

THE THIRD WARD *center*



CBRE

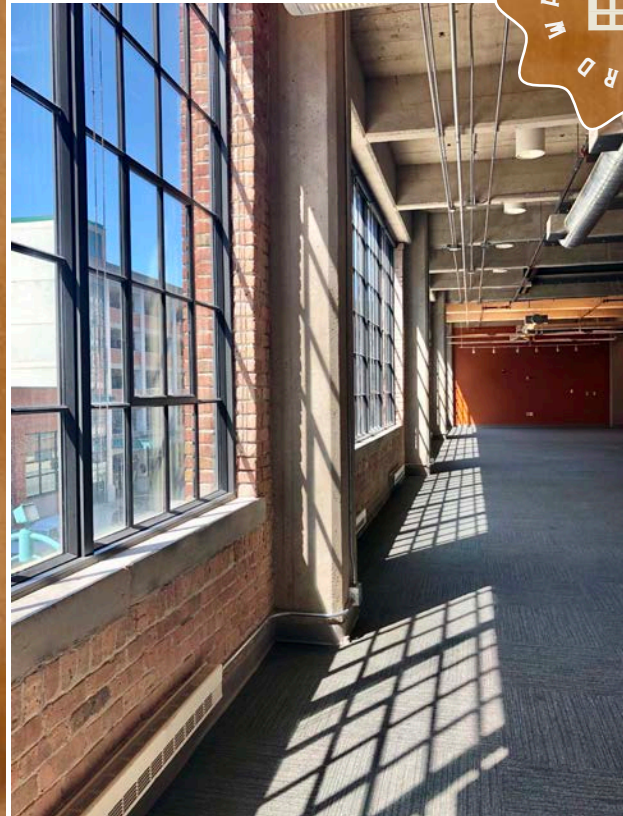
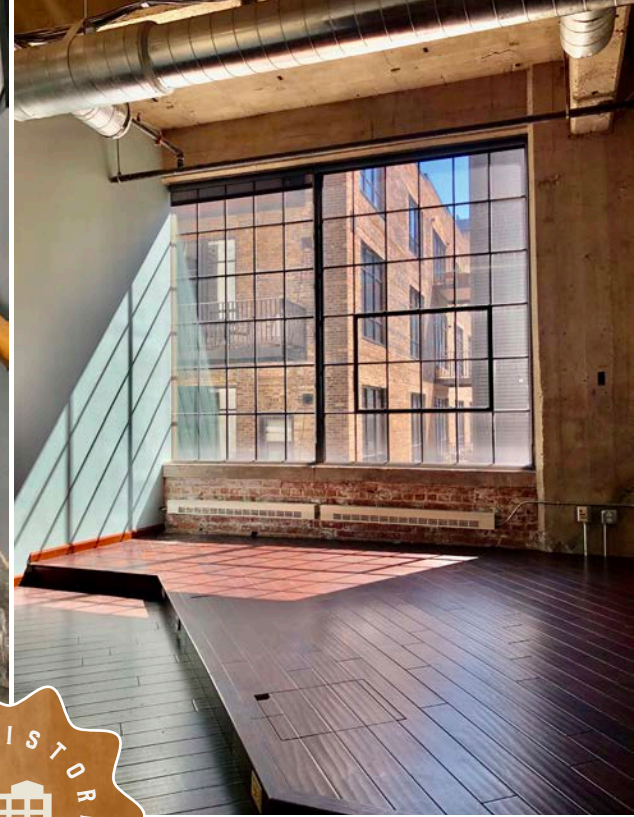
58,274 SQUARE FEET OF OFFICE SPACE AVAILABLE IN THE HISTORIC THIRD WARD

PROPERTY *highlights*

- EXPOSED HIGH CEILINGS
- CREAM CITY BRICK THROUGHOUT
- ABUNDANT NATURAL LIGHT
- PRIMARILY OPEN CONCEPT
- UNIQUE AMENITIES RARELY FOUND IN THE THIRD WARD:
 - MEN'S & WOMEN'S LOCKER ROOM + SHOWERS
 - UNDERGROUND HEATED PARKING (1/1000 PARKING RATIO)

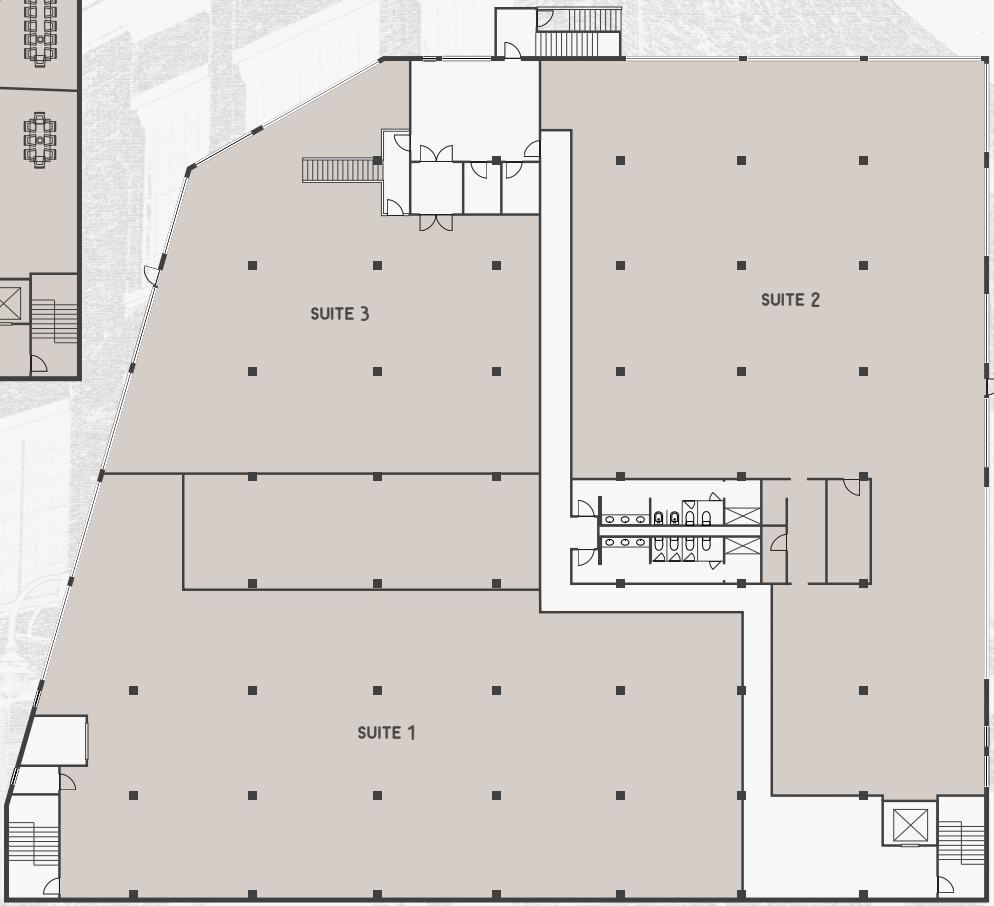
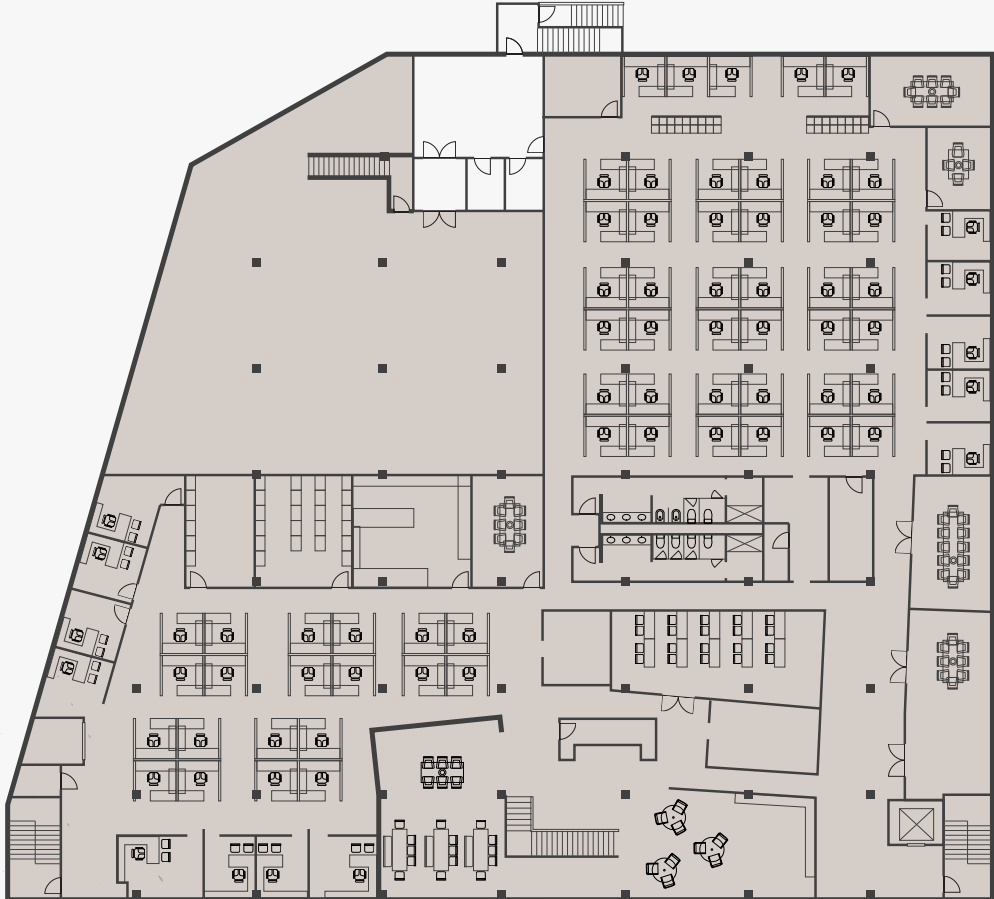
\$14 - \$17/SF NNN

OPEX ARE ESTIMATED AT \$5.19/RSF FOR 2021,
PLUS UTILITIES AND IN-SUITE JANITORIAL



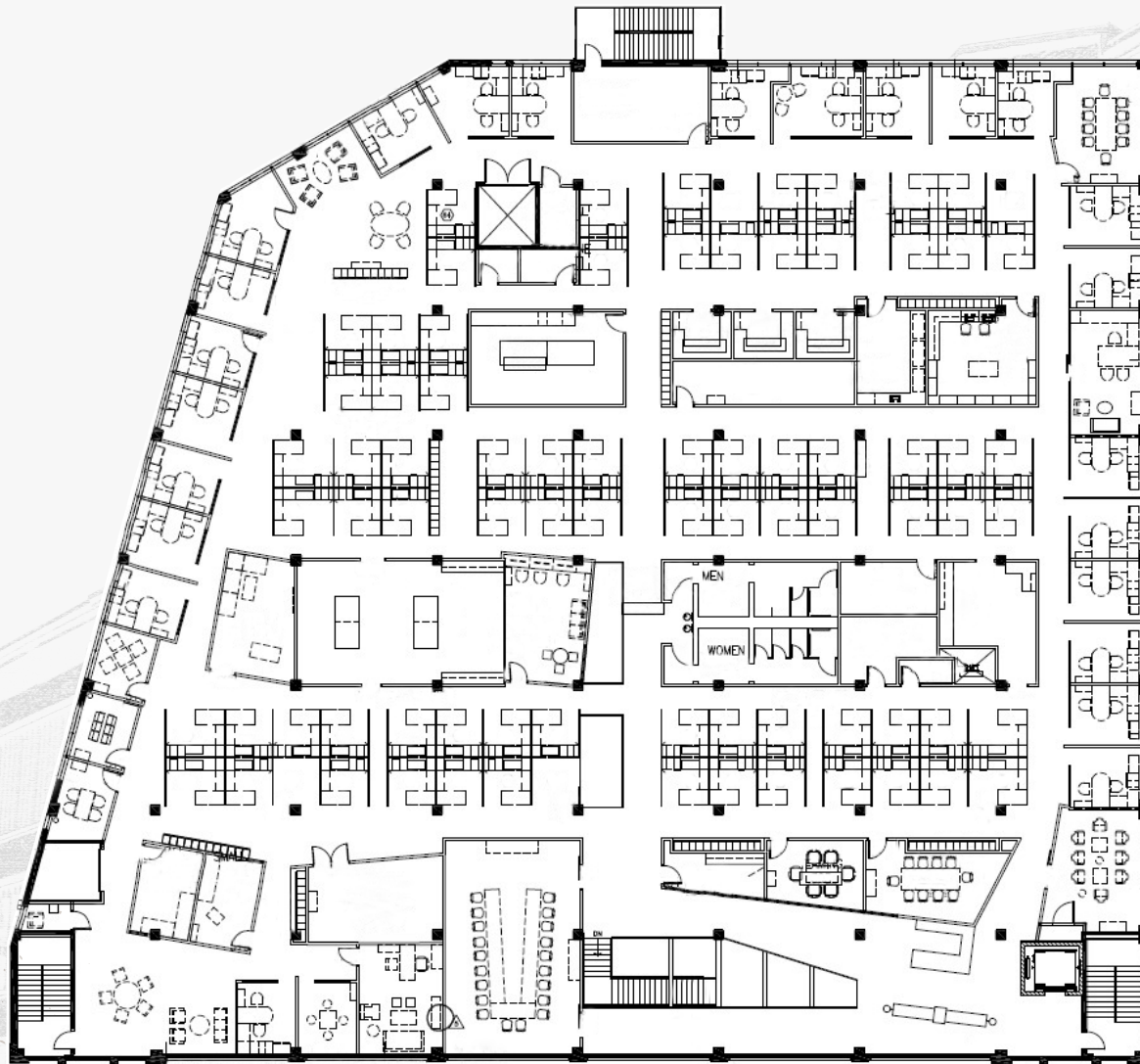
SECOND floor

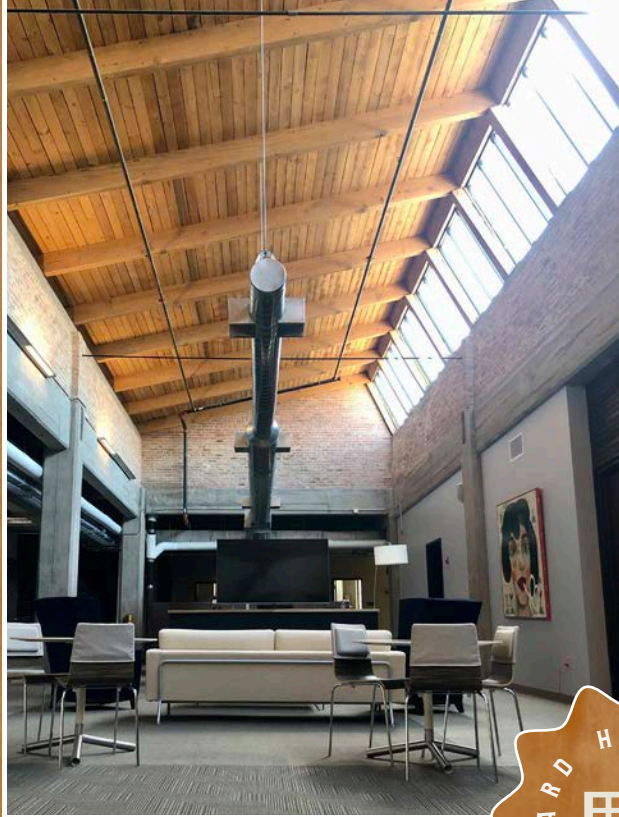
29,137 SQUARE FEET
(MIN. DIVISIBLE 5,094 RSF)



THIRD floor

29,137 SQUARE FEET
(MIN. DIVISIBLE 5,094 RSF)





LOCATION *highlights*



RESTAURANT

- 4. LUCKY GINGER
- 6. SMOKE SHACK
- 7. FRESHFIN POKE
- 8. TRE RIVALI
- 12. ALOHA POKE
- 13. SWEET DINER
- 14. ONESTO
- 16. DANDAN
- 17. BAVETTE
- 19. KANPAI IZAKAYA
- 22. FOOL'S ERRAND
- 26. STACK'D BURGER BAR
- 27. CAFE BENELUX
- 28. BLUE BAT
- 29. WAHLBURGERS
- 32. SHAKE SHACK
- 34. SCREAMING TUNA

BAR

- 1. MKE ALE HOUSE
- 2. BUGSY'S
- 9. THE OUTSIDER
- 15. CAMP BAR
- 30. THE WICKED HOP
- 36. MERRIMENT SOCIAL

HOTEL

- 31. KIMPTON JOURNEYMAN HOTEL

VENUE & OTHER RETAIL

- 3. GOUDA'S ITALIAN DELI
- 10. RED ELEPHANT
- 20. BESTFITNESS
- 21. NEROLI SALON
- 23. THE BARRE CODE
- 24. MILWAUKEE PUBLIC MARKET
- 25. SUMMERFEST
- 35. DRYBAR
- 39. MY YO MY
- 40. MILWAUKEE BALLET

COFFEE & DOOGHNUTS

- 5. DONUT MONSTER
- 11. COLECTIVO COFFEE
- 18. WONDERSTATE COFFEE
- 37. COLECTIVO COFFEE
- 38. STONE CREEK COFFEE



TWO BLOCKS
AWAY FROM THE MILWAUKEE
STREETCAR: THE HOP



TWO BLOCKS
AWAY FROM THE MILWAUKEE
PUBLIC MARKET



WALKING
DISTANCE TO THE KIMPTON
JOURNEYMAN HOTEL



NUMEROUS
NEARBY RESTAURANTS INCLUDING
SHAKE SHACK, THE WICKED HOP,
CAFÉ BENELUX, AND MORE!



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FOR MORE INFORMATION

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