

# 422 North 15th Street

Milwaukee, Wisconsin

Prominent Building Signage Available - Visible from I-94





# The Offering

CBRE is pleased to present, as sole advisor to the owner of record, an incredible opportunity in Milwaukee's rapidly growing St. Paul Avenue Design District. This historic building was completely renovated in 2018.

The electrical, plumbing, and HVAC were updated to create a spectacular office building and event space along with

beautifully restoring the interior components (brick and timber construction) while adding all the current day conveniences (elevator, beautiful restrooms, and more). The exterior features beautiful cream city bricks, amazing facade signage, and a unique color-changing lighting system that will be sure to catch the attention of cars passing by on I-94.

## Investment Highlights

- Complete renovation in 2018 (with brand new electrical, plumbing, and HVAC installed)
- Brick and timber construction featuring Milwaukee's famous Cream City bricks
- Exterior color-changing lighting
- Great location near the freeway and the heart of downtown Milwaukee

# \$3.25M

Asking Price

# \$5M

Capital Improvements

# 3K

SF Floor Plates

# 1929

Year Built





# Property Description

422 N. 15th Street is a beautifully restored multi-use, multi-tenant building.

It consists of a three-story building plus a full lower level, all of which was completely renovated in 2018.

## Available Space for Lease

2nd Floor	2,933 SF	\$20.00/SF NNN
Lower Level	938 SF	\$15.00/SF NNN

## Building Details

Property Address	422 N 15th Street	Parking	7 spaces + street + neighboring lots
Land Area	0.17 acres	Zoning	IL2
Year Built	1929	Traffic Counts	164,000 VPD (I-94)





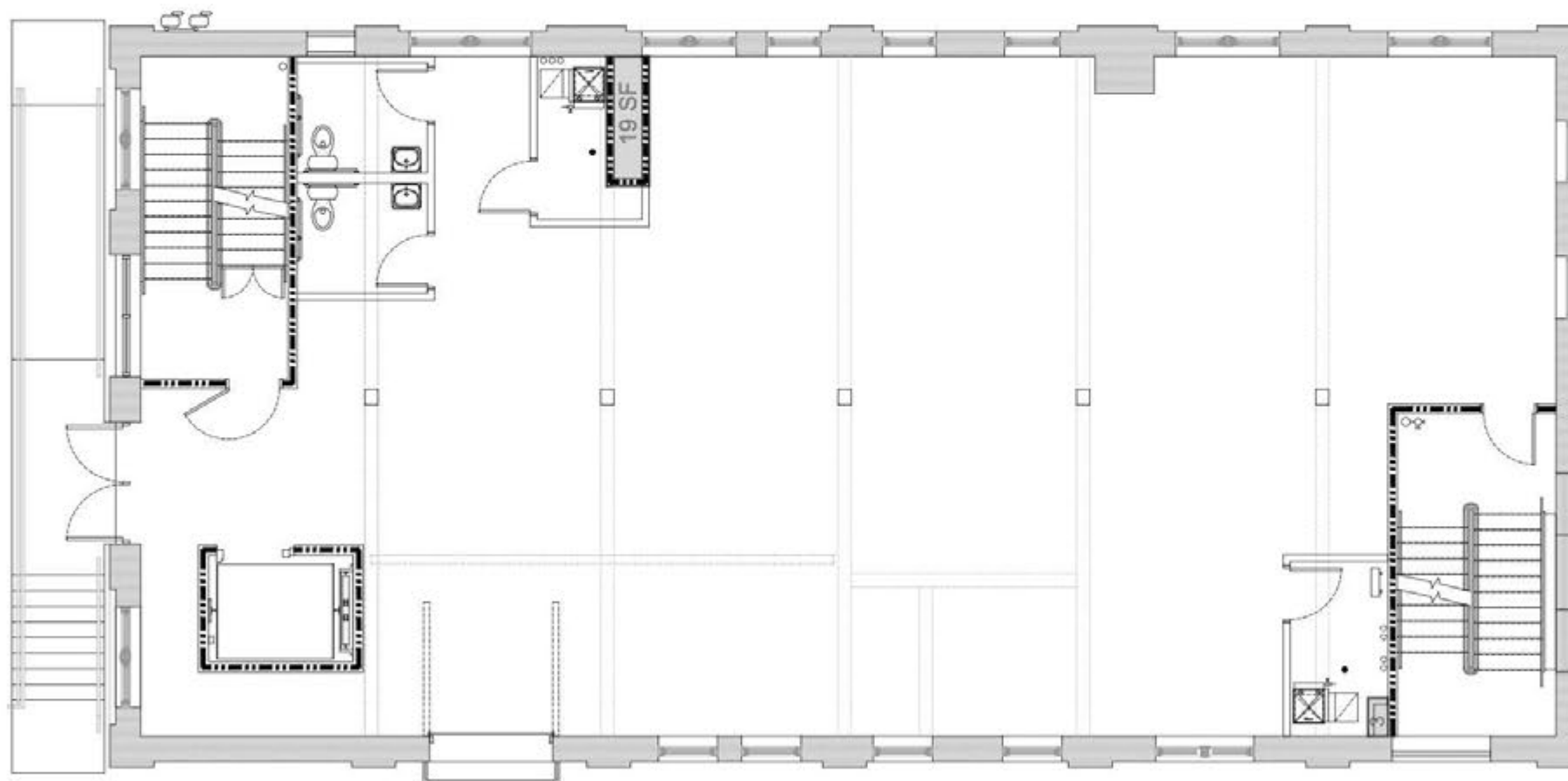




# First Floor

## Reception Hall

The first floor is home to **River Valley Historic Venue**. This beautifully renovated space accommodates up to 200 standing guests at weddings, corporate events, and social events. The space is ADA accessible and has two bathrooms.



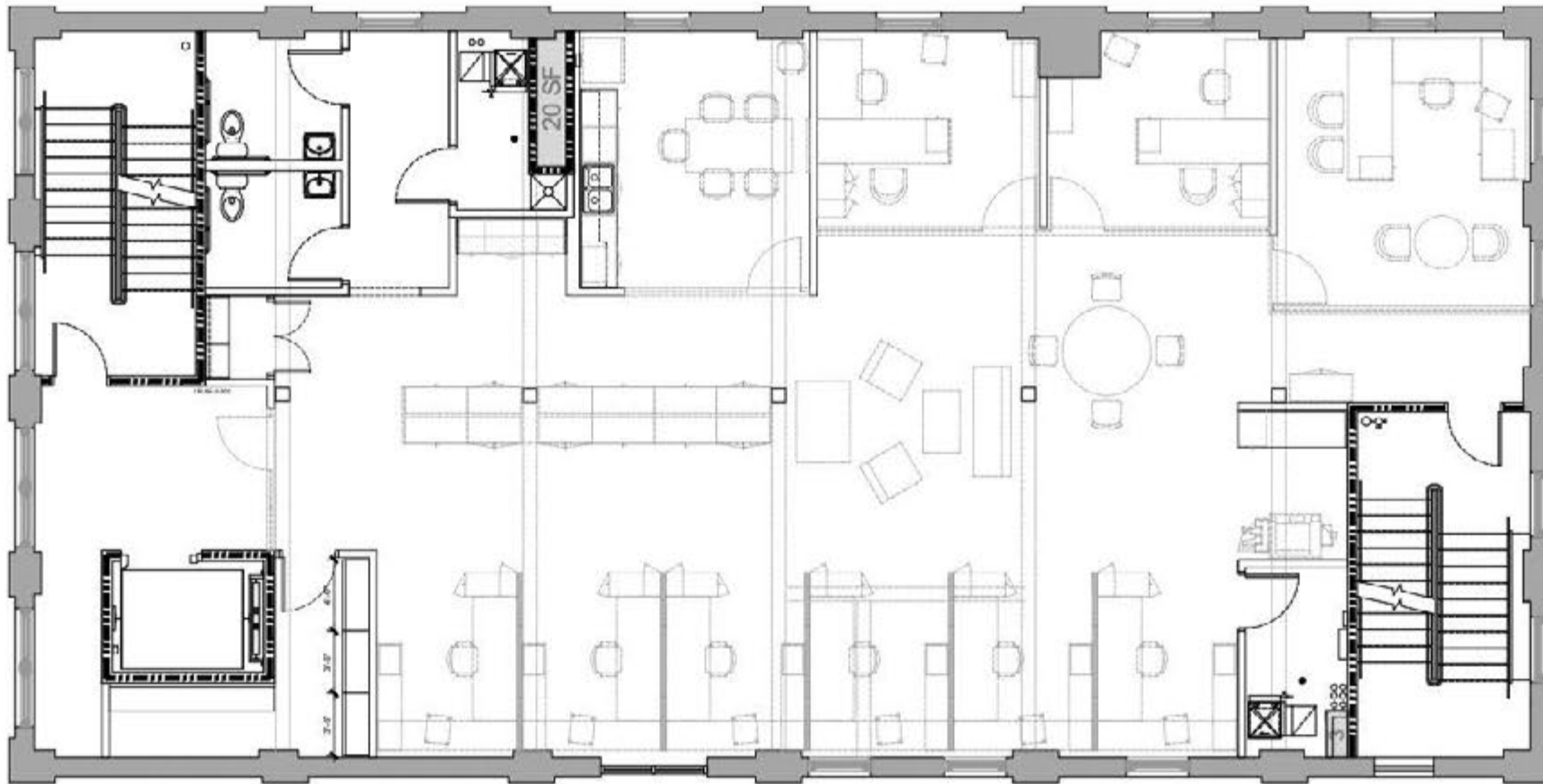


## Second Floor

### Office Space

The second floor features a functional layout with a mix of private offices, conference rooms, and an open area suitable for cubicle workstations. Large windows provide ample natural light throughout the space.

The suite is currently furnished, and the existing furniture may be included as part of the lease or sale.







## Second Floor Office Space

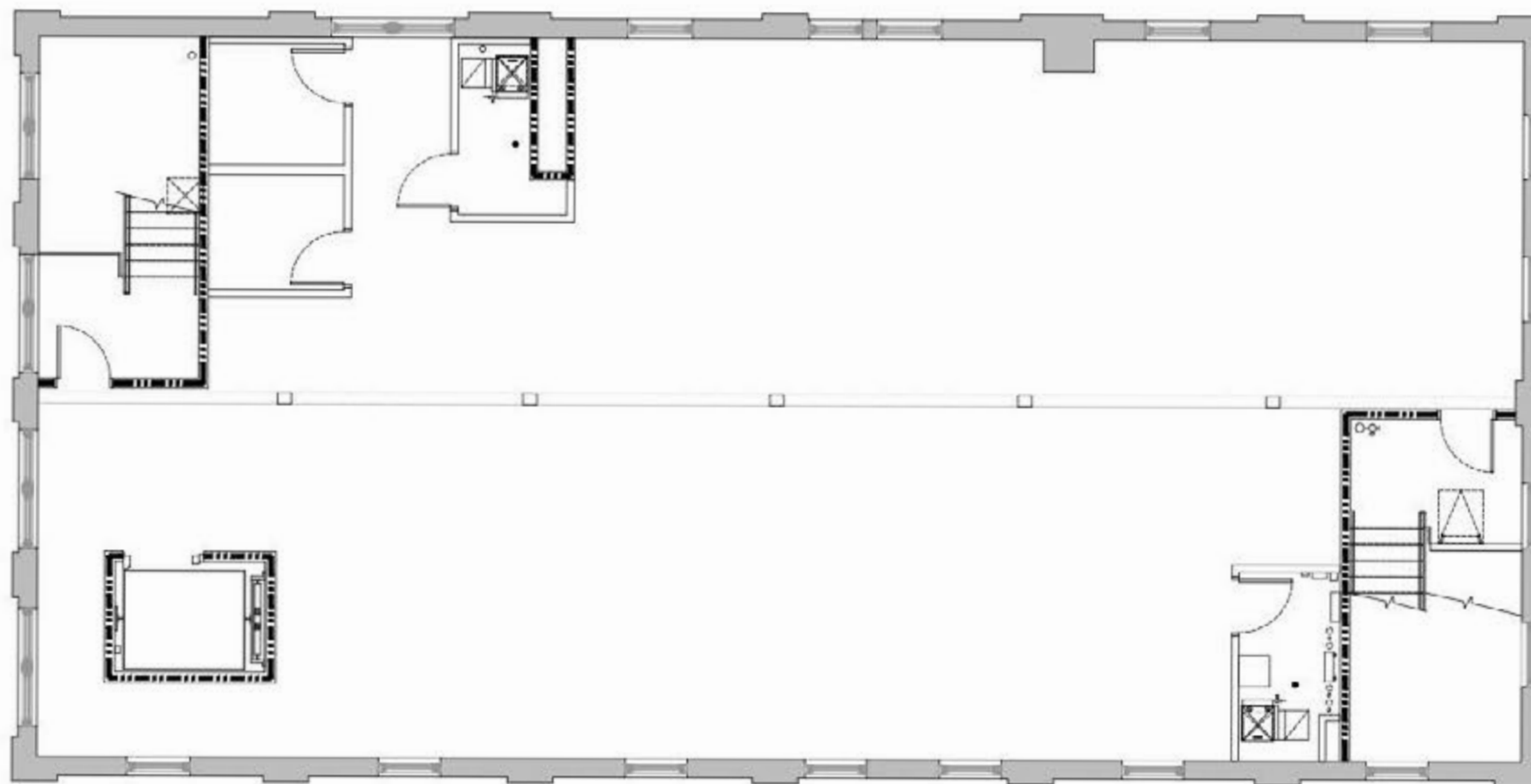
- + Private offices
- + Conference Rooms
- + Beautiful window line
- + Partial open layout for cubicles



# Third Floor

## City View Room

Part of River Valley Historic Venue, the top floor space boasts panoramic city views, making it the perfect setting for intimate gatherings, cocktail hours, weddings, and corporate presentations. With seating for up to 150 guests, this versatile venue is ideal for smaller events.





## Third Floor | City View Room

422 North 15th Street | Milwaukee, Wisconsin | 9





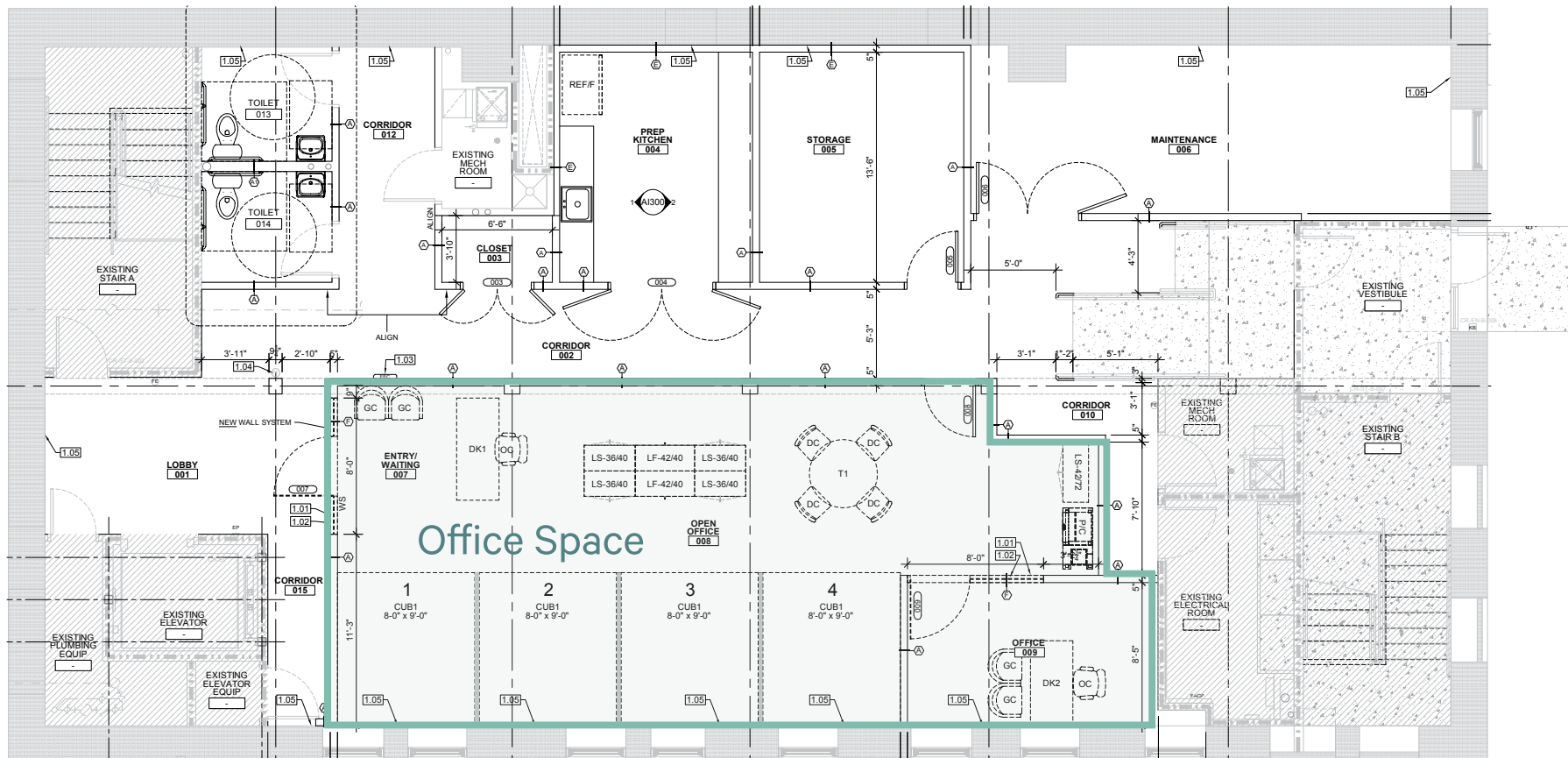
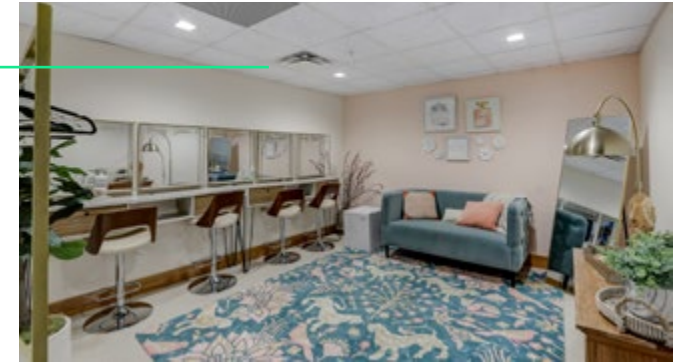
## Lower Level

### Office Space

On this floor is an office suite available for lease.

### Green Room / Bridal Suite

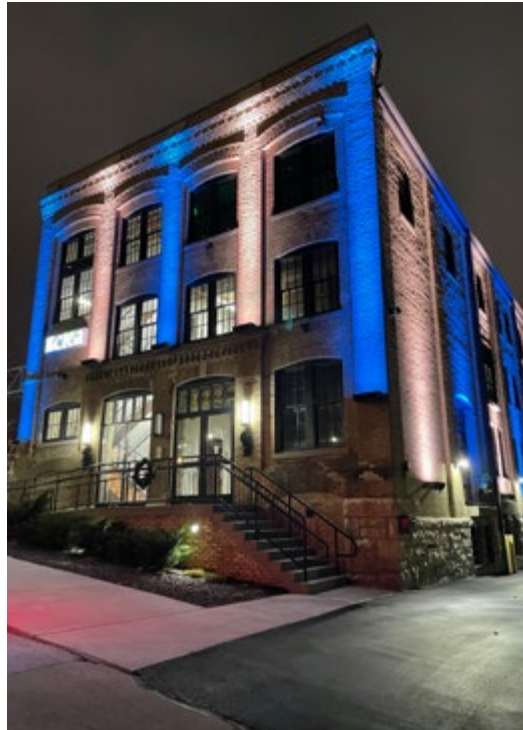
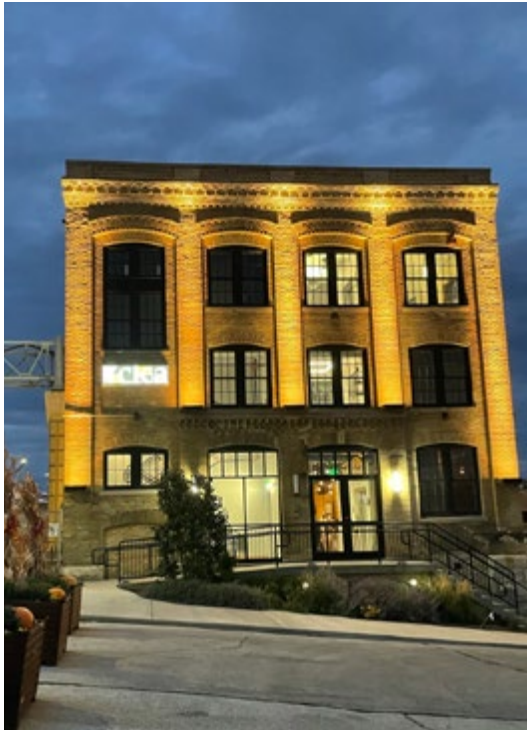
The other side of the floor is leased by the River Valley Historic Venue as a Green Room / Bridal Suite, the lower level offers a private space for bridal parties, performers, and key participants to get ready.





# Exterior

The exterior features beautiful cream city bricks, amazing facade signage, and a eye-catching colorchanging lighting system visible from I-94.

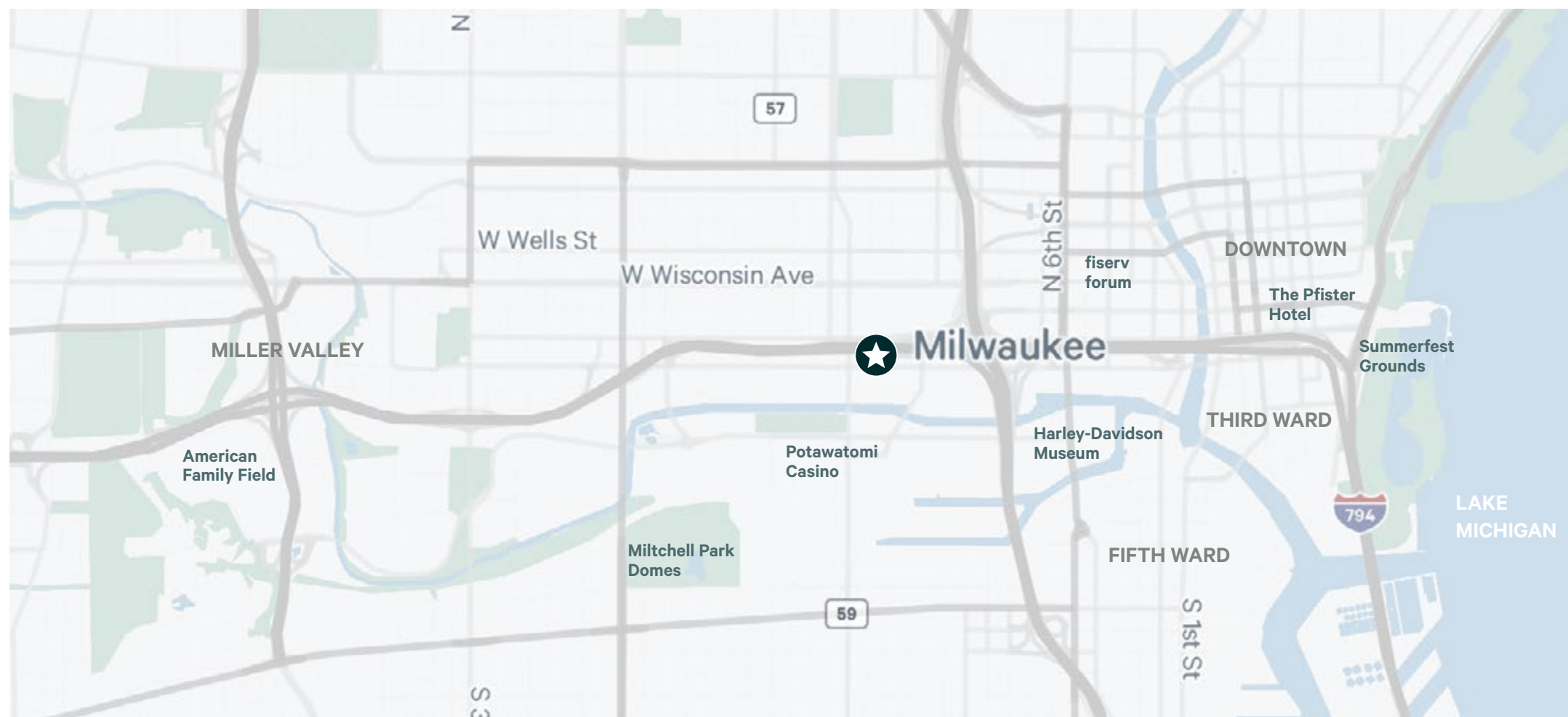




# In the Heart of Milwaukee

Located just minutes from Downtown and Lake Michigan, 422 N 15th Street is easily accessible to many Milwaukee event hotspots such as American Family Field, Potawatomi Casino, and the Harley-Davidson Museum.

	Drive Time	Distance
American Family Field	5 Minutes	1.9 Miles
Potawatomi Casino	3 Minutes	0.7 Miles
Harley-Davidson Museum	4 Minutes	1.2 Miles
The Pfister Hotel	6 Minutes	1.6 Miles
Historic Third Ward	6 Minutes	3.4 Miles











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