

THE CLOCK SHADOW BUILDING

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PROPERTY DETAILS:

PRICE: \$4,950,000

TOTAL BUILDING SF: 24,068 RSF

YEAR BUILT: 2012

STORIES: 4 FLOORS WITH ROOFTOP

AIA TOP 10 WINNER
(AMERICAN INSTITUTE OF ARCHITECTS)

4,970 SF AVAILABLE FOR LEASE

LEASE RATE: \$15.00/SF NNN

OpEx: \$10.49/SF

\$4,950,000

THE CLOCK SHADOW BUILDING

130 W BRUCE STREET
MILWAUKEE, WI 53204

CONTACT:

NATHAN GLAISNER

414.331.6827

NGLAISNER@GMAIL.COM

**VERDE
INVESTMENTS LLC**

NATHAN GLAISNER – VERDE INVESTMENTS – NGLAISNER@GMAIL.COM

Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.

THE CLOCK SHADOW BUILDING

The iconic Clock Shadow Building is a marquee property located in the heart of Walker's Point in Milwaukee, WI. The building is an innovative real estate and community development project that is based on four main tenets: economic stability, environmental stewardship, social equity, and cultural continuity.

Located in the bustling Walker's Point Neighborhood on the corner of 2nd Street and Bruce Street. The property is steps away from everything Milwaukee has to offer. The space has beautiful finishes, great views & floorplans and an amazing rooftop with stunning views of the city of Milwaukee!

① SOLAR ORIENTATION

The building oriented to the south to take full advantage of the sun.

② DAYLIGHTING

Salvaged wood sunscreens control the sun's heat gain and maximize the daylight that the building can harvest.

③ SALVAGED MATERIALS

A majority of the exterior envelope is made from salvaged materials. 50% of the building is made from salvaged materials which diverted approximately 160 tons of materials from going into a landfill.

④ GEOTHERMAL WELLS

27 geo-thermal wells are drilled directly below the first floor slab. The geo-thermal wells are one of systems that allow the building to be 50% more efficient.

⑤ DRILLED PILES

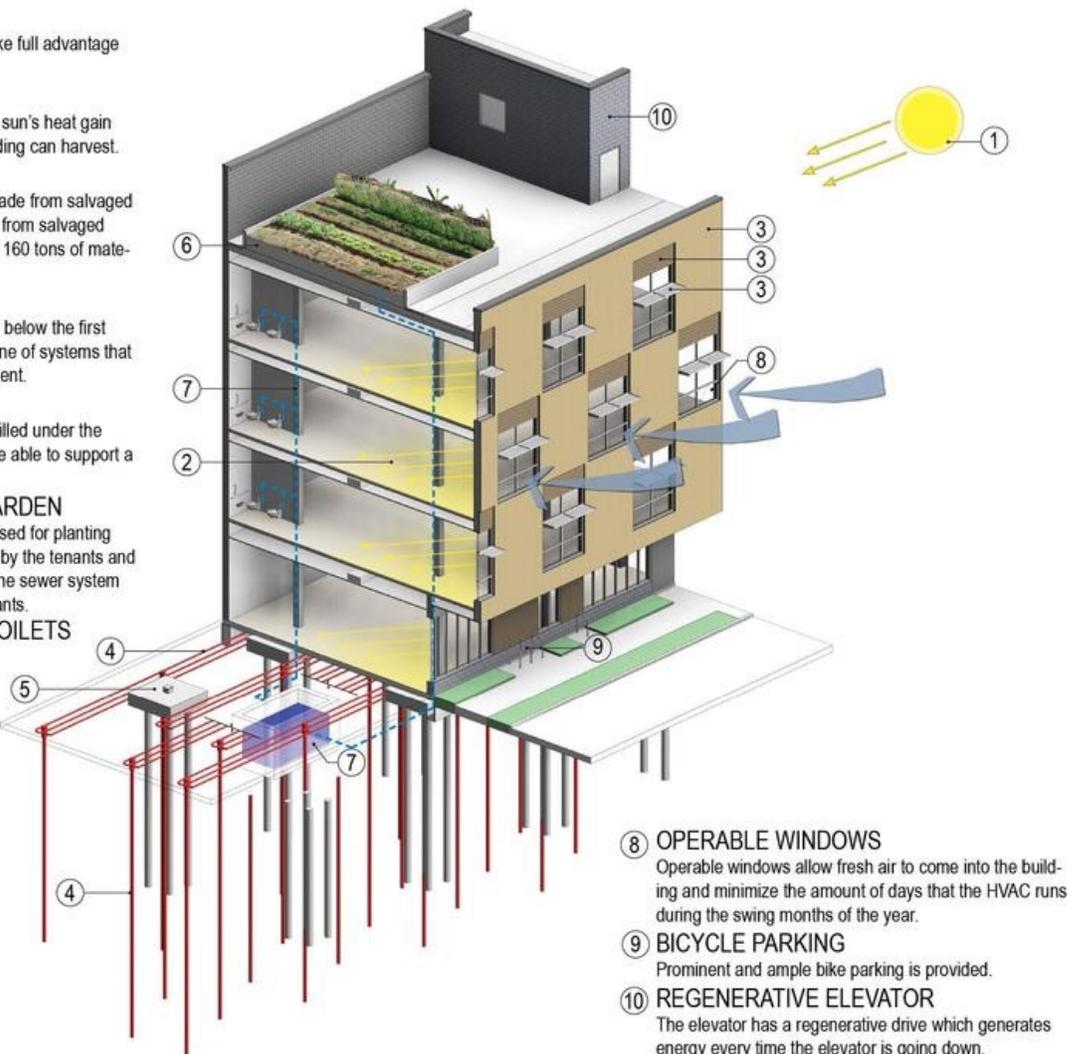
The buildings required 53 piles to be drilled under the building to allow this parcel of land to be able to support a building of this size.

⑥ ROOFTOP PRODUCTION GARDEN

The roof has a roof top garden that is used for planting vegetables. This garden is maintained by the tenants and both minimizes stormwater runoff into the sewer system and promotes healthy living for the tenants.

⑦ GREYWATER REUSE FOR TOILETS

Any water that is collected on the rooftop and not stored in the green roof is collected by a cistern built under the building. This water is then pumped up to the toilets and used for flushing these toilets. This is one of the ways that the building conserves 60% water.



⑧ OPERABLE WINDOWS

Operable windows allow fresh air to come into the building and minimize the amount of days that the HVAC runs during the swing months of the year.

⑨ BICYCLE PARKING

Prominent and ample bike parking is provided.

⑩ REGENERATIVE ELEVATOR

The elevator has a regenerative drive which generates energy every time the elevator is going down.

THE CLOCK SHADOW BUILDING

**Award Winning Sustainable Design
American Institute of Architects Top 10 Winner**

**Amazing Location in Heart of Walker's Point with spectacular
Views of downtown Milwaukee**

Value Add Opportunity with existing income in place

Beautiful Design, Floorplans, and Rooftop Deck

Brand New HVAC System upgraded in 2025

Green Building Design



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RENT ROLL

Tenant	Lease	SF	Base Rent (Current)	Rent PSF	CAM Recovery (2025)	CAM PSF	Total Per Suite
Suite 138 Hill Valley Dairy	12/1/2023 - 11/30/2032	4,189	\$65,976.62	(\$15.75)	\$58,608	(\$13.99)	124,584.62
Suite 200 Aurora Healthcare	03/1/2012 - 02/28/2027	6,626	\$115,491.24	(\$17.43)	\$102,336	(\$15.44)	217,827.24
Suite 300 CORE El Centro	03/1/2012 - 04/30/2027	6,626	\$117,722.40	(\$17.77)	**	**	**
Suite 450 Lotus Legal	05/1/2025 - 04/30/2027	1,657	\$39,045.60	(\$23.56)	**	**	**
Suite 400 VACANT	**	<u>4,970</u>	**	**	**	**	**
		24,068					

FINANCIALS

2025 Financials

Gross Rent (2025)
with vacant 4th floor space

\$524,493*

Expenses (2025)

\$286,676*

NOI

\$237,817*

Proforma

Gross Rent
*Floor 1 & 2
(Current Rents)
Floor 3 & 4
(\$15 SF / \$10.49 OpEx)*

\$673,711

Expenses (2025)

\$286,676

NOI

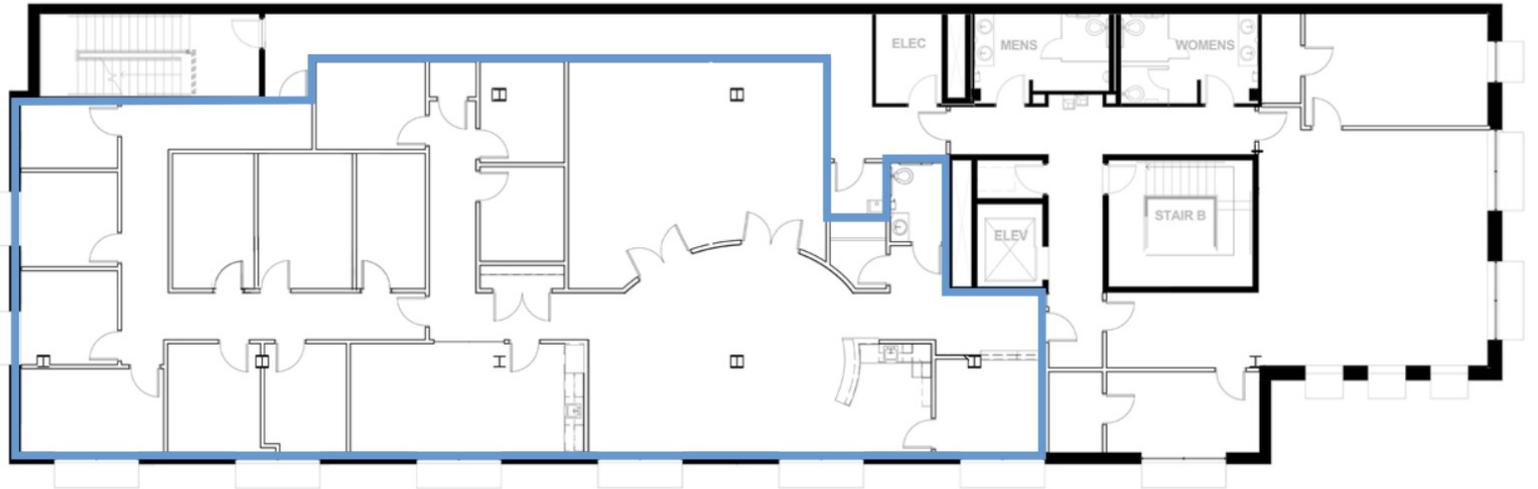
\$387,035

**Full financials available upon request.
New Full HVAC replacement upgraded in 2025*

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4th FLOOR – AVAILABLE



AVAILABLE
FOR
LEASE:

4,970 SF
Lease Rate: \$15.00 SF
NNN
OpEx: ~\$10.49/SF

Currently, there is one suite available on the 4th Floor. It is 4,790 SF and \$15.00 PSF. Additional space could be available if needed in the near future. Contact for details regarding 3rd and 4th Floor spaces

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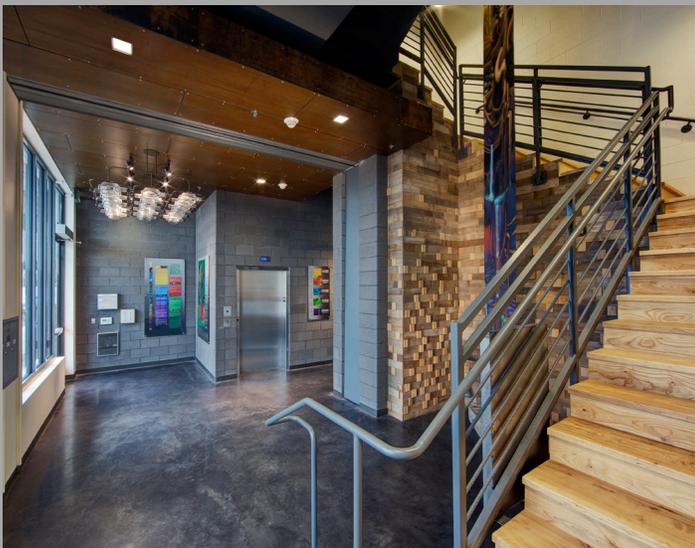
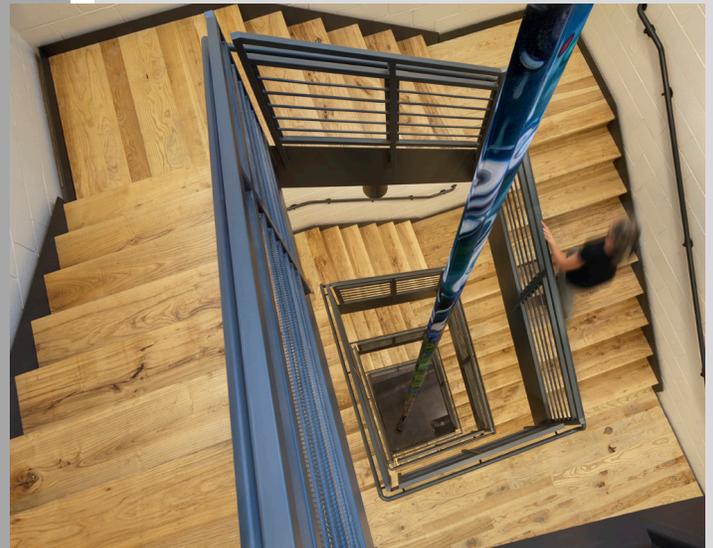
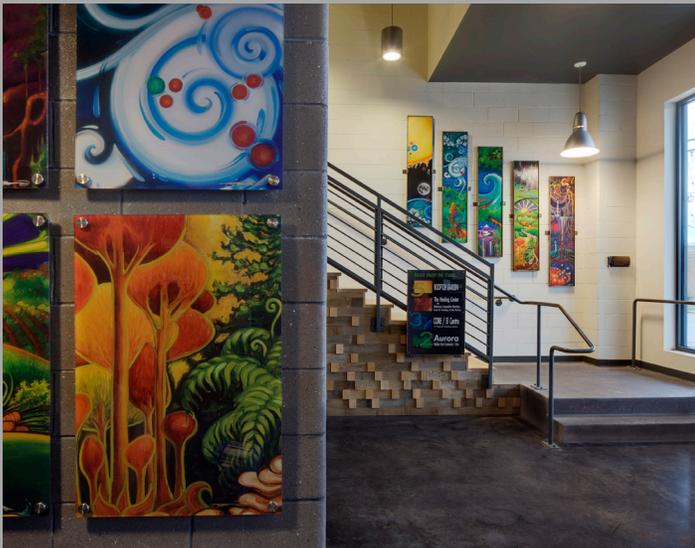
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AVAILABLE PARKING

There are several off street parking options available. One is directly across 2nd Street and there are three more options within one block from the Clock Shadow Building. Contact directly for more details on parking.



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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

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

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

- 28 The following information is required to be disclosed by law:
- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
 - 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

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

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

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