

OFFICE SPACE FOR LEASE

MATTHEW KEENAN BUILDING

777 North Jefferson Street

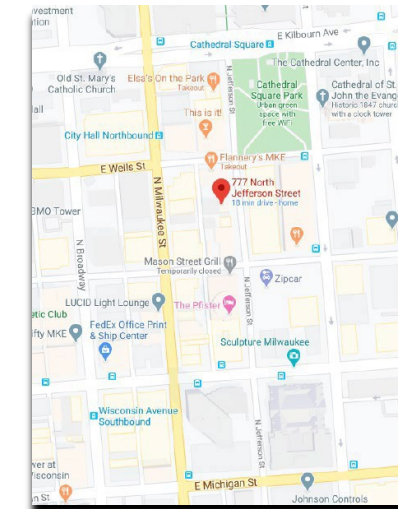
Milwaukee, WI



Contact information

Ray Balfanz (414) 369-3511

Ray@outlookmgmt.com



OFFICE SPACE FOR LEASE:

The building is close to restaurants, hotels, banking and Cathedral Square Park. The building has a walkability score of 99
Building size: 18,950 RSF
Suites Available: 200, 204, 408, 410 and 412

CO-TENANTS:

Althia's, Tim Hiller Company, SB Design & Showroom and The Sofie Cocktail Lounge.

Lease Rate: \$20.00 PSF Modified Gross (Tenant pays utilities)

PROPERTY DESCRIPTION:

Matthew Keenan, prominent Milwaukee businessman and politician, built this luxurious two-family home in 1860.

A fire in 1985 almost destroyed the property. The only original items are the front façade and side walls. The property was rebuilt recreating detailed moldings both interior and exterior. The property has an old world feel with modern amenities inside.

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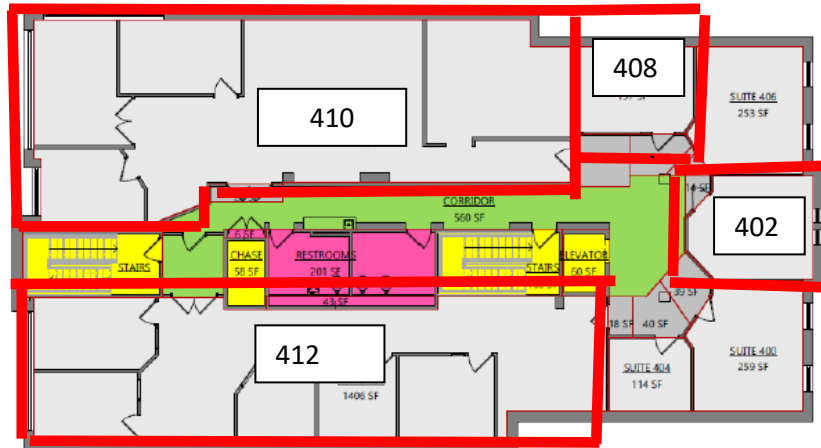
MATTHEW KEENAN BUILDING

Milwaukee, WI

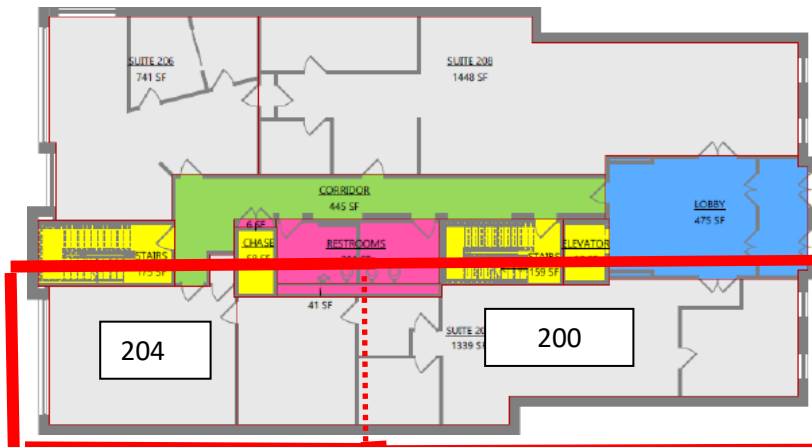


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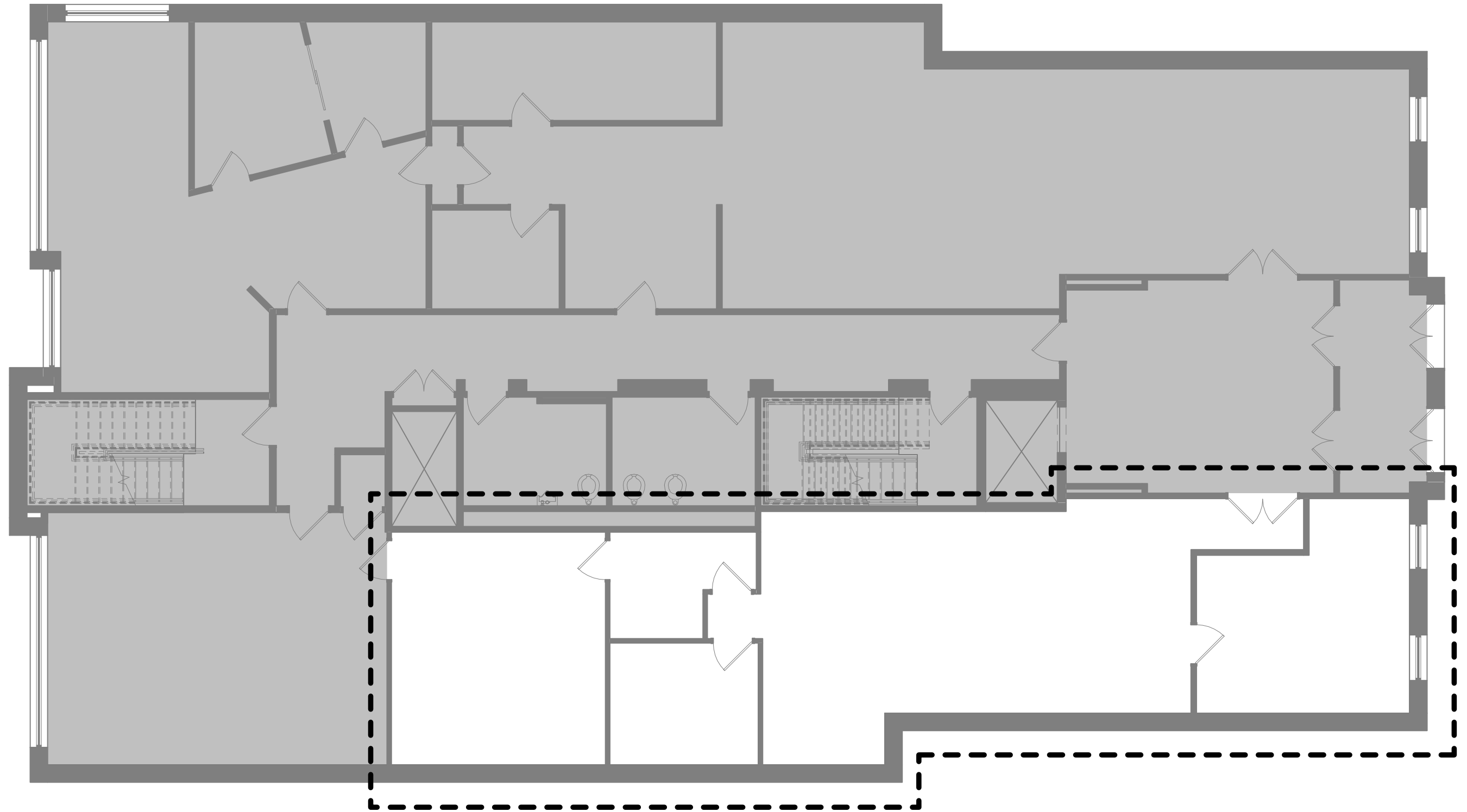


Suite 402-363 RSF; Suite 610-2,364 RSF



Suite 200 1,339 RSF; Suite 204 599 RSF. Combined 1,938 RSF





2ND
FLOOR-SUITE

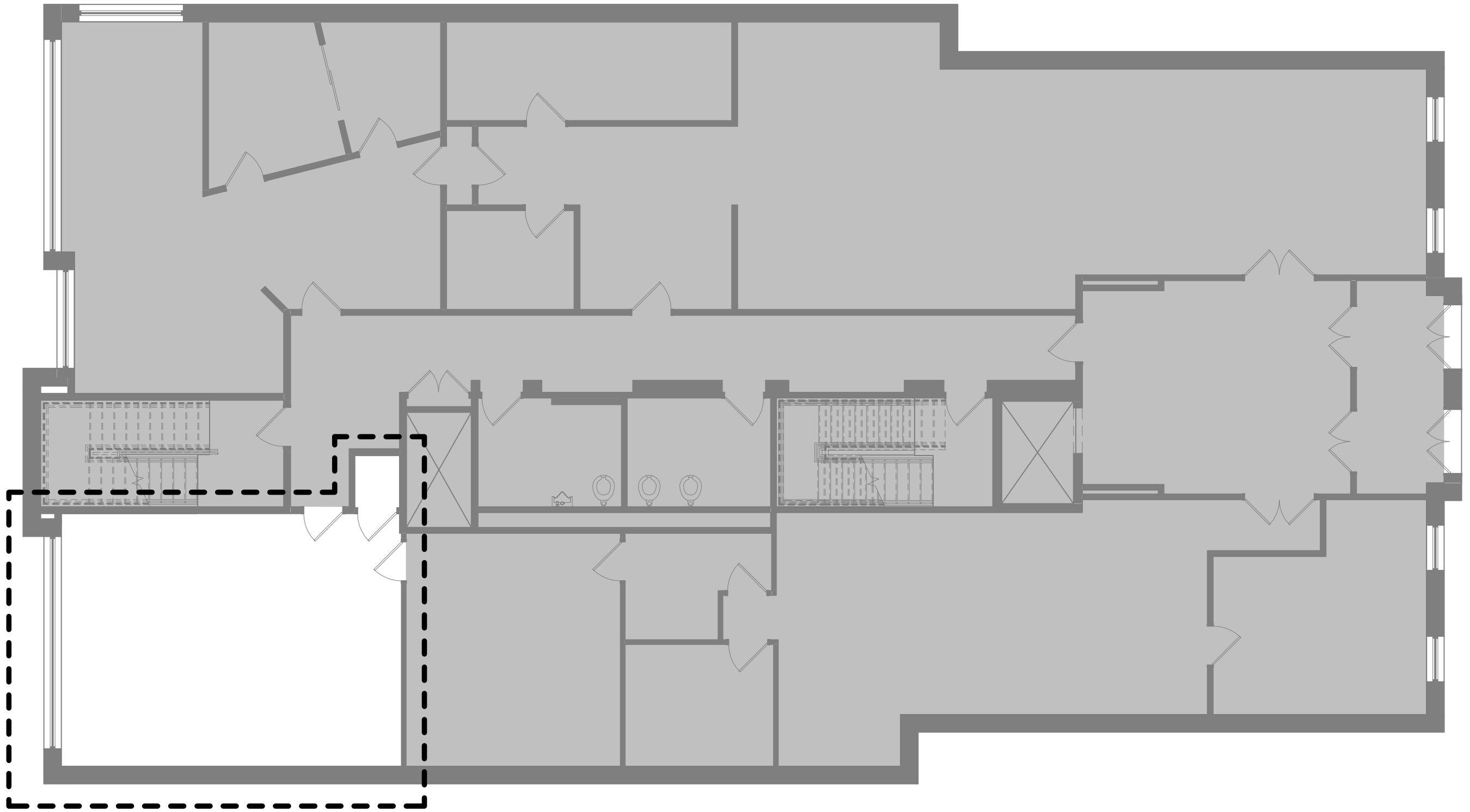
200

1/8" = 1'-0"

GROTH
Design
Group



777 N. JEFFERSON ST
MILWAUKEE, WI 53202



GROTH
Design
Group

2ND
FLOOR-SUITE

204

1/8" = 1'-0"



777 N. JEFFERSON ST
MILWAUKEE, WI 53202



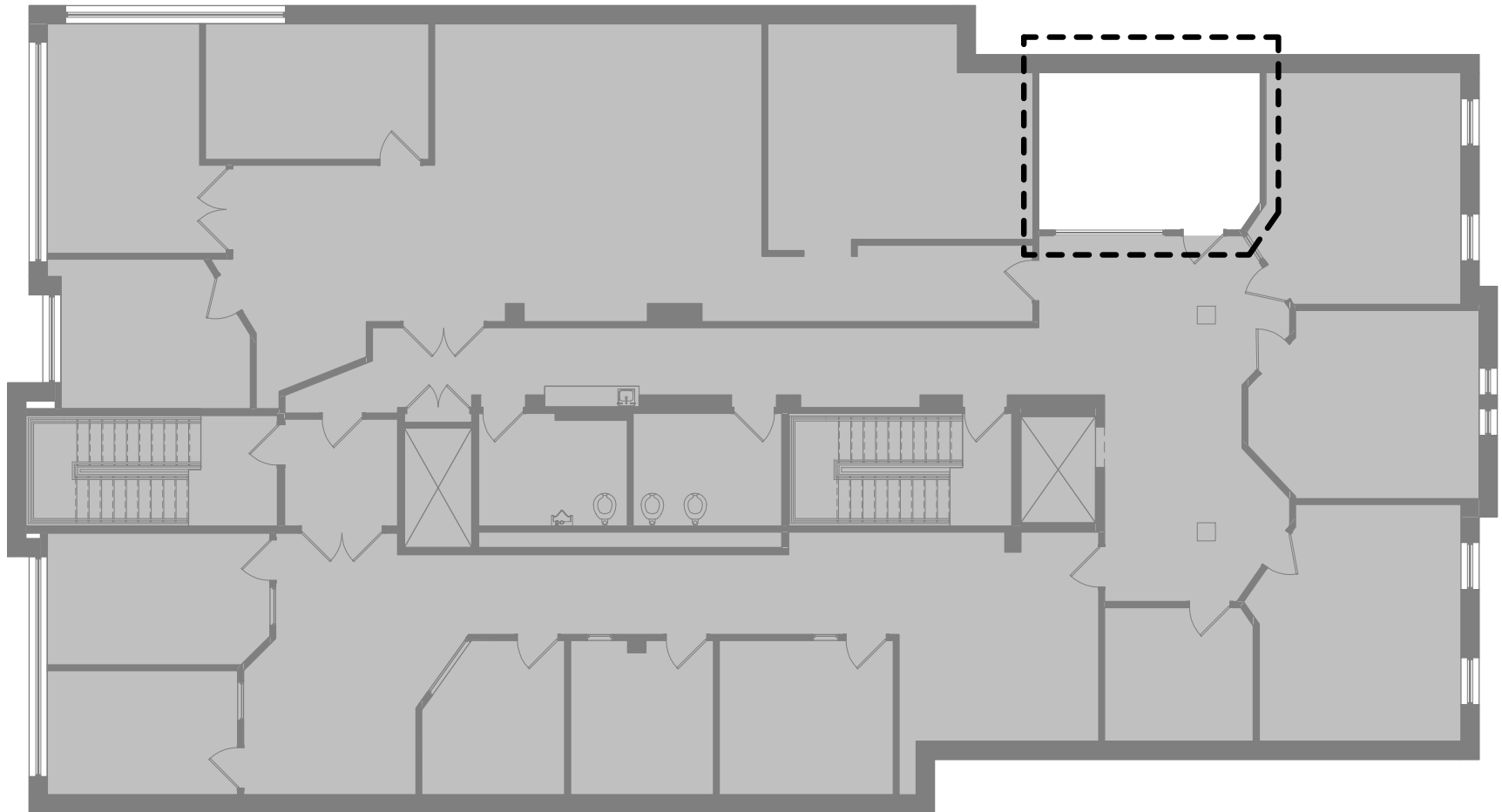
GROTH
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4TH
FLOOR-SUITE
402

259 RSF



777 N. JEFFERSON ST
MILWAUKEE, WI 53202

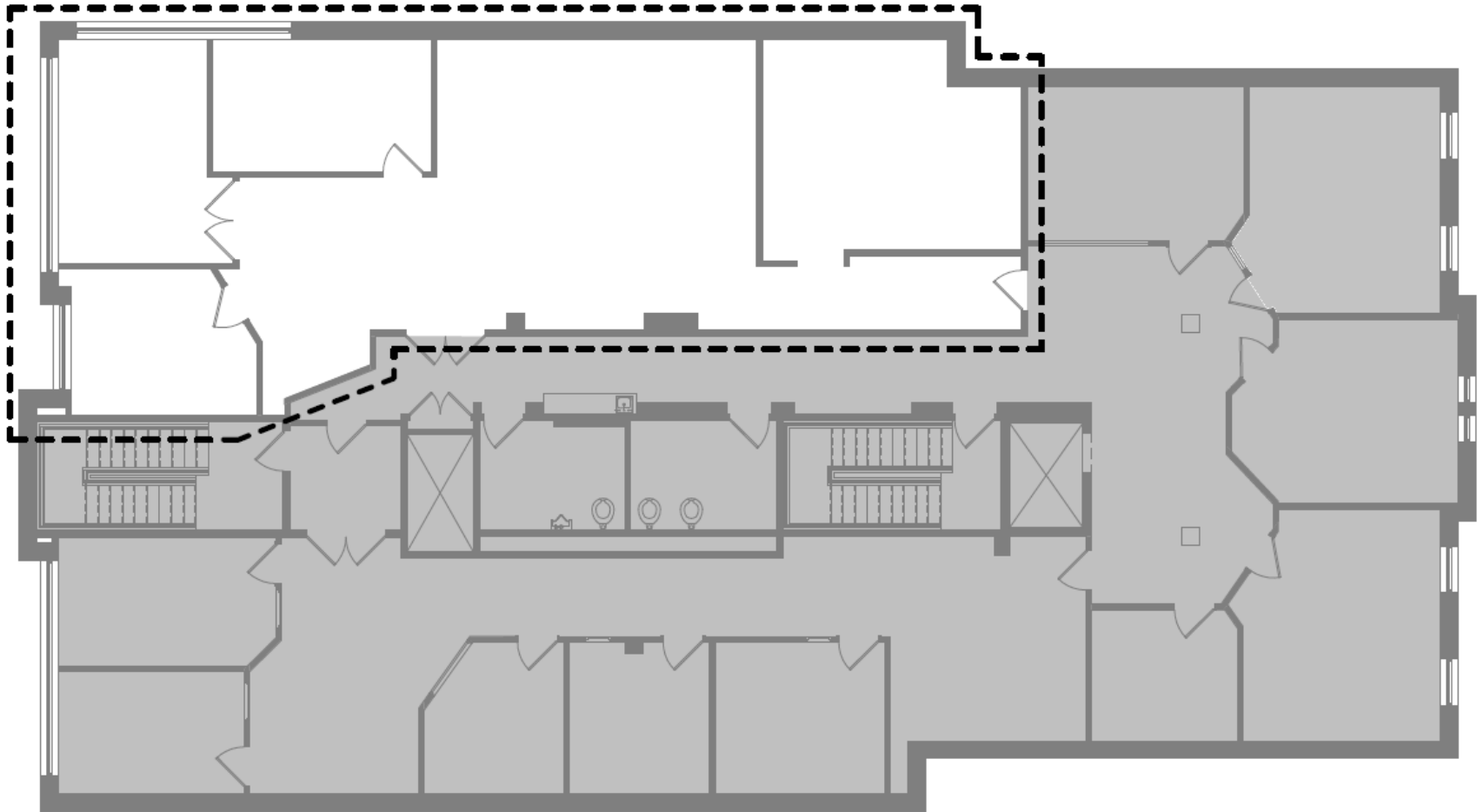


4TH
FLOOR-SUITE
408

227 RSF



777 N. JEFFERSON ST
MILWAUKEE, WI 53202



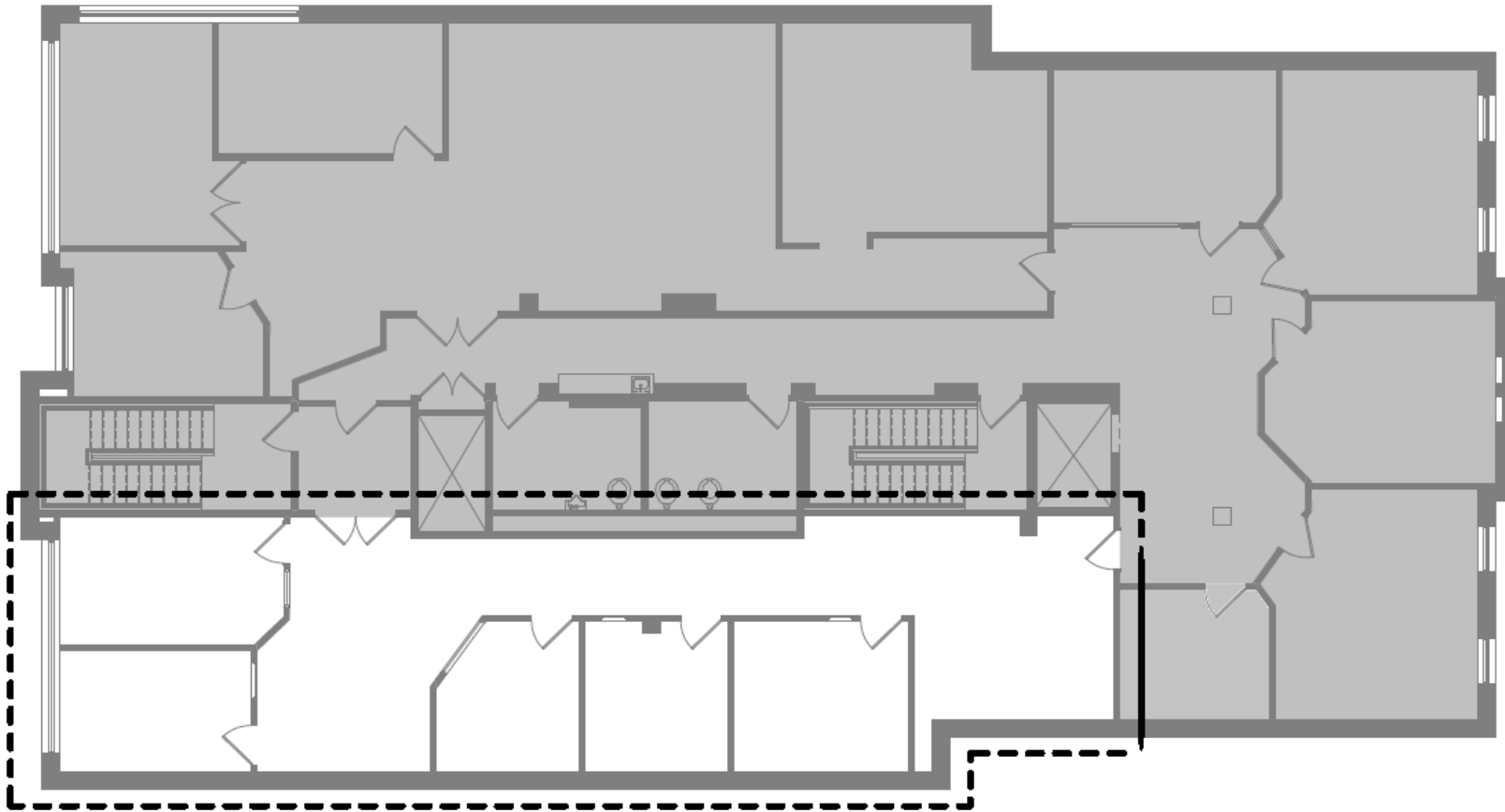
GROTH
Design
Group

4TH
FLOOR-SUITE
410

1,678 RSF



777 N. JEFFERSON ST
MILWAUKEE, WI 53202



GROTH
Design
Group

4TH
FLOOR-SUITE
412
1,486 RSF



777 N. JEFFERSON ST
MILWAUKEE, WI 53202

State of Wisconsin Broker Disclosure to Non-Residential Customers

Prior to negotiating on your behalf, the Broker must provide you the following disclosure statement.

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the Broker. The Broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The Broker, or a salesperson acting on your behalf of the Broker, may provide brokerage services to you.

Whenever the Broker is providing brokerage services to 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 in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law, (see "Definition of Material Adverse Facts" below)
- The duty to protect your confidentiality. Unless the law requires it, the Broker will not disclose your confidential information of other parties (see "Confidentiality Notice to Customers" below).
- The duty to safeguard trust funds and other property the Broker holds.
- 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. A Broker or salesperson 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 a Broker's duties to a customer under section 452.133 (1) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to Broker in confidence, or any information obtained by Broker that he or she knows a reasonable person would want to be kept confidential unless the information must be disclosed by law or you authorize the Broker to disclose the information. A Broker shall continue to keep the information confidential after Broker is no longer providing brokerage services to you. The following information is required to be disclosed by law.

WISCONSIN LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE CUSTOMERS.

1. Material adverse facts, as defined in section 452.01 (5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the Broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that Broker is aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION:

(insert information you authorize the Broker to disclose such as financial qualification information)

CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/We withdraw consent in writing. List home/cell numbers:

SEX OFFENDER REGISTRY

Notice: 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://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

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 parties 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.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction