20 years of tenant occupancy, a mission-critical operating history, and exceptional local market fundamentals, the property offers stable cash flow, contractual rent growth, and an attractive day-one return.

At the current list price of \$3,000,000 the investment offering generates an in-place net operating income of \$266,964, which equates to a capitalization rate of 8.90%.



Click here to access deal room

This long-term net-leased investment features a mission-critical office property fully occupied by Belcan under a lease extending through 2033, providing stable cash flow and contractual annual rent growth.



\$3,000,000
(\$141.68/SF)
Sale Price

\$266,964
NOI

8.90%
Cap Rate

\$34,658.28 (2025) ←
Taxes

1575 E. Highway 151
Platteville, WI 53818
Property Address

±6.34 Acres
Total Lot Size

271-00930-0004
Parcel ID

M3 - Mixed Use ←
Commercial/Manufacturing
Zoning

±21,175 SF
Total Building GLA

140 Spaces
Dedicated Parking

1998
Year Built

OPPORTUNITY HIGHLIGHTS

Investment Highlights

- ±21,175 SF office building, 100% leased through November 30, 2033, generating \$266,963 NOI with 2.50% annual rent increases and over a 10% day-one cash-on-cash return
- Investment-grade tenancy with Belcan, acquired by publicly traded Cognizant (NASDAQ: CTSI)
- Tenant has occupied the Property since 2003 and executed multiple lease extensions, demonstrating long-term commitment
- Prime Highway 151 location with access to Madison, Dubuque, and surrounding Midwest markets
- 0% vacancy among comparable 10,000–30,000 SF Platteville office buildings
- Nearby University of Wisconsin–Platteville provides a steady engineering and technology workforce



[NASDAQ: CTSI](#)



Tenant Fundamentals

- **Tenant Stability:** The tenant benefits from a stable, cost-effective labor market and a strong recruitment pipeline from the University of Wisconsin–Platteville. Approximately 50% of its workforce is hired from the university, with plans to add four graduates annually.
- **Employment Growth:** The facility currently employs approximately 70 people, including around 40 office-based employees, with additional capacity to accommodate future expansion. The tenant has indicated plans to steadily increase headcount by approximately four employees each year.
- **Industry:** Belcan operates in the aviation engineering and technology sector, providing mission-critical engineering, digital engineering, and technical services to the aerospace industry and other highly regulated markets.

FINANCIAL OVERVIEW

Pricing & Debt Service		
		Current
Net Operating Income		\$266,964
CAP Rate		8.90%
Price		\$3,000,000
Proposed Financing		LTV
Loan Amount	\$1,950,000	65%
Interest Rate	6.25%	
Amortization	25	
Debt Service	\$154,363	
Debt Coverage Ratio	1.73	
Cash to Proposed Financing		
Down Payment	\$1,050,000	35%
Cash Flow	\$112,601	
Cash on Cash Return	10.72%	
Cost per Foot	\$141.68	

RENT ROLL

Tenant Summary											
Suite	Tenant	SF	% Pro Rata	Monthly Rent	Annual Rent	Rental Rate	Rental Structure	Rental Options	Rental Increases	Lease Commence	Lease Expiration
1	Belcan Engineering Group, LLC	21,175	100.00%	\$22,246.98	\$266,963.76	\$12.61	NNN	None	2.50%	12/1/23	11/30/33
Occupied		21,175	100.00%	\$22,246.98	\$266,963.76	\$12.61					
Vacant		-	-	-	-	-					

Note:
1. Belcan Engineering was acquired by publicly traded Cognizant (NASDAQ: CTSI) in 2024

ABOUT THE TENANT - BELCAN ENGINEERING



Aerospace/Defense



Space

Global Engineering & Technology Leader

Founded in 1958, Belcan has grown into a leading global provider of engineering, digital engineering, software, manufacturing, supply chain, and technical consulting services for some of the world's most complex and highly regulated industries. Through a global workforce of more than 10,000 professionals and an international network of over 60 locations, Belcan delivers mission-critical solutions that help organizations design, develop, and optimize products and processes throughout the entire lifecycle. In 2024, Belcan was acquired by Cognizant (NASDAQ: CTSH) in a transaction valued at approximately \$1.3 billion, significantly expanding Cognizant's Engineering Research & Development (ER&D) capabilities and strengthening its position in the global engineering services market. Belcan's reputation for technical expertise, innovation, and long-standing client relationships has made it a trusted partner to many of the world's leading organizations.



7,000

Employees Worldwide

+30

Locations Worldwide

Diverse Customer Base

Belcan serves a diverse customer base spanning the aerospace, defense, space, government, automotive, industrial, marine, and energy sectors. The company supports everything from commercial aircraft engines, avionics, satellites, and spacecraft to military defense systems, advanced manufacturing, digital engineering, cybersecurity, and supply chain optimization. Its broad technical expertise, long-term relationships with leading manufacturers and defense contractors, and experience delivering engineering solutions for safety-critical applications position Belcan as a trusted partner across some of the world's most demanding industries.

Commercial Vehicles/Automotive



Energy, Utilities and Chemicals



Marine



EXTERIOR PHOTOS



INTERIOR PHOTOS



PROPERTY OUTLINE



Signs To Go

Keep'er Clean
Car Wash



Millennium Cinema



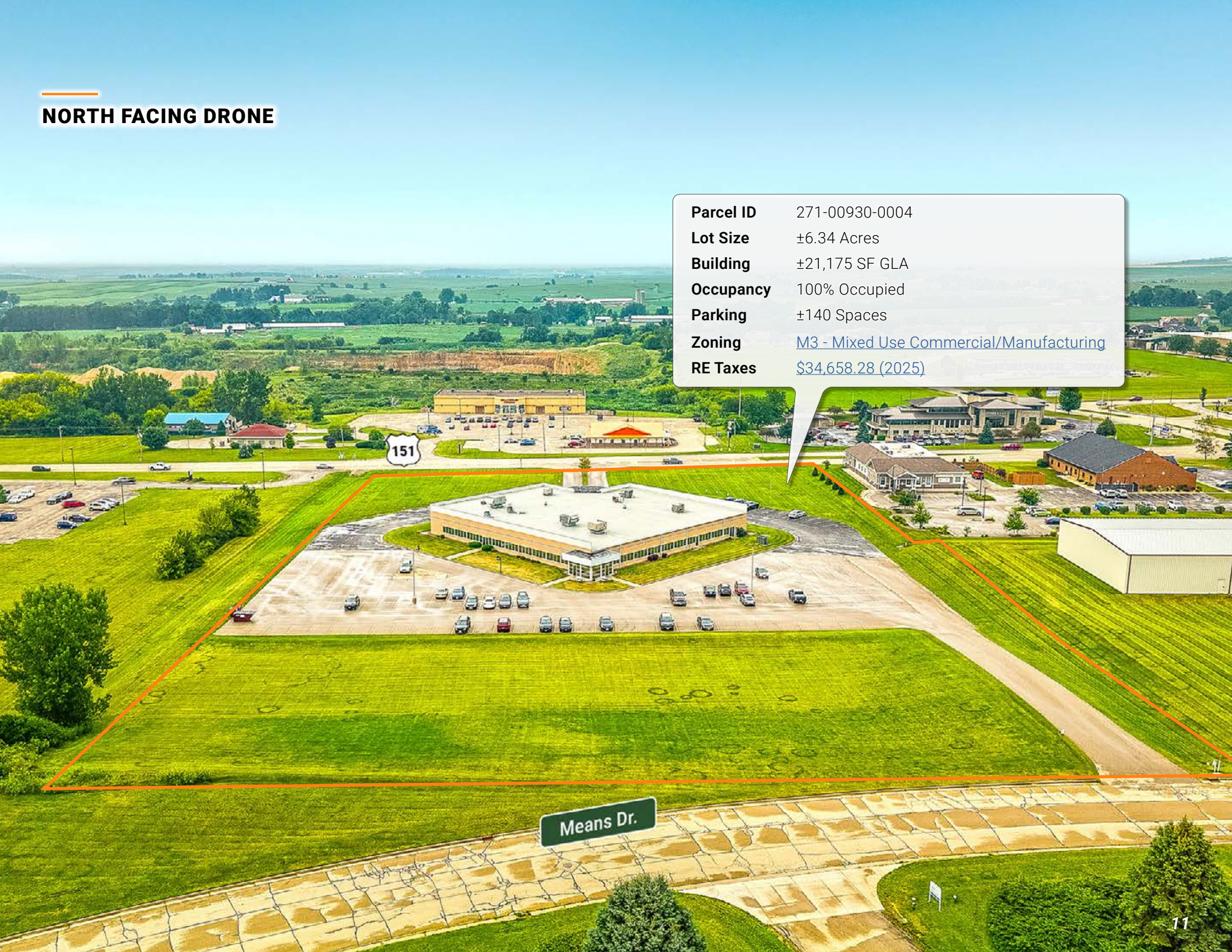
Blain's
FARM & FLEET

Tri-State Dialysis

Means Dr.

NORTH FACING DRONE

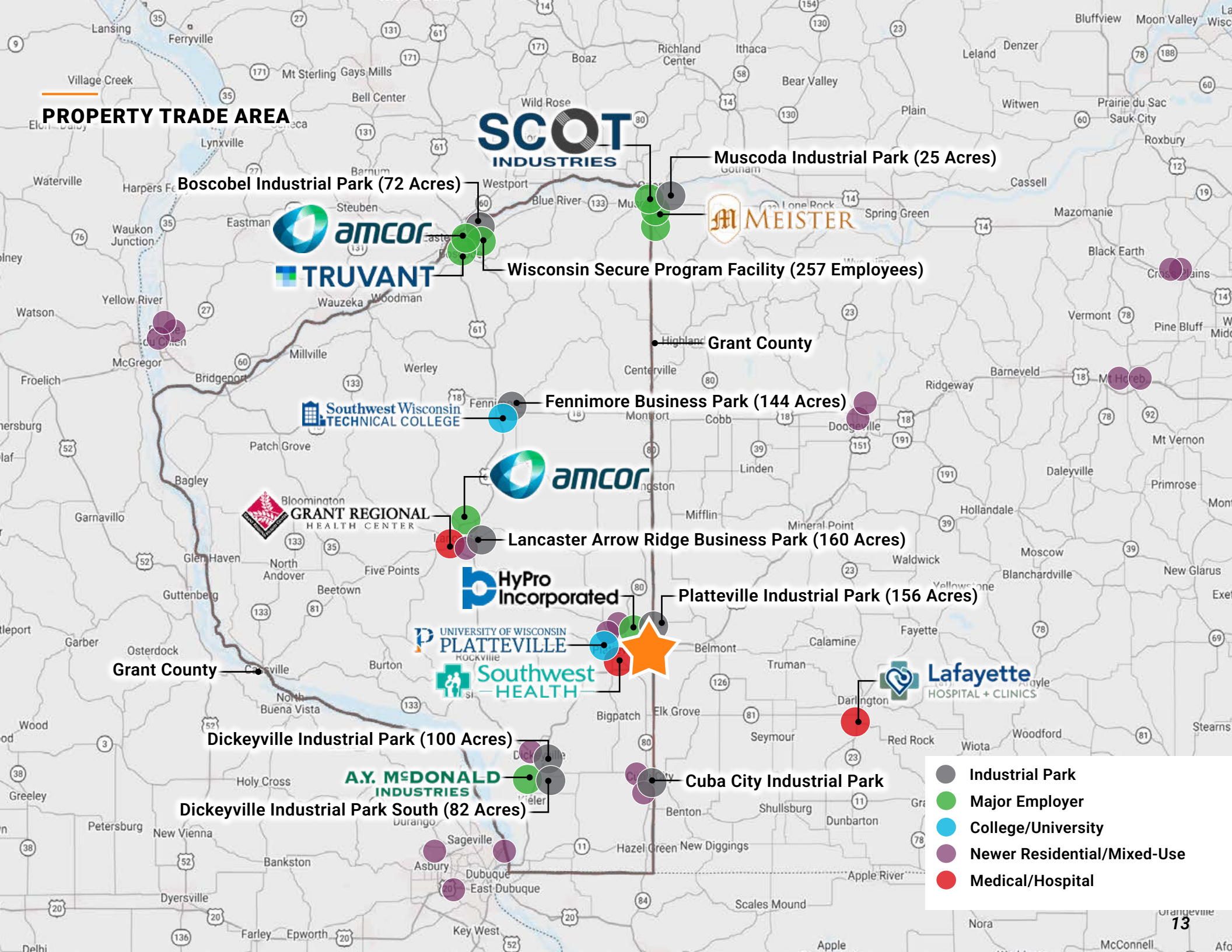
Parcel ID	271-00930-0004
Lot Size	±6.34 Acres
Building	±21,175 SF GLA
Occupancy	100% Occupied
Parking	±140 Spaces
Zoning	M3 - Mixed Use Commercial/Manufacturing
RE Taxes	\$34,658.28 (2025)



EAST FACING DRONE



PROPERTY TRADE AREA



NETWORK OF LOCATIONS

Bellevue, WA

oVancouver

WASHINGTON

OREGON

IDAHO

WYOMING

oSan Francisco

Phoenix, AZ

oLas Vegas

Los Angeles

San Diego

oPhoenix

ARIZONA

Plano, TX

oDallas

TEXAS

Baytown, TX

oHouston

LOUISIANA

oMonterrey

oGuadalajara

oMexico City

Grand Rapids, MI

Blaine, MN

NORTH DAKOTA

oWinnipeg

Rockford, IL

Peoria, IL

Indianapolis, IN (2)

Lexington, KY

oBaltimore

oChicago

oCincinnati

oIndianapolis

oJacksonville

oLos Angeles

oMiami

oNew York

oPhoenix

oPortland

oSan Francisco

oSeattle

oTampa

oVancouver

oWashington

oWinnipeg

oZurich

oLondon

oParis

oTokyo

oSydney

oMelbourne

oAuckland

oWellington

oChristchurch

oDunedin

oInvercargill

oQueenstown

oMilford Sound

oFiordland

oStewart Island

oAntarctica

oArctic

oGreenland

oIceland

oNorway

oSweden

oFinland

oDenmark

oNetherlands

oBelgium

oLuxembourg

oFrance

oGermany

oAustria

oSwitzerland

oItaly

oSpain

oPortugal

oGreece

oTurkey

oRussia

oChina

oJapan

oSouth Korea

oNorth Korea

oVietnam

oThailand

oLaos

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7 customer, the following duties:
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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
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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
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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
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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
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