

OFFICE SPACE FOR LEASE TWO FORTY ONE

241 NORTH
BROADWAY
MILWAUKEE, WI

Colliers



Building Details

Available Suites	Suite 200 - 8,446 RSF
	Suite 302 - 3,160 RSF
	Suite 500 - 7,099 RSF
	Suite 501 - 4,228 RSF
	Suite 502 - 2,840 RSF

Max Contiguous Space 14,167 RSF

Building Size 86,664 SF

Stories 6

Lease Rate \$16.00/SF NNN

OpEx (2024) \$12.44/SF
Includes all utilities and janitorial

- › Located in one of Milwaukee's trendiest neighborhoods, The Third Ward
- › In walking distance to an abundance of local and national retailers, restaurants, bars and event venues
- › Building has undergone full renovations of the lobby, common areas, updated air filtration systems, and touch free toilets and faucets
- › Available suites are turnkey and have operable windows
- › Heated, underground parking and adjacent surface lot spots available on-site. A rare amenity for the Third Ward!



On-site Surface &
Underground Parking



Bike
Storage



Locker Room
with Shower



Shared
Rooftop Patio

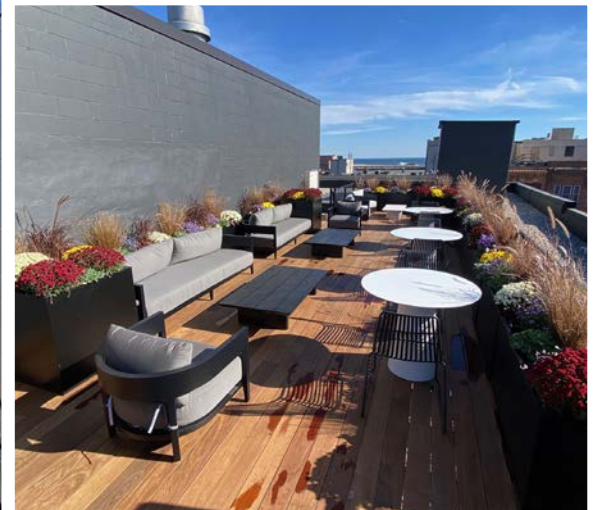
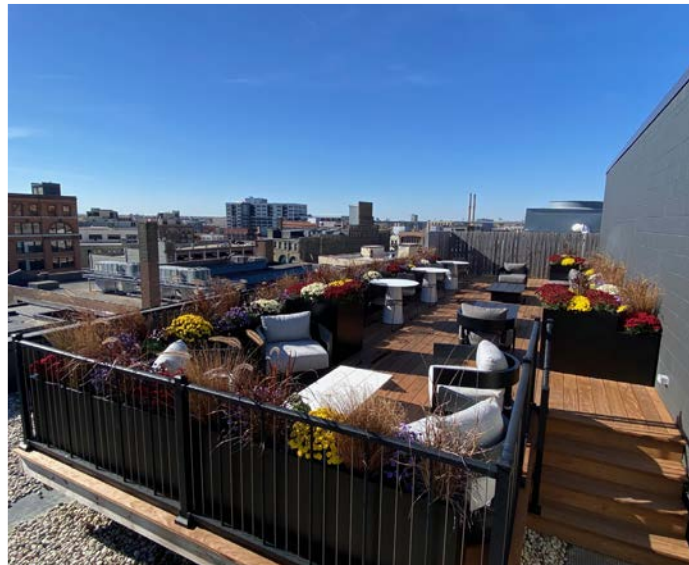
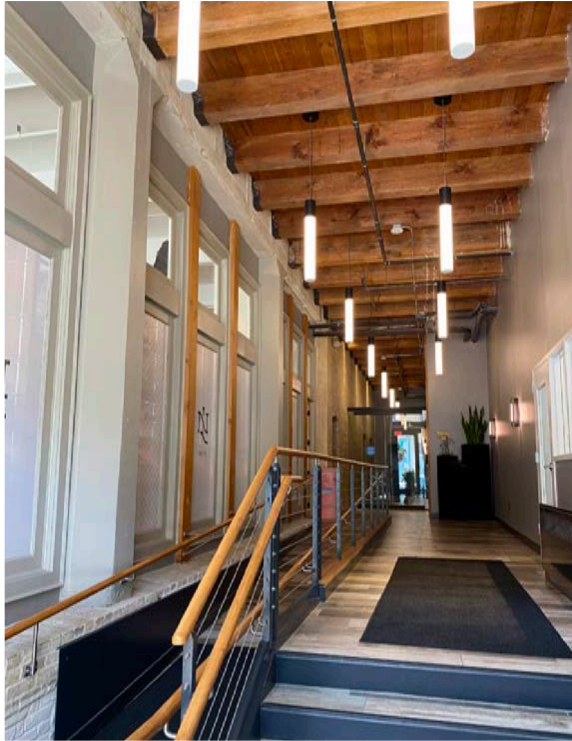


Ample
Natural Light

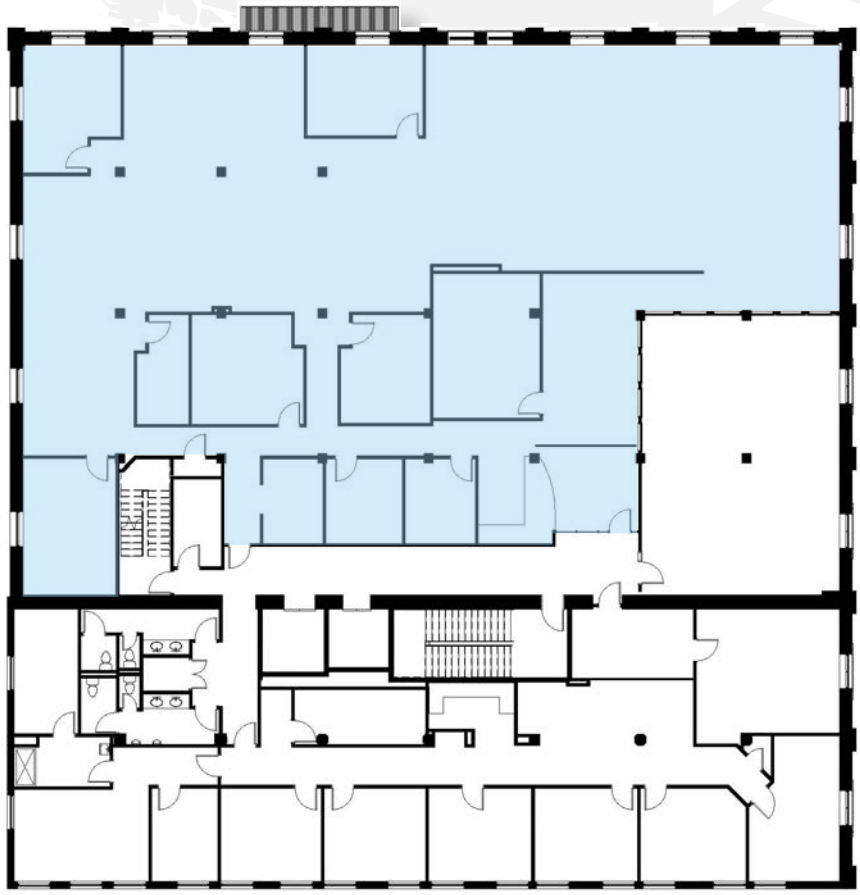


Walkable to
Amenities

Site Photos

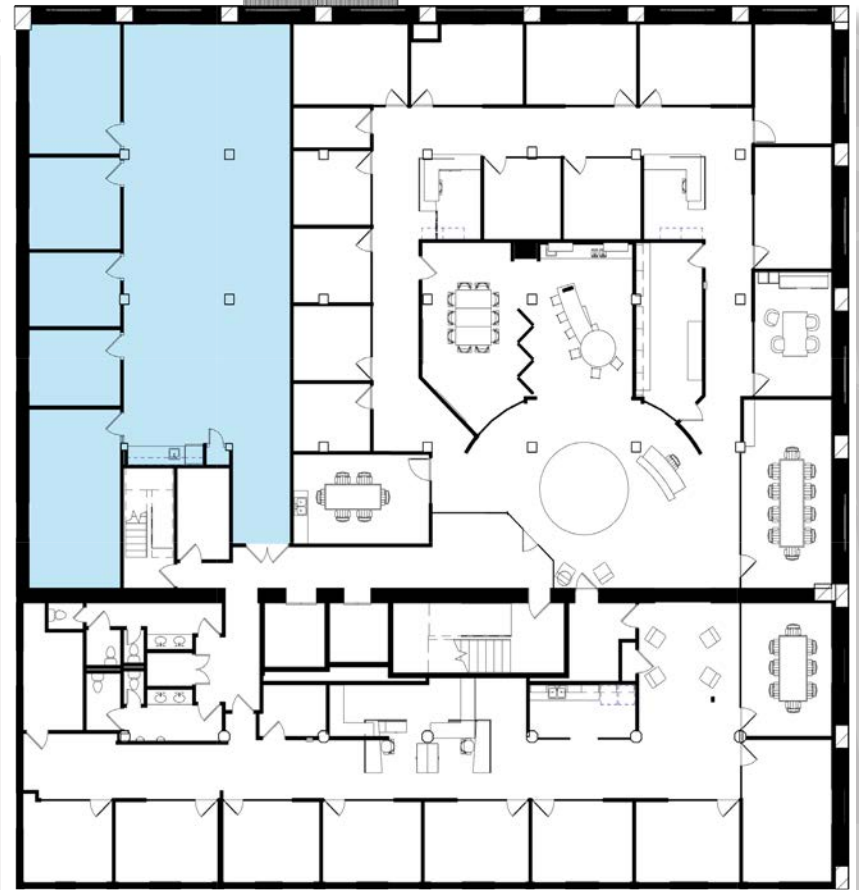


Availability



Second Floor

Suite 200 - 8,446 RSF

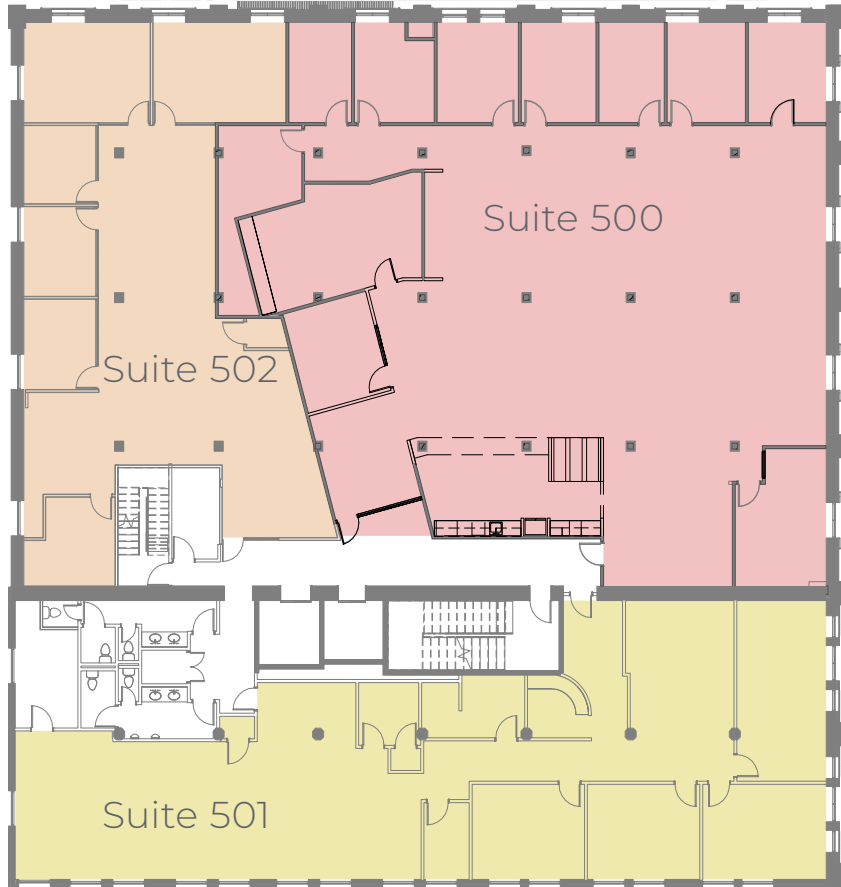


Third Floor

Suite 302 - 3,160 RSF

[Virtual Tour](#)

Availability



Fifth Floor

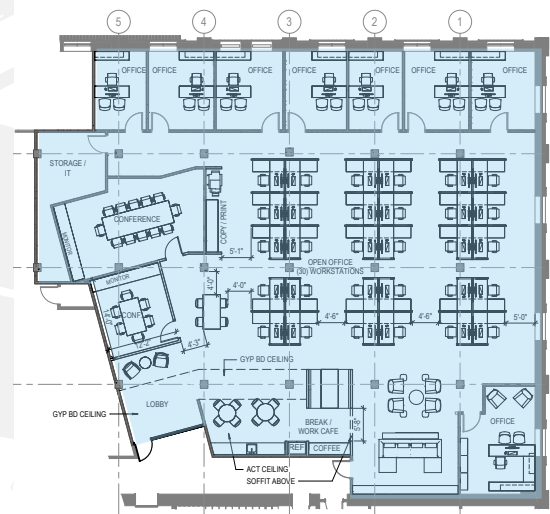
Suite 500 - 7,099 RSF

Suite 501 - 4,228 RSF

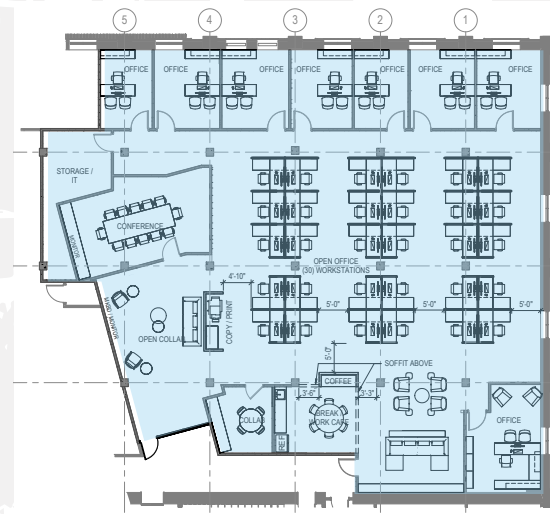
Suite 502 - 2,840 RSF

Contiguous to 14,167 RSF

Suite 500 - Spec Options

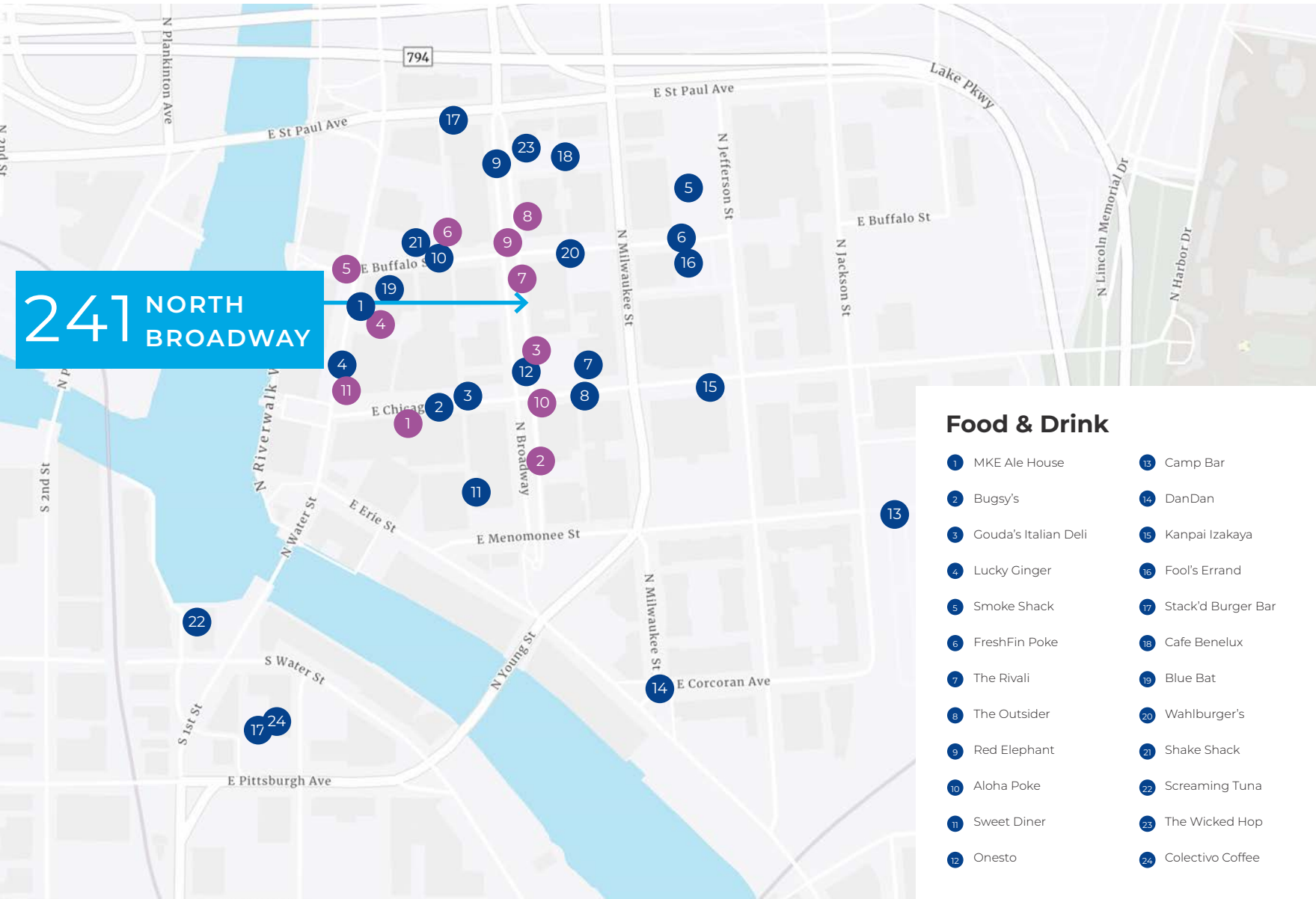


Option 1



Option 2

Location Overview



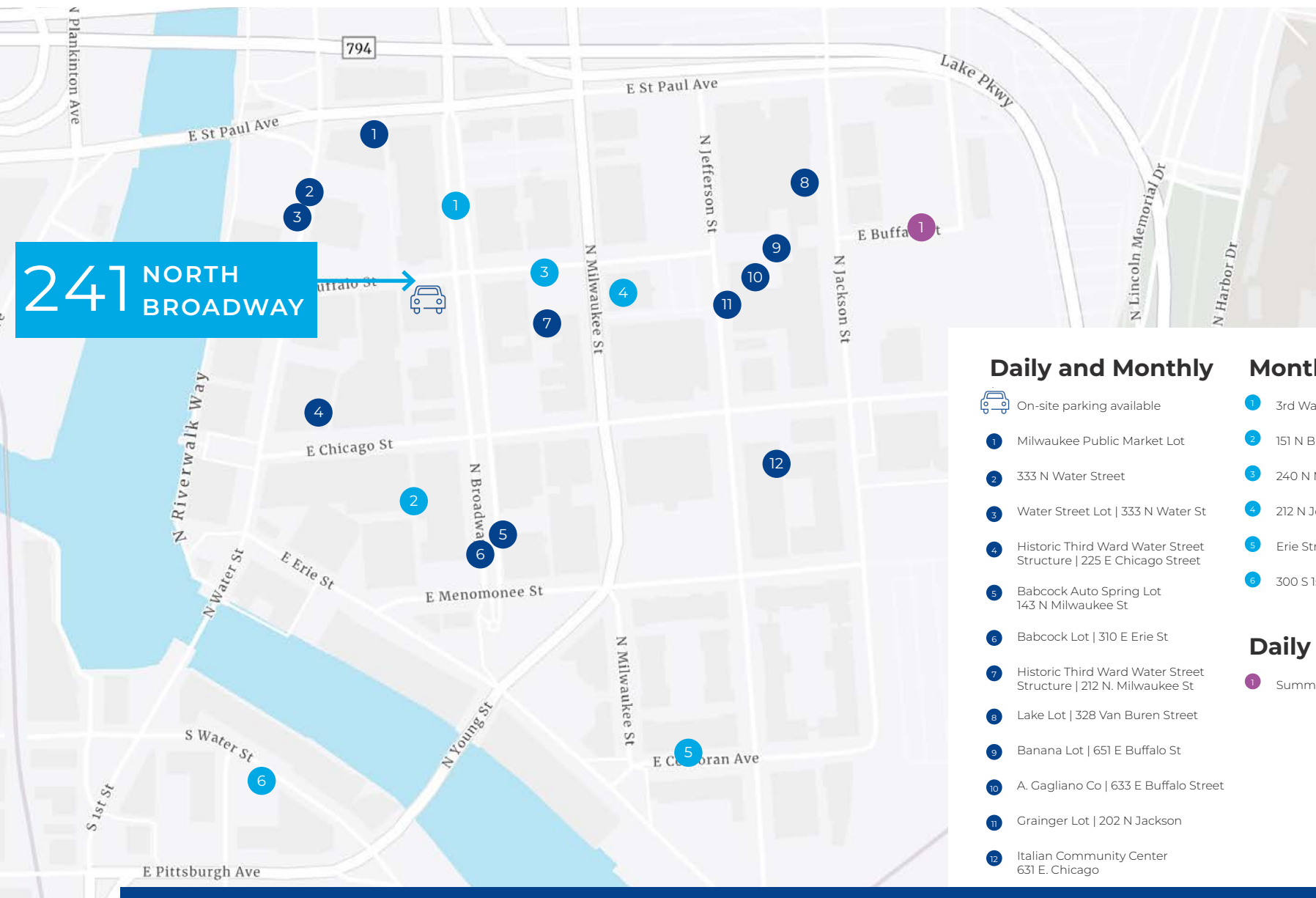
Food & Drink

- 1 MKE Ale House
- 2 Buggy's
- 3 Gouda's Italian Deli
- 4 Lucky Ginger
- 5 Smoke Shack
- 6 FreshFin Poke
- 7 The Rivali
- 8 The Outsider
- 9 Red Elephant
- 10 Aloha Poke
- 11 Sweet Diner
- 12 Onesto
- 13 Camp Bar
- 14 DanDan
- 15 Kanpai Izakaya
- 16 Fool's Errand
- 17 Stack'd Burger Bar
- 18 Cafe Benelux
- 19 Blue Bat
- 20 Wahlburger's
- 21 Shake Shack
- 22 Screaming Tuna
- 23 The Wicked Hop
- 24 Colectivo Coffee

Shopping


- 1 Restoration Hardware Outlet
- 2 Design Within Reach
- 3 Mod Gen - A
- 4 Harleys Co: HH Clothing
- 5 The Home Market
- 6 Lululemon
- 7 Anthropologie
- 8 Francesca's
- 9 Lela
- 10 Edie Boutique
- 11 A Trio Jewelry Design Studio

Parking Options



241 NORTH BROADWAY

Daily and Monthly

-  On-site parking available
- 1 Milwaukee Public Market Lot
- 2 333 N Water Street
- 3 Water Street Lot | 333 N Water St
- 4 Historic Third Ward Water Street Structure | 225 E Chicago Street
- 5 Babcock Auto Spring Lot | 143 N Milwaukee St
- 6 Babcock Lot | 310 E Erie St
- 7 Historic Third Ward Water Street Structure | 212 N. Milwaukee St
- 8 Lake Lot | 328 Van Buren Street
- 9 Banana Lot | 651 E Buffalo St
- 10 A. Gagliano Co | 633 E Buffalo Street
- 11 Grainger Lot | 202 N Jackson
- 12 Italian Community Center | 631 E. Chicago

Monthly Only

- 1 3rd Ward Car Park | 330 N Broadway
- 2 151 N Broadway Lot
- 3 240 N Milwaukee Street
- 4 212 N Jefferson St
- 5 Erie Street Garage | 518 E Eries St
- 6 300 S 1st Street

Daily Only

- 1 Summerfest Lots | N Harbor Dr

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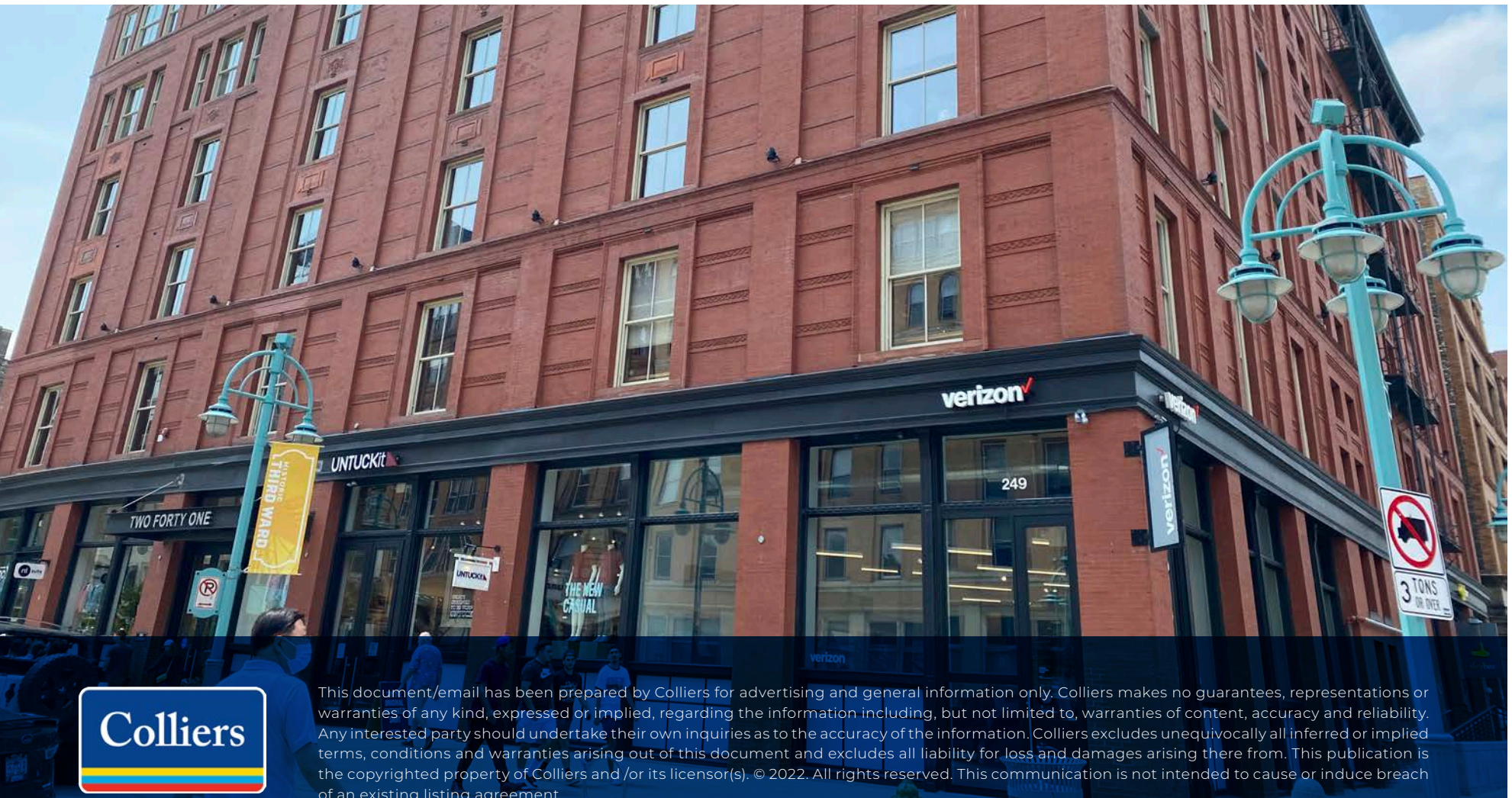
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