



UWM Innovation Campus

## **IRGENS CAPABILITIES**





## FIRM OVERVIEW

Irgens builds opportunities in developing, investing and operating commercial office, healthcare, mixed-use and research and development real estate. Irgens ensures successful conception, implementation, completion and operation of projects.

Started in 1983, Irgens grew with financial backing from a third-party investor. On April 1, 1998, Mark Irgens and his partners purchased the assets and hired the employees of the company and continued the business as Irgens Partners, LLC. This team of highly skilled professionals relied on long-standing relationships and project successes to build new investment opportunities.

The company's business model relies on a 3- to 5-year horizon of activity and has an established pipeline of hundreds of millions of dollars in various stages of development in the Midwest, South and West.

Irgens builds teams of highly qualified, proven professionals. There are currently over 100 team members who are involved in the development, acquisition, asset management and operation of real estate projects.

Irgens is dedicated to leading the process of achieving customer, investor, employee and community goals by creatively providing professional, results-oriented real estate solutions. We are invested in the communities where we do business and foster a workplace committed to giving back to those communities.

### *Irgens strives to...*

- establish and nurture long-term relationships.
- be innovative and creative.
- commit to managed growth and seek future opportunities.
- provide profitable and sustainable solutions to all challenges.

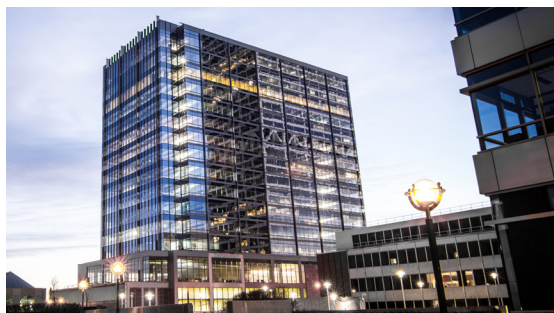
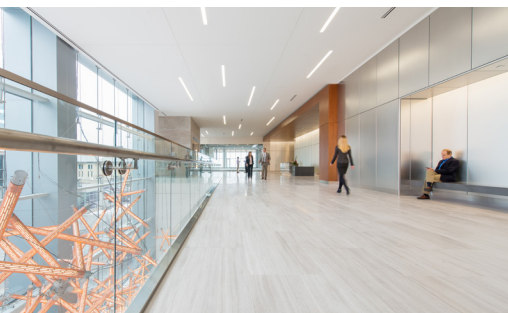
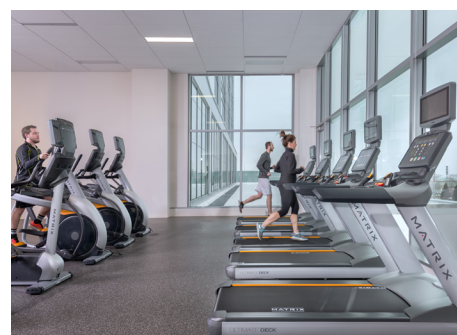
Irgens exercises the company's core values of integrity, creativity, dedication and professionalism with relationships that are people-driven, employee-friendly and family- and community-oriented.



# 833 EAST MICHIGAN



<i>Address:</i>	833 East Michigan Street, Milwaukee, WI 53202	
<i>Cost:</i>	\$101.5 million	
<i>Square Footage:</i>	358,017 SF	
<i>Responsibility:</i>	Equity Procurement, Land Acquisition, Development & Ownership, Leasing, Project Management	
<i>Summary of Primary Tenants:</i>	Rare Steakhouse	Travel Associates
	Irgens Partners, LLC	Paycom Payroll LLC
	Inland Companies Inc	Adient US LLC
	First American Title	Pricewaterhouse Coopers
	Insight Global, LLC	AHS Management Consulting Company
	Bank of America	Grace Matthews Inc
	Godfrey and Kahn SC	Milwaukee Brewers Baseball Club LP
	Russell Investments	Heck Capital Advisors LLC
	Microsoft Corporation	Executive Benefits Network
	Jason Incorporated	WISPARK LLC
	Berkadia Commercial	Lubar & Co Office
	CatCon LLC	Ernst & Young
	KPMG LLP	

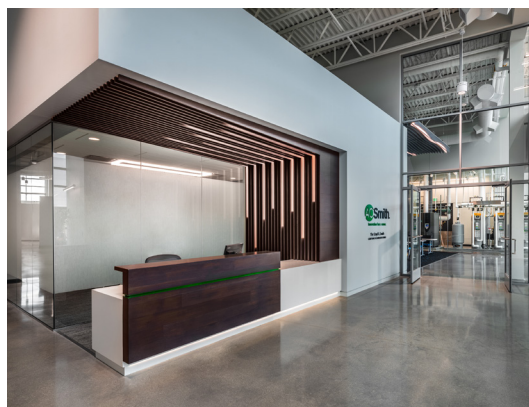
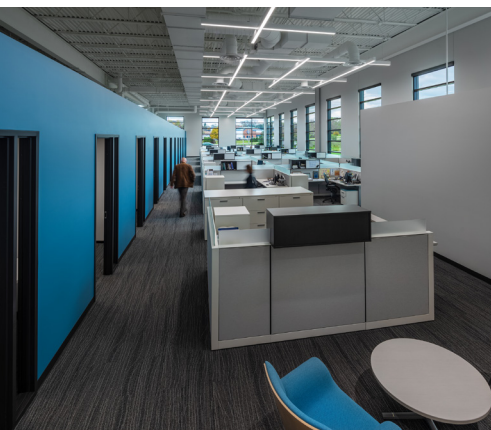




# A.O. SMITH - LLOYD R. SMITH CORPORATE TECHNOLOGY CENTER



<i>Address:</i>	11000 W Park Pl, Milwaukee, WI 53224
<i>Cost:</i>	\$8.8 million
<i>Square Footage:</i>	42,700 SF
<i>Responsibility:</i>	At-Risk Development, Acquisition, Build-to-Suit & Lease, Construction Management, Development Management, Property Management
<i>Summary of Primary Tenants:</i>	A. O. Smith Corporate Technology Center

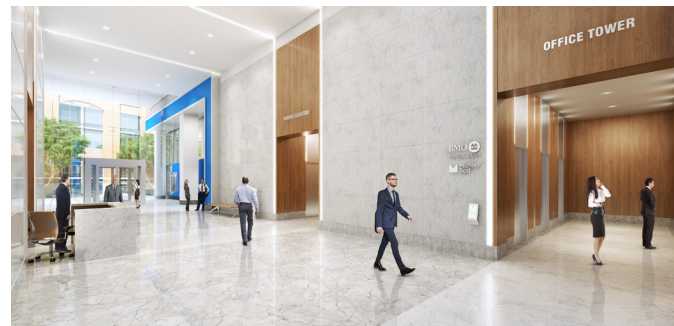




# BMO TOWER



<i>Address:</i>	790 North Water Street, Milwaukee, WI 53202
<i>Cost:</i>	\$132.6 million
<i>Square Footage:</i>	380,000 SF
<i>Responsibility:</i>	Equity Procurement, Land Acquisition, Development & Ownership, Leasing, Project Management, Property Management
<i>Summary of Primary Tenants:</i>	Andrus Intellectual Property Law, LLP BMO Harris Bank NA Heartland Advisors, Inc Industrious National Management Company LLC Michael Best & Friedrich LLP

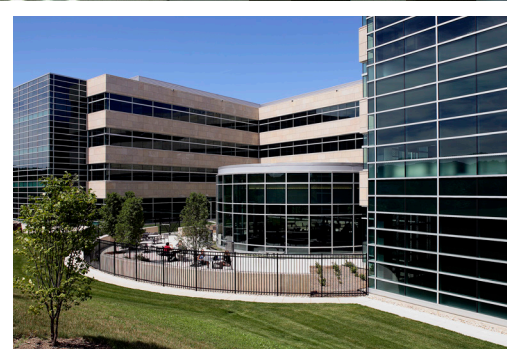
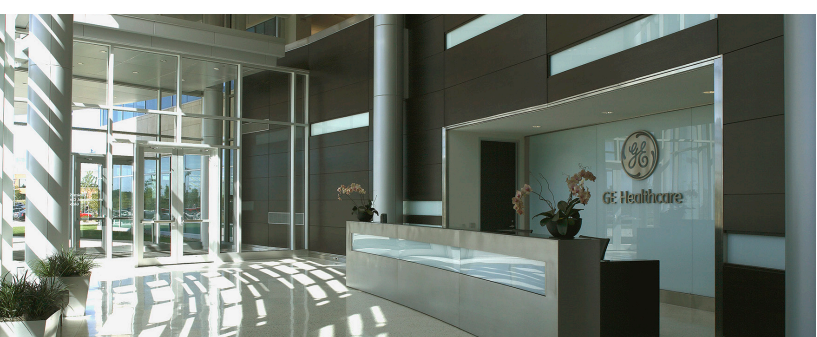




# GE HEALTHCARE RESEARCH PARK



<i>Address:</i>	9900 West Innovation Drive, Wauwatosa, WI 53226
<i>Cost:</i>	\$89 million
<i>Square Footage:</i>	506,195 SF
<i>Responsibility:</i>	At-Risk Development, Single-Tenant Build-to-Suit & Lease
<i>Summary of Primary Tenants:</i>	GE Healthcare





# MEDICAL COLLEGE OF WISCONSIN – TOSA HEALTH CENTER



<i>Address:</i>	790 North Water Street, Milwaukee, WI 53202
<i>Cost:</i>	\$11.8 million (expansion); \$32.8 million (total)
<i>Square Footage:</i>	40,977 SF (expansion); 100,977 SF (total)
<i>Responsibility:</i>	At-Risk Development, Build-to-Suit, Site Acquisition, Design & Construction Management, Leasing, Property Management
<i>Summary of Primary Tenants:</i>	Medical College of Wisconsin





# MILWAUKEE COUNTY RESEARCH PARK



*Location:* Wauwatosa, Wisconsin

*Cost:* \$198 million

*Square Footage:* 1,236,406 SF

*Responsibility:* At-Risk Development, Owner Representation, Development Management, Leasing, Property Management





# MILWAUKEE COUNTY RESEARCH PARK | TENANTS



*Saputo*



WIPFLi

ZYWAVE

SERVE YOU



**Building Excellence**



Allbridge  
Data | Video | Voice

Mead  
& Hunt

extension   
passion for people



AON

Alegeus



NEOPOST







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