



BANK OF AMERICA

NEW 2026 CONSTRUCTION | CORPORATELY GUARANTEED GROUND LEASE | EPICENTER OF RETAIL CORRIDOR
SHADOW ANCHORED BY SOUTHRIDGE MALL (#1 MOST VISITED MALL IN WISCONSIN)



5240 S 76TH ST,
GREENDALE, WI 53129

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

THE OFFERING

Investors are offered the opportunity to acquire a brand new 2026 construction Bank of America ground lease located in the highly desirable Milwaukee suburb of Greendale. The Greendale location is part of Bank of America's recent expansion in the Milwaukee market with 5 new branches in various stages of development. Bank of America, N.A. holds a best-in-class credit rating of "A+" from Standard & Poor's. The property is Bank of America's newest prototype building and features 10% rental increases every 5 years. Bank of America benefits from its shadow anchor, Southridge Mall, the #1 most visited super-regional mall in Wisconsin, which attracts 7.6 million annual visitors and is planned for long-term mixed-use redevelopment. The property is strategically positioned along a high-traffic corridor with 32,400 vehicles per day and benefits from immediate access to Interstate 43/41 (131,000 VPD). The 76th Street corridor is one of the Milwaukee MSA's most dominant retail destinations, featuring retailers such as Walmart Supercenter, Chick-fil-A, Starbucks, Raising Cane's, Sendik's and multiple top-performing shopping centers. The immediate area is incredibly dense and affluent with over 94,000 residents and 77,000 employees within a three-mile radius. The average household income exceeds \$96,000 within a one-mile radius.

CONSTRUCTION AS OF 8/20/2026

INTERSTATE 41 INTERSTATE 43
Interstate 41/43
131,000 VPD

sleep number. McDonalds
SKECHERS Firestone
honey BERRY SKY ZONE
petco Burger King DXL
MENS APPAREL

DSW[®] PLAY IT AGAIN SPORTS
HALF PRICE BOOKS DOLLAR TREE
LENSCRAFTERS[®]
FRED ASTAIRE
FRANCHISED DANCE STUDIOS

Southridge Mall
#1 most visited super-regional mall in WI
7.6 million annual visitors
★ macy's KAY JEWELERS
JCPenney Every Kiss begins with Kay[®]
TJ-maxx CHAMPS SPORTS WE KNOW GAME.
BOWLING & AMUSEMENT ROUND1 JD Bath & Body Works
Foot Locker DICK'S SPORTING GOODS GOLF GALAXY



The District at Southridge
\$100 million mixed use project
featuring more than 700
apartments along with
retail/commercial space

BEST BUY
Cousins SUBS Olive Garden
THE VITAMIN SHOPPE
uw credit union
PETSMART
PANDA EXPRESS
LONGHORN STEAKHOUSE
Red Robin GOURMET BURGERS AND BEERS
Great Midwest Bank

sears HOME SERVICES

SUBJECT PROPERTY

S 76th Street
32,400 VPD



\$4,040,000
LIST PRICE



5.00%
CAP RATE



10%
RENTAL INCREASES



\$202,000
NET OPERATING INCOME

FIRST
WATCH

usbank

BMO Harris Bank

Cane's
CHICKEN FINGERS

PNC SALLY Beauty Supply Burlington
crave SHOE CARNIVAL Once Upon a Child



T Mobile
U.S. Cellular

Walmart
Supercenter
1.7 million annual
visitors

at&t tropical
crumbl SMOOTHIE CAFE

Martin Luther High School
(629 students)



SUBJECT PROPERTY

PANDA
EXPRESS

S 76th Street
32,400 VPD

Southridge Mall

#1 most visited
super-regional mall in WI
7.6 million annual visitors
(Long-term mixed-use
redevelopment planned)

★ macy's KAY JEWELERS
JCPenney Every Kiss begins with Kay
TJ-maxx CHAMPS SPORTS WE KNOW GAME.
Bath & Body Works JD DICK'S SPORTING GOODS
Foot Locker GOLF GALAXY

LONGHORN
STEAKHOUSE

Southridge Mall
 #1 most visited super-regional mall in WI
 7.6 million annual visitors

★ **macy's**
JCPenney
TJ-maxx

KAY JEWELERS
 Every kiss begins with Kay®

DICK'S SPORTING GOODS

CHAMPS SPORTS
 WE KNOW GAME.

GOLF GALAXY

BOWLING & AMUSEMENT ROUNDI

JD Bath & Body Works

Foot Locker

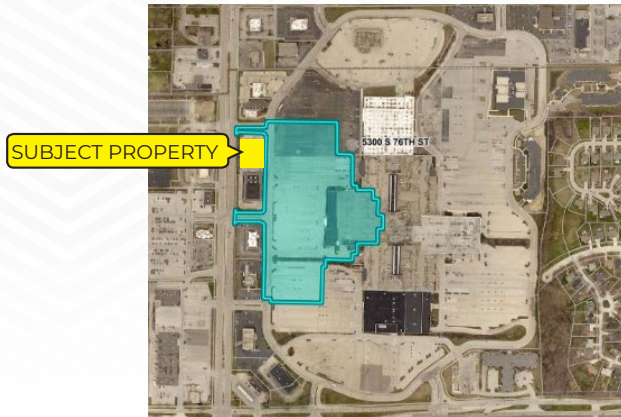


The District at Southridge
 \$100 million mixed use project
 featuring more than 700
 apartments along with
 retail/commercial space



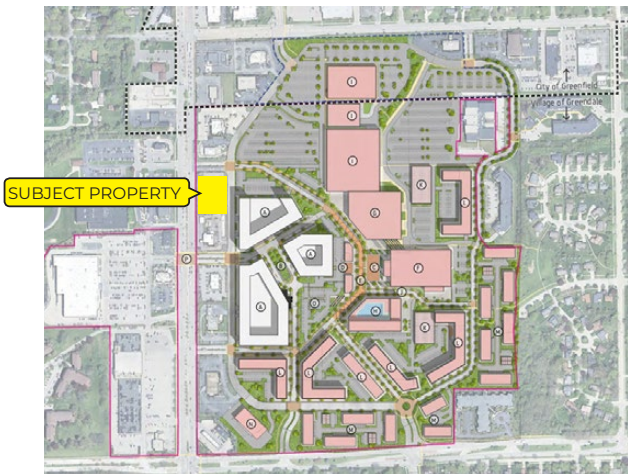
THE DISTRICT @ SOUTHRIDGE PROJECT OVERVIEW

The former Boston Store at Southridge Mall was acquired by the Village of Greendale for \$3.3 million and sits on a 14.82 acre site. It is being redeveloped into a \$100 million mixed use project, The District at Southridge, featuring more than 700 apartments and 20,000-50,000 SF of retail and commercial space. Most recently, the development received final approvals for its planned development overlay and updated site plans in February 2026, with demolition expected to begin later in 2026.



SOUTHRIDGE MALL AREA REDEVELOPMENT PROJECT OVERVIEW

The Village of Greendale is advancing a broader Southridge Mall master plan covering nearly 100 acres, separate from but directly adjacent to the former Boston Store redevelopment. The plan is a community-driven effort to reposition the mall and surrounding parcels into a long-term mixed-use district with residential, retail, and entertainment uses, while enhancing connectivity along the 76th Street corridor. Introduced in 2025, the vision calls for phased redevelopment of underutilized areas into a cohesive live, work, play environment, with implementation expected over time and initial activity beginning alongside the adjacent Boston Store project.





BANK OF AMERICA GROUND LEASE | NEW CONSTRUCTION | S&P “A+” CREDIT RATING

5240 S 76th St, Greendale, WI 53129

FINANCIAL SUMMARY

PRICE	\$4,040,000
CAP RATE	5.00%
NOI	\$202,000

Gross Leasable Area	4,255 SF
Year Built	2026
Lot Size	1.08 Acres +/-
Parcel Numbers	650-9990-050
Type of Ownership	Fee Simple
Parking	36 Surface Spaces +/-

LEASE SUMMARY

Lease Type	Ground Lease
Lease Guarantor	Bank of America, N.A.
Lease Term Remaining	13.2 Years
Rent Commencement	6/1/2024
Lease Expiration	5/31/2039
Options	3, 5-Year
Option to Terminate	None
Option to Purchase	None

RENT SCHEDULE

Term	Period	Annual Rent	Rent/SF
Base	Current	\$200,000	\$47.00
	6/1/2029	\$220,000	\$51.70
	6/1/2034	\$242,000	\$56.87
Option 1	6/1/2039	FMV	
Option 2	6/1/2044	FMV	
Option 3	6/1/2049	FMV	
Notes: Rent in the option periods shall be determined by fair market value, and shall not be less than \$200,000 annually in any renewal term.			

OTHER INCOME - SOUTHRIDGE MALL PYLON SIGNAGE

Term	Period	Annual Rent
Perpetual	Current	\$2,000

Note: The owner of Southridge Mall has a perpetual easement agreement with the owner of the Bank of America parcel for the use of a pylon sign. The annual rent is \$2,000 to the Bank of America parcel and the easement runs with the land. The Bank of America parcel owner has no maintenance responsibility for the pylon sign.





BANK OF AMERICA

BANKOFAMERICA.COM

Stock Symbol:

BAC | NYSE

Market Cap (8/24/2026)

\$431.38 Billion

Revenue (FY 2025)

\$113.10 Billion

Net Income (FY 2025)

\$30.50 Billion

Standard & Poor's Credit Rating

A+

- » Second-largest bank in the United States and in the world
- » Serves 69 million consumer and small business clients through 3,700+ financial centers, 15,000 ATMs, and award-winning digital banking with 58 million verified users
- » \$1.94 trillion in total deposits (2025)
- » Generated \$113.1 billion in total revenue (+ 7% YoY) and \$30.5 billion in net income (+13% YoY)
- » Ranked sixth on the Forbes Global 2000 list and 39th on Fortune's 500 list (2026)
- » Employs over 200,000 people globally
- » Added ~680,000 net new consumer checking accounts in 2025, marking 28 consecutive quarters of growth
- » Recognized as "U.S.'s Best Bank" and "North America's Best Bank" (2025, Euromoney)
- » 20 million+ users on AI-driven platform (Erica) with billions of interactions, reinforcing customer retention and daily usage



**Global
Tenant**

A+

Credit Rating

500

**Fortune
500 Company**



**\$30.50 Billion
in Net Income**



TENANT	Bank of America, N.A.
GUARANTOR	Bank of America, N.A.
SQUARE FEET	4,255 SF
LEASE COMMENCEMENT	6/1/2024
LEASE EXPIRATION	5/31/2039
LEASE TYPE	Ground Lease
RENTAL INCREASES	Ten Percent Every Five Years (Base Term)
RENEWAL OPTIONS	3, 5-Year
RIGHT OF FIRST REFUSAL	None
RIGHT TO TERMINATE	None

LEASE ABSTRACT	RESPONSIBLE PARTY
ROOF & STRUCTURE	Tenant
PARKING LOT	Tenant
HVAC	Tenant
TAXES	Tenant
INSURANCE	Tenant
CAM	Tenant

NEW CONSTRUCTION BANK OF AMERICA | GROUND LEASE | CORPORATELY GUARANTEED

- 2026 construction
- Original 15-year ground lease with 3, 5-year renewal options
 - › Scheduled 10% rental increases every 5 years
- Corporately guaranteed by Bank of America, N.A.
- Situated on a 1.08 acre lot with 36 available parking spaces

SHADOW ANCHORED BY SOUTHRIDGE MALL, #1 MOST VISITED SUPER-REGIONAL MALL IN WISCONSIN¹

- Southridge Mall attracts 7.6 million annual visitors¹
 - › Notable tenants include Macy's, JCPenney, Dick's Sporting Goods, T.J.Maxx, Raising Cane's (2024 construction), Golf Galaxy and more
- Southridge Mall area developments:
 - › Southridge Mall is slated for long-term mixed-use redevelopment (see page 5 for details)
 - › The District at Southridge, a separate \$100 million mixed-use project featuring 700+ apartments and retail/commercial space (see page 5 for details)

PART OF A MAJOR RETAIL CORRIDOR

- Across the street from Walmart Supercenter, which attracts 1.7 million annual visitors¹
- Additional retailers in the area include Starbucks (2022 construction), Burlington, Sally Beauty Supply, Shoe Carnival, Chick-fil-A, Tropical Smoothie Cafe, Crumbl and more
- 1.6 miles from 84 South, which ranks in the top 8% of shopping centers nationwide by visits (4 million annual visits)¹
 - › Notable tenants include Steinhafels, Ross Dress for Less, Fresh Thyme, Kohl's, ULTA, Five Below, Portillo's and more

EASILY ACCESSIBLE AND HEAVILY TRAVELED CORRIDOR

- Frontage along S 76th Street, which sees 32,400 vehicles per day
- 1.1 miles from on/off ramp of Interstate 43/41, which sees 131,000 vehicles per day
- 5.7 miles from Milwaukee Mitchell International Airport, #1 visited airport in Wisconsin¹

EXTREMELY DENSE TRADE AREA WITH AN AFFLUENT POPULATION

- 8,718 people live within a mile radius and 94,149 people live within a three-mile radius
- 77,179 employees within a three-mile radius
- Average household income of \$96,885 within a mile radius



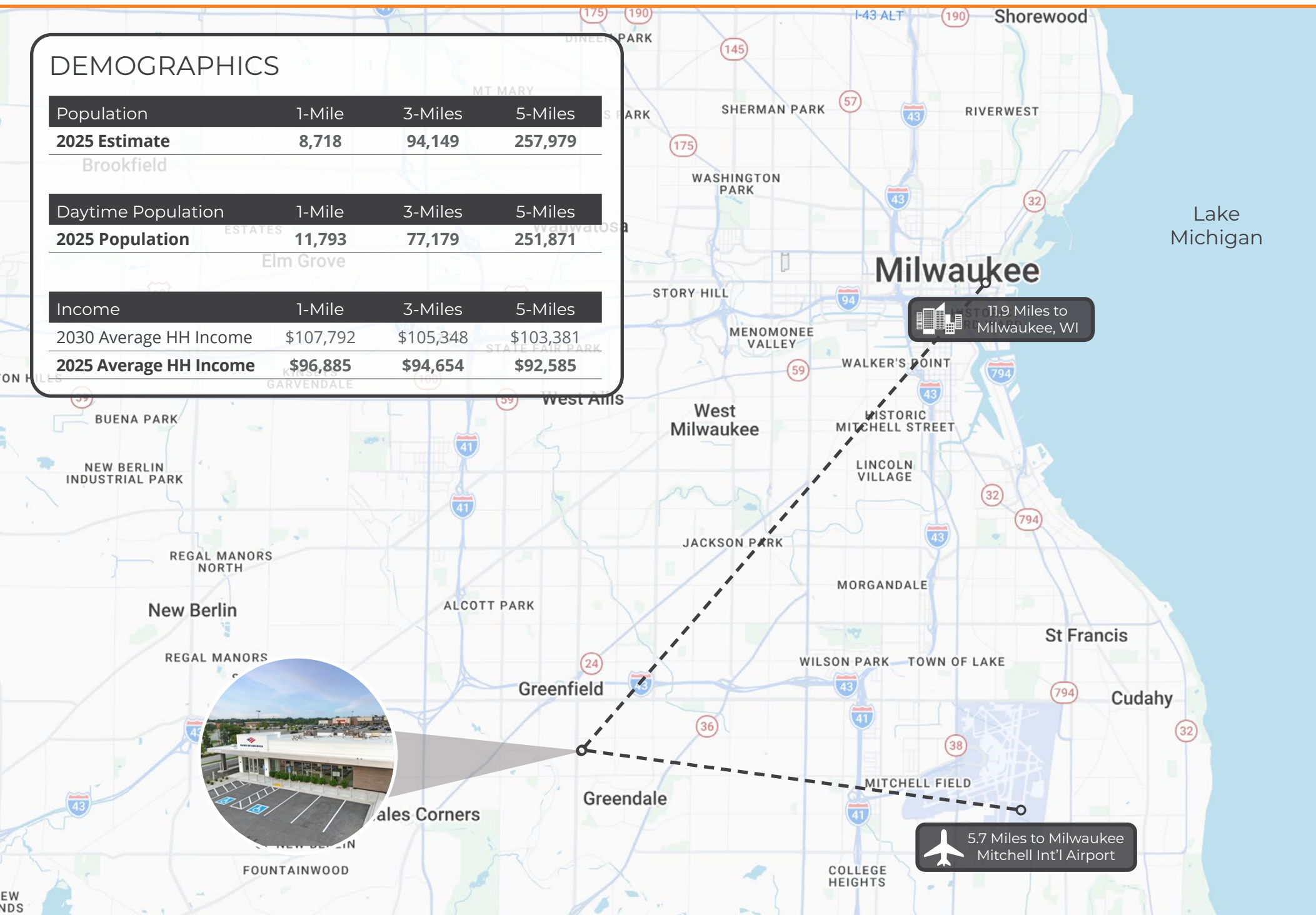
REGIONAL MAP

DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2025 Estimate	8,718	94,149	257,979

Daytime Population	1-Mile	3-Miles	5-Miles
2025 Population	11,793	77,179	251,871

Income	1-Mile	3-Miles	5-Miles
2030 Average HH Income	\$107,792	\$105,348	\$103,381
2025 Average HH Income	\$96,885	\$94,654	\$92,585



AERIAL






BANK OF AMERICA

VILLAGE LOCATED IN SOUTHEAST WISCONSIN | PART OF MILWAUKEE COUNTY AND INCLUDED IN THE MILWAUKEE MSA

- Situated 11 miles southwest of Downtown Milwaukee

EASILY ACCESSIBLE | NEAR AN INTERNATIONAL AIRPORT

- 5 miles from Milwaukee Mitchell International Airport with non-stop flights to 30 destinations
 - › #1 most visited airport in Wisconsin
 - › 6.5 million passengers in 2025 (Placer.ai)
- In close proximity to Interstate 94 and Interstate 894 | WIS 36 runs through the village
- Served by multiple transit lines with the Milwaukee County Transit System

HOME TO WISCONSIN'S #1 MOST VISITED SUPER-REGIONAL MALL

- Southridge Mall had 7.6 million visits in 2025 (Placer.ai)
- Over 125 stores | Anchor tenants include T.J.Maxx, Dick's Sporting Goods, Golf Galaxy, Macy's, JCPenney, and JD Sports
- Received Village Board approval for a multi-phase mixed-use redevelopment, with initial phases now commencing, marking the early stages of the property's transformation (See page 5 for details)

AN ABUNDANCE OF PARKS AND OUTDOOR RECREATION OPTIONS

- Whitnall Park - the largest park in Milwaukee County, offering an 18-hole golf course, Wehr Nature Center, and Boerner Botanical Gardens
 - › 12 formal botanical gardens | hosts weddings for up to 300 guests
 - › Extensive hiking, biking, and cross-country ski trails
- Connected to the Oak Leaf Trail | 135-mile multi-use trail system
- Borders the Rock Sports Complex, featuring baseball fields, mountain bike and BMX trails, and snow play areas

NEAR MANY NOTABLE MILWAUKEE ATTRACTIONS

- 6.9 miles from American Family Field | home of the Milwaukee Brewers
- 8.9 miles from Milwaukee County Zoo | nearly 250,000 annual visitors
- 8 miles from Potawatomi Hotel & Casino | attracts over six million visitors annually
- 10 miles from Summerfest | nearly 800,000 attendees annually, considered the world's largest music festival

THRIVING DOWNTOWN AREA WITH MANY SHOPS AND EVENTS

- Lined with unique shops, boutiques, restaurants, and cafes | More than 40,000 flowers are planted annually along downtown streets
- Many events are held downtown including various parades, farmers markets, outdoor concerts, movies in the park, and more

A

OVERALL
GRADE

A

GOOD FOR
FAMILIES

A

OUTDOOR
ACTIVITIES

A

PUBLIC
SCHOOLS

(GRADES FROM NICHE.COM)

MARKETING PLAN SAMPLE

PRIOR TO LISTING

1 OFFERING MEMORANDUM

Client will be sent package prior to listing the property.

2 DIRECT CALLING

Listing team will compile a hyper focused list of investors appropriate for this property type. Thereafter, agents will continue to call leads, consisting of active buyers of similar properties, local owners within the properties sub-market, etc.

LISTING - DAY 1

3 LIVE IN THE INTERNAL "MLS"

Property goes live in the Marcus & Millichap's MNET System. The offering memorandum will be accessible to over 2,000 agents. Immediately after the property goes live in the system, notifications are sent out to brokers that have preferences that match with the subject property.

4 FIRST BLAST

Initial email campaign goes out to only investors within the team's constant contact database currently in excess of 17,000 investors.

5 PRESENT PROPERTY

Property will be presented to the appropriate regional office(s), as well as the Midwest offices in the subsequent Monday morning sales meeting.

6 SWMPROPERTYADVISORS.COM

Property will be added to the Sharko|Weisenbeck|Mendoza website. Anyone can download the offering memorandum after inputting their name, email, and phone number, and identifying whether they are a buyer or broker.

LISTING - DAY 10

7 SECOND BLAST

The second email blast goes to brokers within the team's database, a database in excess of 13,700.

8 ADDED TO M&M PLATFORM

Property is selected on the MNET platform as a feature property to be marketed on the Marcus & Millichap's public facing website.

9 ADDED TO COSTAR

Details are added by CoStar and enhanced by Sharko|Weisenbeck|Mendoza staff.

10 ADDED TO LOOPNET

Within CoStar, the property is selected as a featured property to be put on Loopnet.

11 ADDED TO CREXI

A detailed listing page is added to Crexi. Users are required to have contact information present to view properties. Brokers have access to who viewed and followed the property, as well as who downloaded the offering memorandum.

*The 10-Day mark is approximately 10 business days after the property goes live in MNET

ON GOING MARKETING

12 DIRECT CALLING TO LEADS

Agents will be pro-actively calling and following up with any new promising leads that come from email blasts, the Sharko|Weisenbeck|Mendoza website, Loopnet, CoStar, Crexi, and new and active buyers in the market. In addition, we stay in touch with previously interested investors on updates on the property or price.

13 CONSTANT CONTACT

After the first initial two blasts, the property is marketed as follows:

1. **Every week** on the single or multi-tenant blast.
2. After the 10 day mark, the property is marketed approximately every **30 days**, as needed.
3. Specialized group blasts that meet a certain criteria, as applicable.
4. If there is a **price change** or major change to the offering memorandum.

Note: To ensure abundant and quality subscribers, we do not over market a property within the same platform.

14 CREXI

Crexi has internal marketing blasts that our listings, as a paid feature, are selected to be marketed to hyper focused groups of investors. Typically a property is sent out **1-3 times per month**, depending on the demand for the type of asset.

15 LOOPNET

To give the feel that all our properties are newly featured properties on Loopnet we continuously update these. First at the 10 day mark for roughly a month and then regularly thereafter.

CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

BROKER 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.

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