



Investment Opportunity

Retail Condo - Unit 1

Century Building

230 W Wells Street, Floor 1
Milwaukee, WI 53203

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This Offering Memorandum contains select information pertaining to the business and affairs of the Century Building, Floor 1. It has been prepared by Colliers | Wisconsin. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Properties. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by sources the deemed reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence;
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
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- 5) The Property and improvements described in this Offering Memorandum are being offered for sale on an "As Is, Where Is" basis without representations or warranties.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Properties and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Century Building, Floor 1 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Properties, or information provided herein or in connection with the sale of the Properties shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Properties.

Portfolio Overview

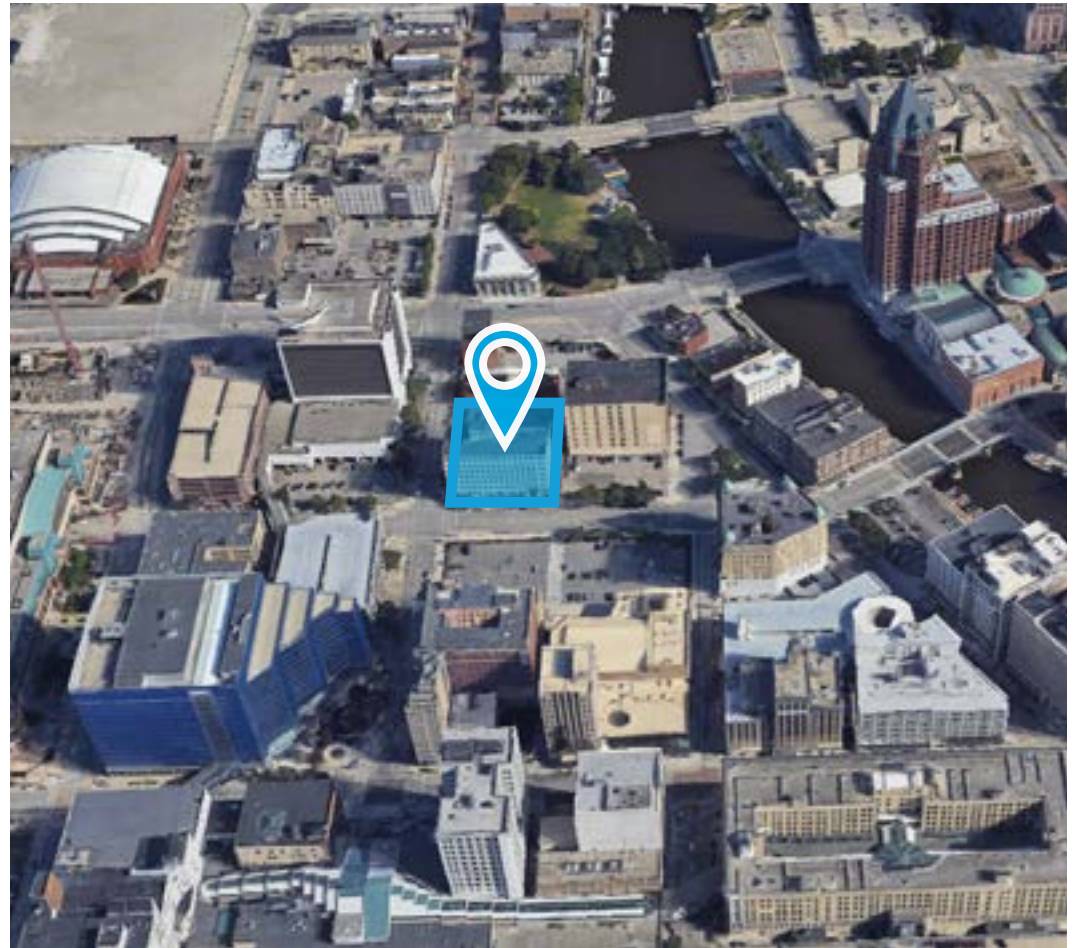
Colliers | Wisconsin is pleased to exclusively market for sale a retail condo on the first floor of the Century Building. Situated in Downtown Milwaukee's Westtown neighborhood, this property is in close proximity to the rapidly expanding Deer District.

Crafted by Alfred S. Alschuler, the Century Building, an eight-story structure, was completed in 1925. Its first floor served as commercial space, while the upper levels were dedicated to offices. Its structural framework incorporates reinforced-concrete columns and beams, featuring a terracotta veneer on the primary facades (west and south) and brick infill on the north and east elevations. Preserving its historic charm, the lobby showcases various original elements, including marble walls and flooring, doors, and fixtures.

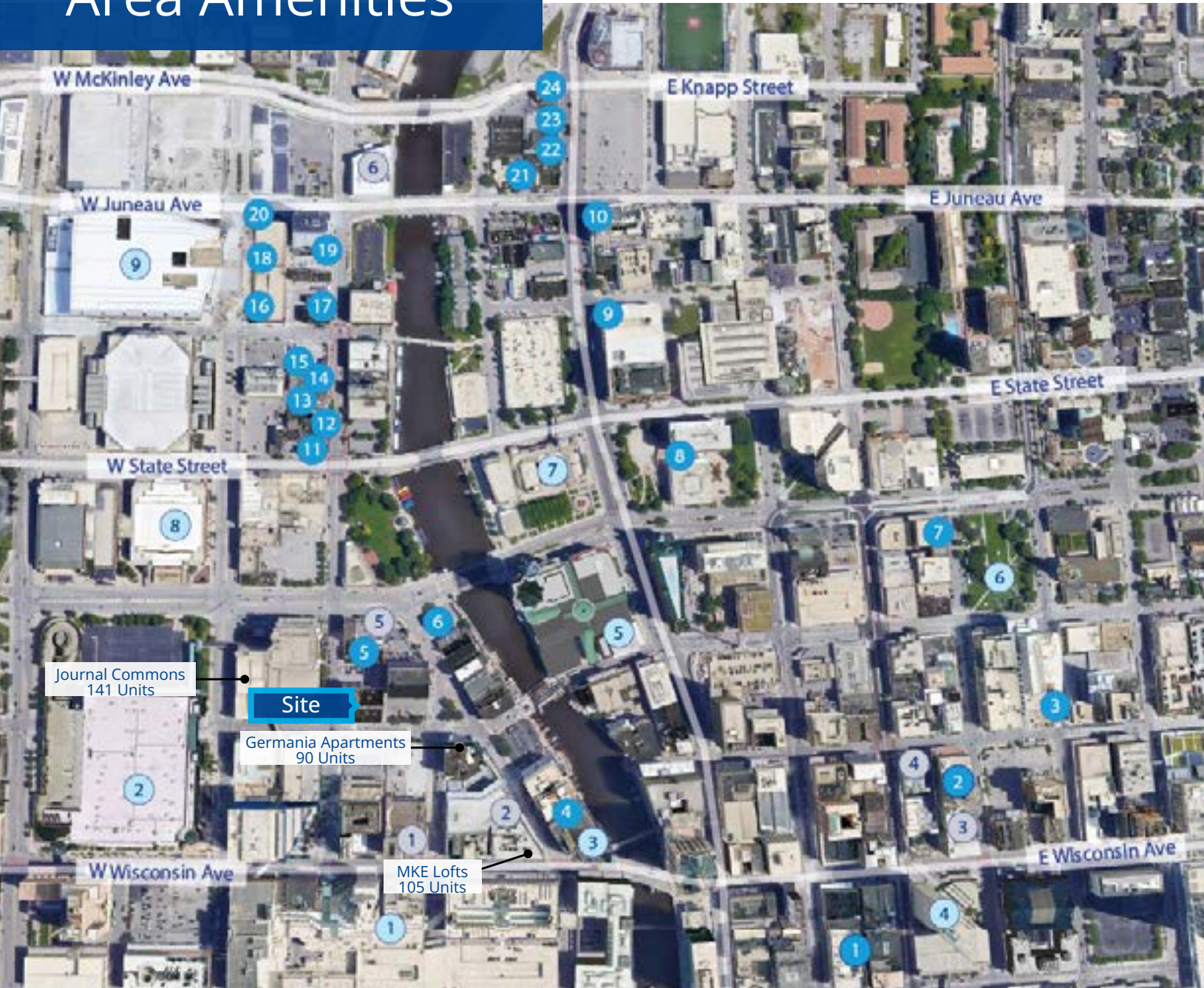
Asking Price: \$1,135,368

Price Per SF: \$60.18

Annual Income: \$165,744



Area Amenities



Bar/Restaurant/Cafe

1. Amalinda
2. Mason Street Grill
3. Ward's House of Prime
4. Mo's...A Place for Steaks
5. Caledrone
6. Benihana
7. Elsa's on the Park
8. Starbucks
9. Rumpus Room
10. Qdoba
11. Taco Mike's
12. Who's on Third
13. Milwaukee Brat House
14. Deer Camp Mke
15. Mader's
16. Drink Wisconsinly Pub
17. Brick3
18. The Mecca Sports Bar
19. Uncle Buck's
20. Good City Brewing

Hotels

1. Fairfield Inn
2. Hampton Inn
3. The Pfister
4. Hotel Metro
5. Hyatt
6. Aloft

Entertainment/Area Attractions

1. The Avenue MKE
2. The Wisconsin Center
3. The Riverside Theatre
4. Wisconsin Athletic Club
5. The Pabst Theatre
6. Cathedral Square Park
7. Marcus Center for the Performing Arts
8. UWM Panther Arena
9. Fiserv Forum

Rent Roll

Tenant Name	Lease From	Lease To	Square Feet	Annual Base Rent	Rent PSF
George Webb Corporation	12/01/13	11/30/28	2,052 SF	\$32,863.51	\$16.02
Banh Mi Nhu Y Restaurant (Xankia LLC)	04/01/18	03/31/33	1,680 SF	\$36,000.00	\$21.43
ILASHOUT Beauty Co.	10/01/23	09/30/24	950 SF	\$14,856.72 *Renewal Option	\$15.64
ILASHOUT Beauty Co.	08/01/21	12/31/27	750 SF	\$10,399.84	\$13.87
Quality Optical	01/01/10	03/31/33	1,050 SF	\$12,568.50	\$11.97
Tourist Convenience	02/01/14	04/30/32	1,950 SF	\$30,225.00	\$15.50
Edith, LLC	04/01/22	03/31/27	1,976 SF	\$28,800.00	\$14.57

Property Overview



Property Details

Address: 230 W Wells St, Floor 1
Milwaukee, WI 53203

County: Milwaukee

Tax Key: 392-3001-000

Asset Class: Retail

Condo Size: 18,866 SF

Year Built: 1925

Zoning: Commercial - Central Business

2023 Assessment: \$725,800

2023 Taxes: \$18,684.46



Contact Us

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