



Newport Shores Development

407 E Jackson Street

Port Washington, Wisconsin 53074

Property Highlights

- This building features picturesque views of Lake Michigan with its floor to ceiling glass walls and outdoor balconies
- An amenity and attraction truly like no other
- Make a statement by being featured as a select office/retail tenant located on the first floor of this impressive building
- Fourth floor rooftop features an available space for a Restaurant/Pub/Event Center
- Contains 29 one to three bedroom high-end condos with 142 interior and exterior parking spaces
- Pedestrian access from the marina

Property Overview

NAI Greywolf is excited to introduce this new development on the beautiful shores of Lake Michigan. Newport Shores is a mixed use condo, retail and commercial building. There are only two commercial spaces available yet. This unique building is looking for a restaurateur to fill its rooftop pub and public event space for year-round experiences, as well as retail/office tenants on the ground level. Be sure to get in on this modern new development while it's being built !

Offering Summary

Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	1,356 - 3,172 SF
CAM/TAX:	4.25/SF

Spaces	Lease Rate	Space Size
NW 1st Floor Office/Retail	\$22.00 SF/yr	1,476 SF
4th Floor Rooftop Restaurant	\$22.00 SF/yr	3,172 SF
NE 1st Floor Office/Retail	\$22.00 SF/yr	1,356 SF

For More Information

Dawn Davis

O: 414 238 2151

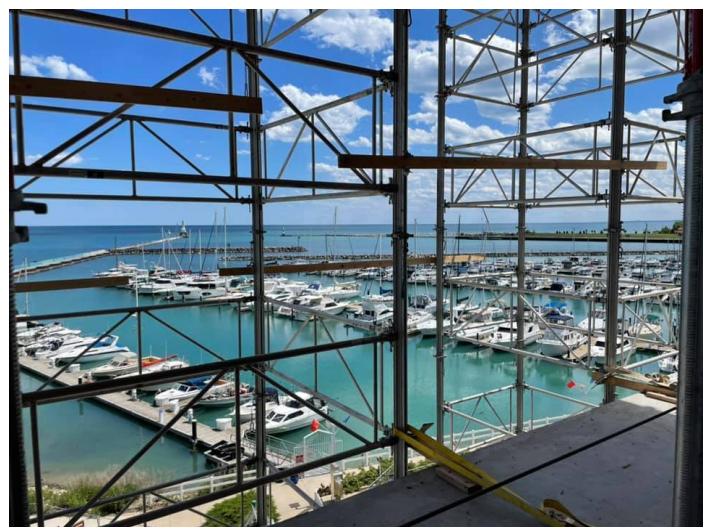
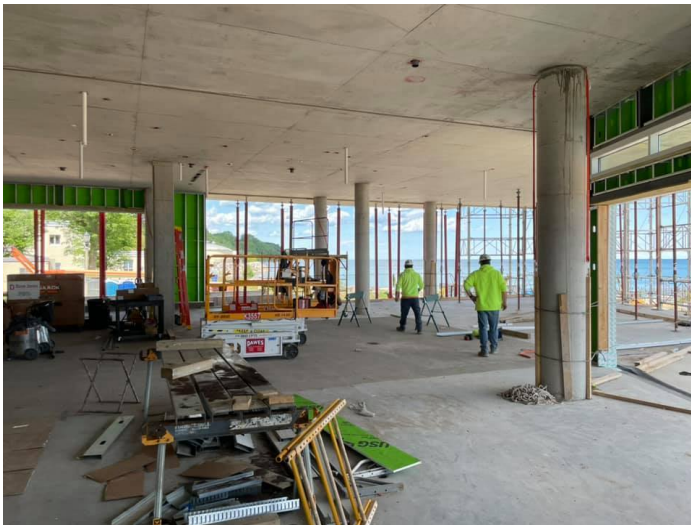
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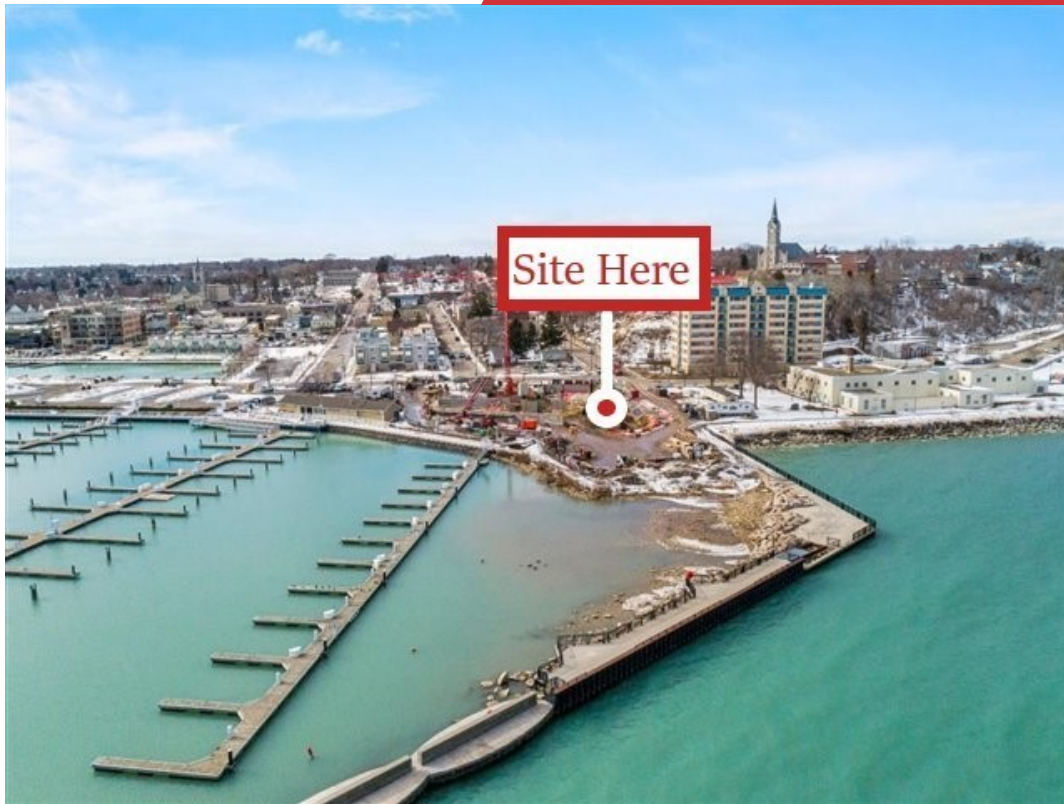
Matt Hock

O: 414 882 4844 | C: 262 337 0883

matt.hock@naigreywolf.com



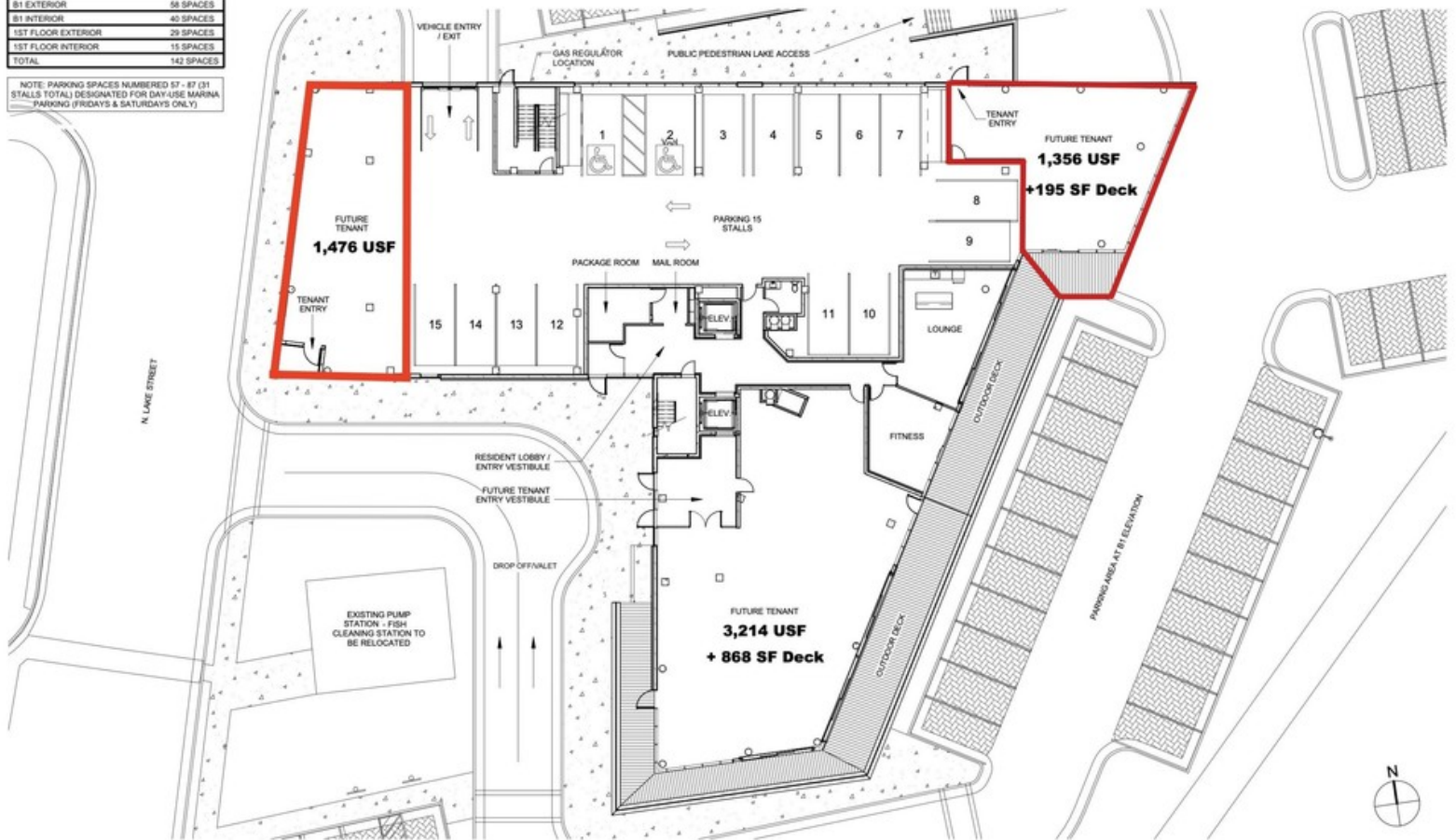




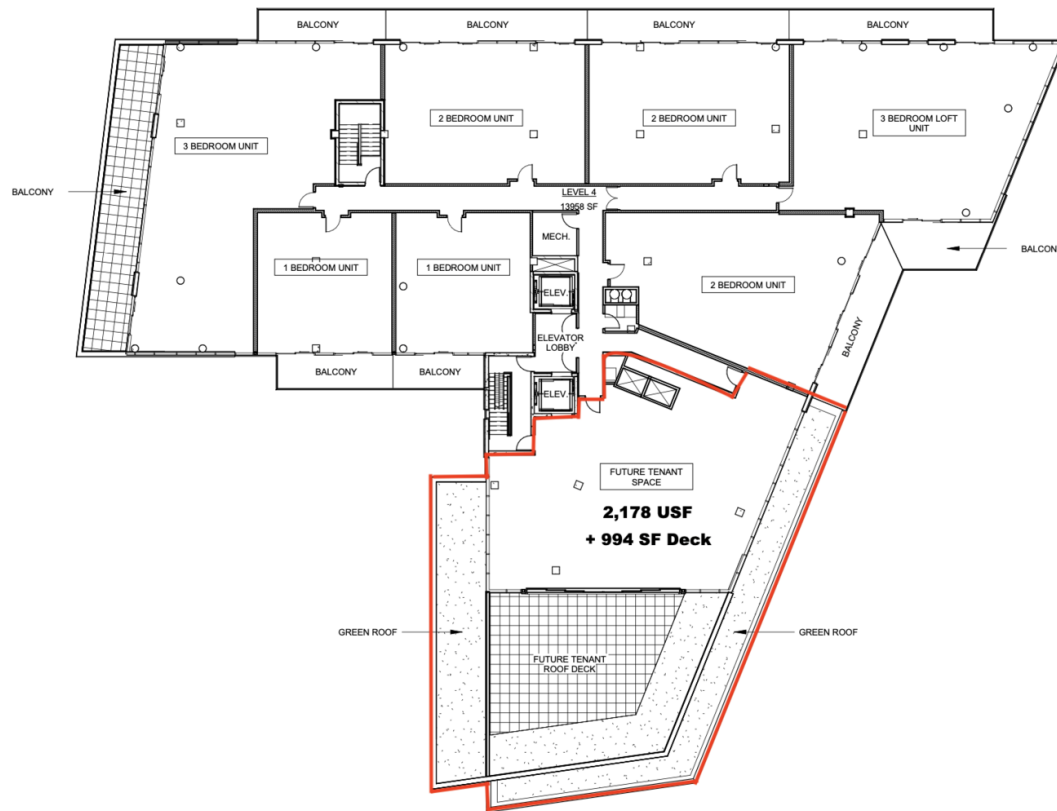
PARKING QUANTITIES

B1 EXTERIOR	58 SPACES
B1 INTERIOR	40 SPACES
1ST FLOOR EXTERIOR	29 SPACES
1ST FLOOR INTERIOR	15 SPACES
TOTAL	142 SPACES

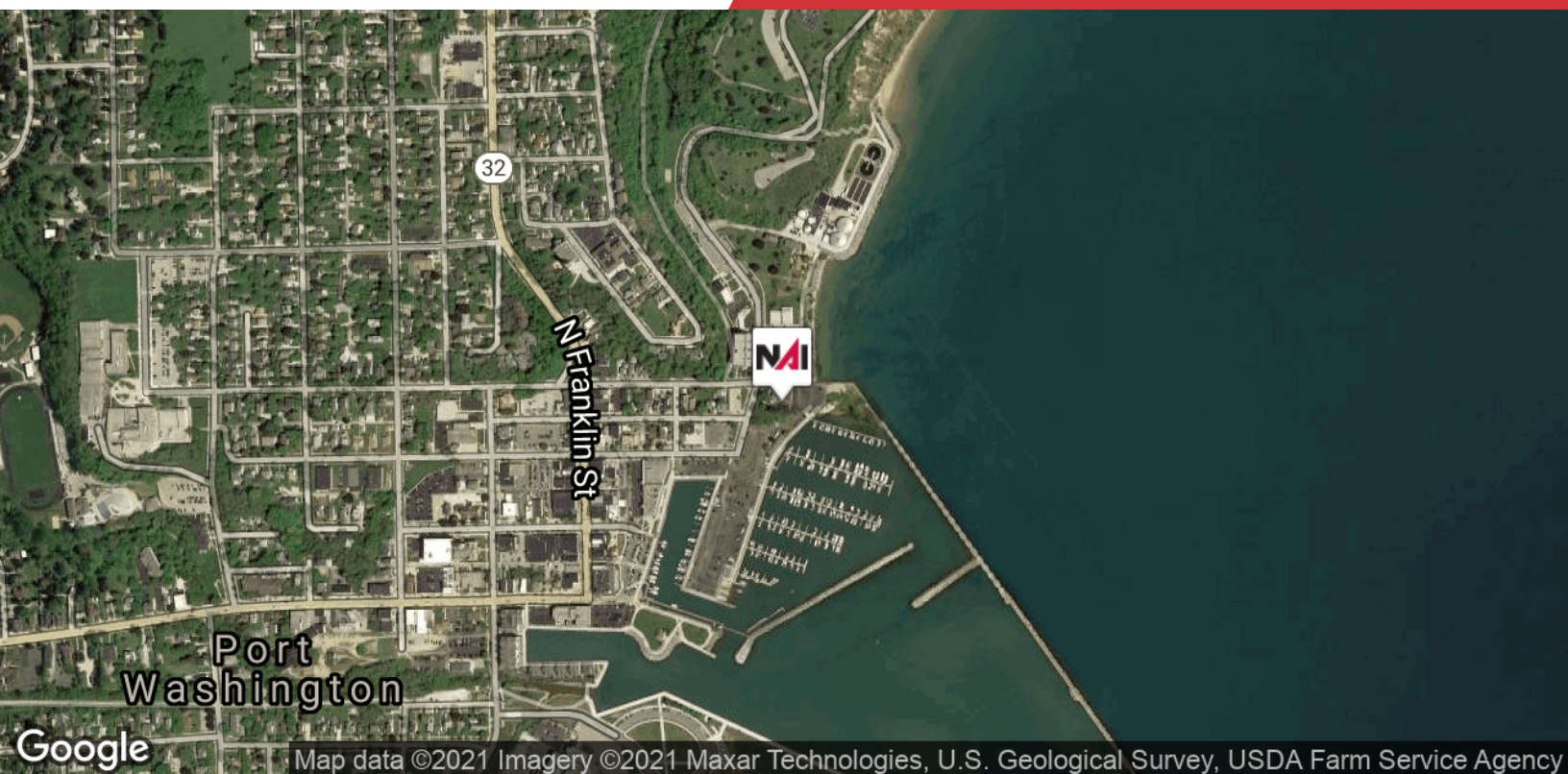
NOTE: PARKING SPACES NUMBERED B7 - B7 (31 STALLS TOTAL) DESIGNATED FOR DAY-USE MARINA PARKING (FRIDAYS & SATURDAYS ONLY)



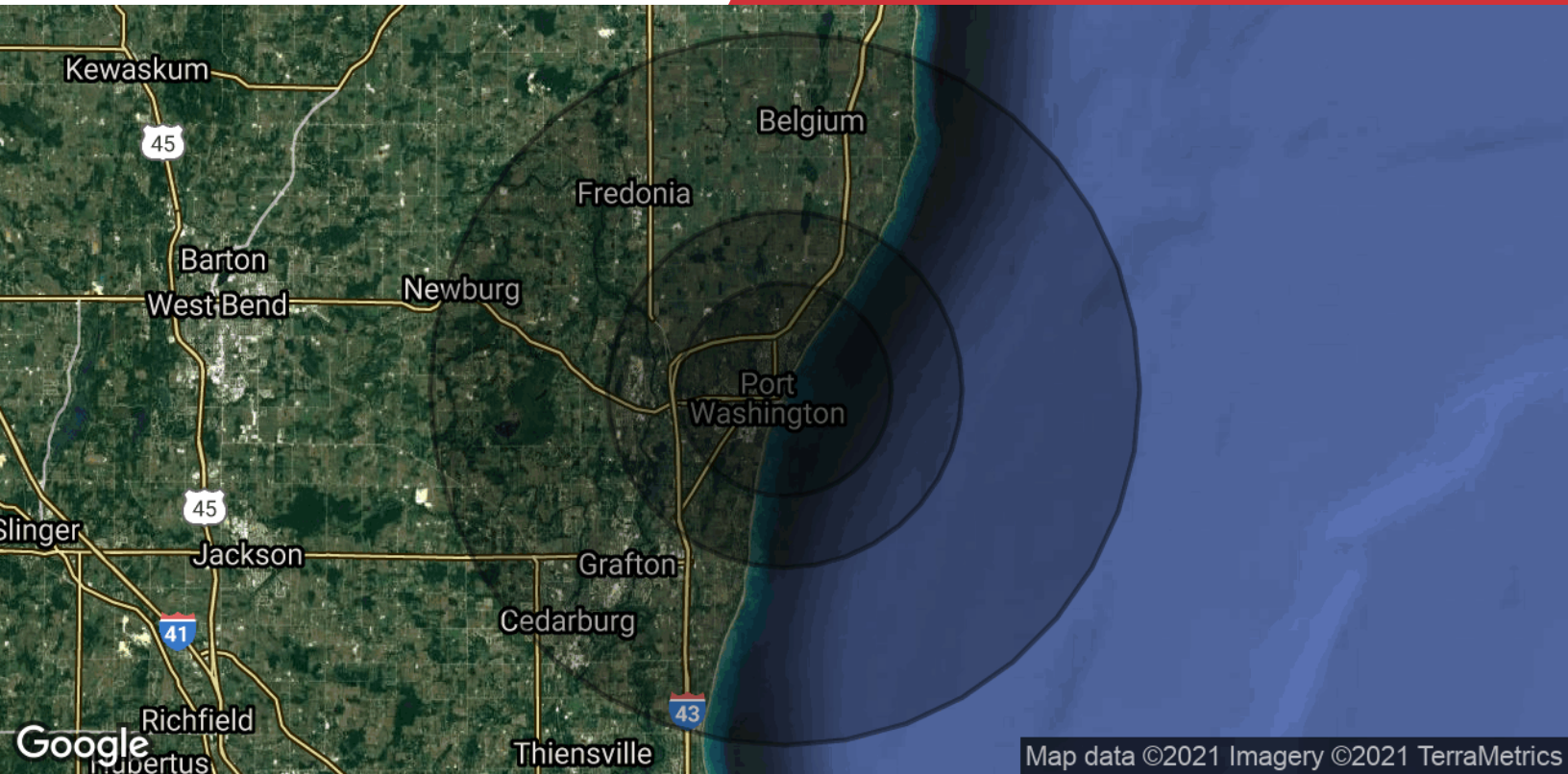
STREET LEVEL RETAIL FLOOR PLAN



LEVEL 4 RETAIL AND CONDO FLOOR PLAN







Population

	3 Miles	5 Miles	10 Miles
Total Population	9,379	18,391	53,682
Average age	38.6	40.0	40.2
Average age (Male)	36.2	37.5	38.5
Average age (Female)	39.9	41.7	41.6

Households & Income

	3 Miles	5 Miles	10 Miles
Total households	3,922	7,556	21,431
# of persons per HH	2.4	2.4	2.5
Average HH income	\$68,523	\$73,930	\$81,038
Average house value	\$241,746	\$242,632	\$286,084

* Demographic data derived from 2010 US Census

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, WI 53704

NAI Greywolf
Effective July 1, 2016

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.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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NAI Greywolf, 115 S. 84th Street, Suite 225 Milwaukee WI 53214
Walter Sauthoff

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: 4142922345

Fax:

Wiegand-Marquette