

PROPER.

# 161 S 1<sup>st</sup> Street

SPACE AVAILABLE FOR LEASE



COMPASS

# Property *Information*

- 161 offers state-of-the art amenities like ground-level coffee shop, key-less/fob-less entry (ButterflyMX), and rooftop access.
- The building stands close to attractions like the Milwaukee Public Market and restaurants like Black Sheep, Camino, and Merriment Social for easy client and employee entertainment.
- An attentive, on-site management team operates 161.
- Units feature 11ft tall ceilings, balconies, private elevator access, and private kitchens.
- 161 is centered in a great business area just a 3 minute drive to the I-794 ramp, which leads to I-43 and I-94. Less than a mile away from Kilbourn Town & Juneau Town (Downtown).
- Serviced by Routes 15, 18, and the Green Line for easy public transit access (pickups every 6 minutes during business hours).
- Boasts a walk score of 88 (very walkable).

Available Space	200 – half floor at 2,460 SF
Rate	\$12 SF NNN or \$20 SF MG
Operating Expenses	\$9.69 SF (estimated)
Preferred Lease Structure	Landlord Prefers Modified Gross
Tenant Responsibilities	Utilities, In-Suite Cleaning
Minimum Term	3 Years if Minimal Buildout, Otherwise at Least 5 Years
Year Built	2007

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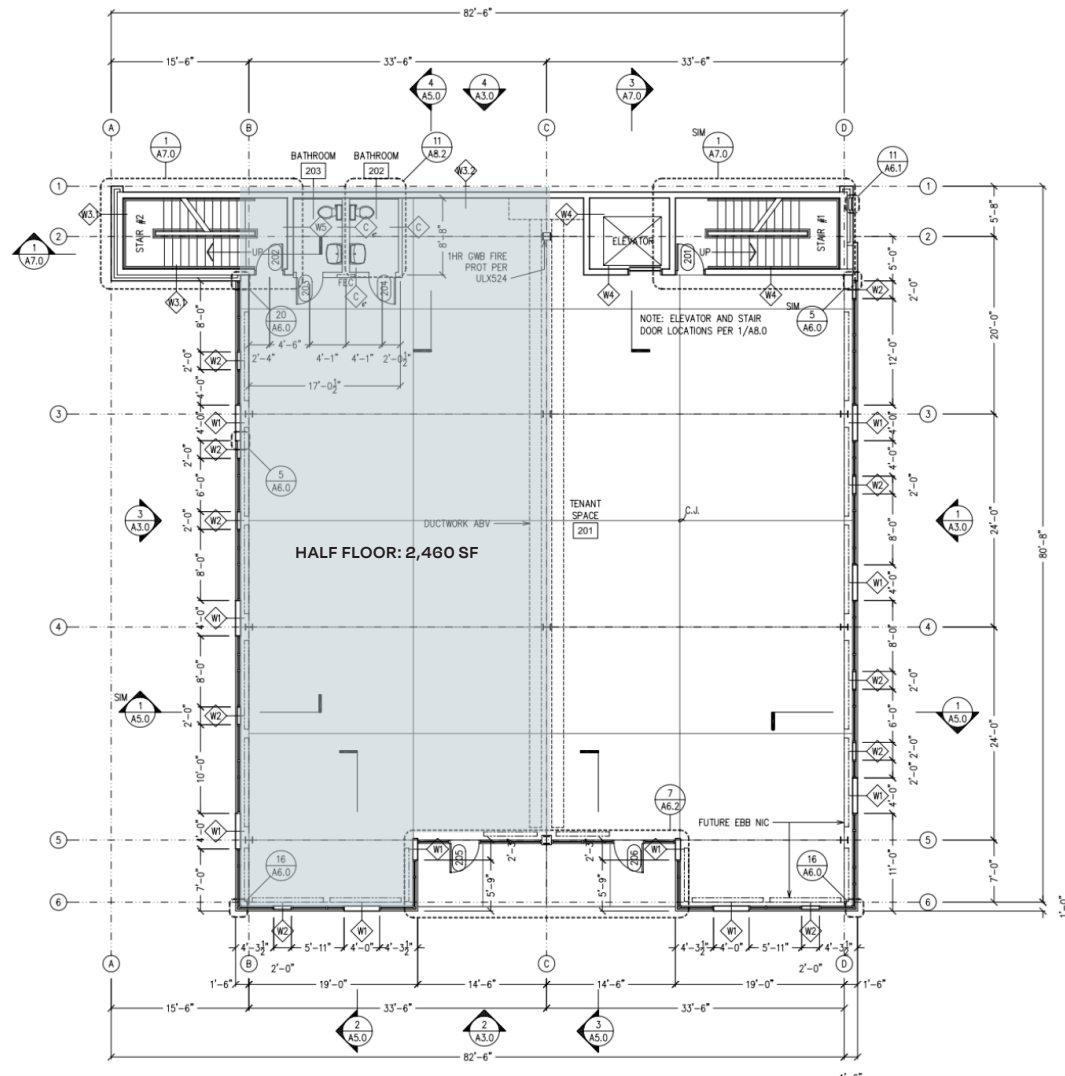


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# Floor Plan

SAMPLE FLOORPLAN



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# Floor Plan

## FLOOR PLAN POTENTIAL



SCAN TO VIEW A 3D TOUR:



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Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

#### **DISCLOSURE TO CUSTOMERS**

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction.

A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

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

#### **CONFIDENTIALITY NOTICE TO CUSTOMERS**

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

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The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see "Definition of Adverse Facts" below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

#### CONFIDENTIAL INFORMATION

None.

#### NON-CONFIDENTIAL INFORMATION

None.

#### DEFINITION OF MATERIAL ADVERSE FACTS

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

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

#### NOTICE ABOUT SEX OFFENDER REGISTRY

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

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