

401-415 EAST SILVER SPRING DRIVE
WHITEFISH BAY, WI



FOR SALE
THE BERKLEY BUILDING MIXED USE RETAIL/OFFICE
(Part of a 3 Building Portfolio)



Image has been edited for lighting and clarity.

MARIANNE BURISH, MBA
Executive Vice President
M 414.305.3070
E marianne.burish@transwestern.com

310 W Wisconsin Avenue
Suite ME110
Milwaukee, WI 53203
T 414.225.9700
www.transwestern.com/milwaukee

GENERAL INFORMATION

A rare opportunity to own all or a portion of an exceptional Whitefish Bay commercial building portfolio on in-demand east Silver Spring Drive is now possible. The Berkley Building is an iconic mid-century modern two-story, mixed-use office/retail building in the heart of “the Bay” offering outstanding tenants and short-lived vacancies. Situated at the heart of the Bay shopping district, foot traffic, visibility and out-the-door lifestyle amenities can’t be beat for dining, entertainment, shopping, medical, wellness and fitness. The building’s long-time 1st floor retailers of active lifestyle gear-store Yellow Wood, Burn Boot Camp, Indulge Studios (salon), and Herslof Opticians.

| | |
|------------------------------|---|
| List Price | \$3,990,000 (\$177.45/sf)-individual sale price |
| Building Size | +22,485 SF |
| Stories | 2 Story building with full basement |
| Parcel Size | .358 acres per public records |
| INVESTMENT HIGHLIGHTS | Retail-office property located in mature (fully developed) high-demand submarket with coveted demographics. |
| Cap Rate – In Place EBITDA | 6.17% (2025 proforma/budget) |
| Overall Occupancy Rate | 100.0% |
| Office Occupancy Rate | 100.0% |
| Retail Occupancy Rate | 100.0% |
| Tax Key | 1980259000 |
| RET (Net) – 2025 | \$52,725.63 (see 2025 tax bill below) plus \$6,000 special assessment charge |
| Assessed FMV – 2025 | \$3,799,200 |
| Zoning | Business District |
| Construction | Load supporting brick over concrete and concrete block masonry frame w/concrete panel span support at lower level. |
| Year Built/Renovated | 1961 per assessors records |
| Single/Multi Tenancy | Multi-tenant mixed use office/retail building |
| Utilities | Municipal water & sewer, gas and electric service by WE Energies. |
| HVAC System | Gas forced air units; rooftop a/c condensers. |
| Electrical Service | Suitable for current uses; TBV. |
| Roof | New roof - 2024 |
| Elevator | One (1) passenger elevator |
| Fire Protection | None |
| Parking | Limited on-site surface parking behind building (12 spaces) |
| Signage/Visibility | Retail exterior signage plus limited northside (Silver Spring Dr) façade signage for upper floor office users. |
| Special Features | TIF District 1; 2024 had a special assessment charge of \$4,250 in addition to net general real estate taxes above. |
| Available Lease Space | See separate leasing marketing package |
| Financial Data | Provided pursuant to Confidentiality Agreement; Call Broker. |

All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.

FINANCIAL DATA

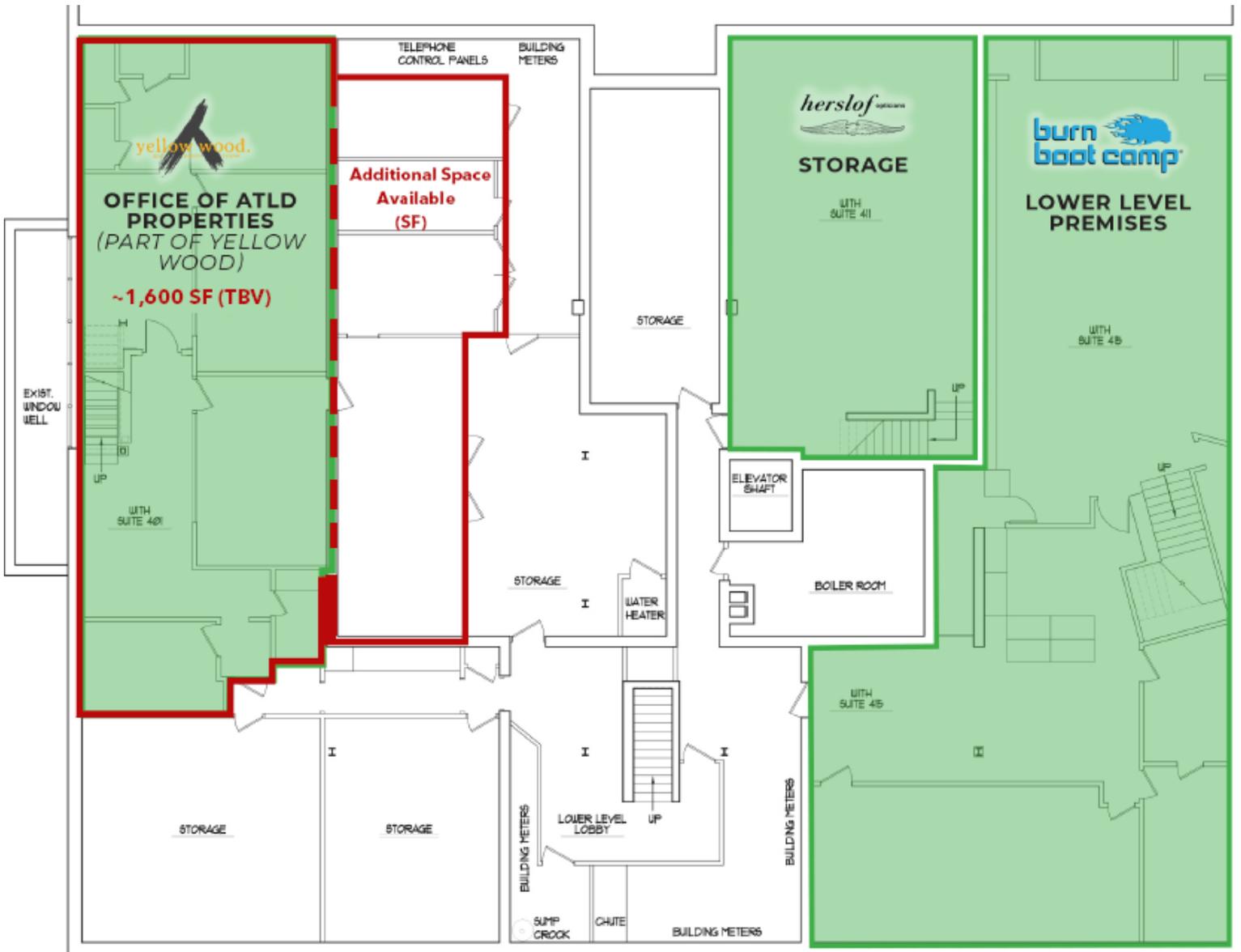
Rent Roll & Operating Statements provided pursuant to Confidentiality Agreement.

FLOOR PLAN – FIRST FLOOR



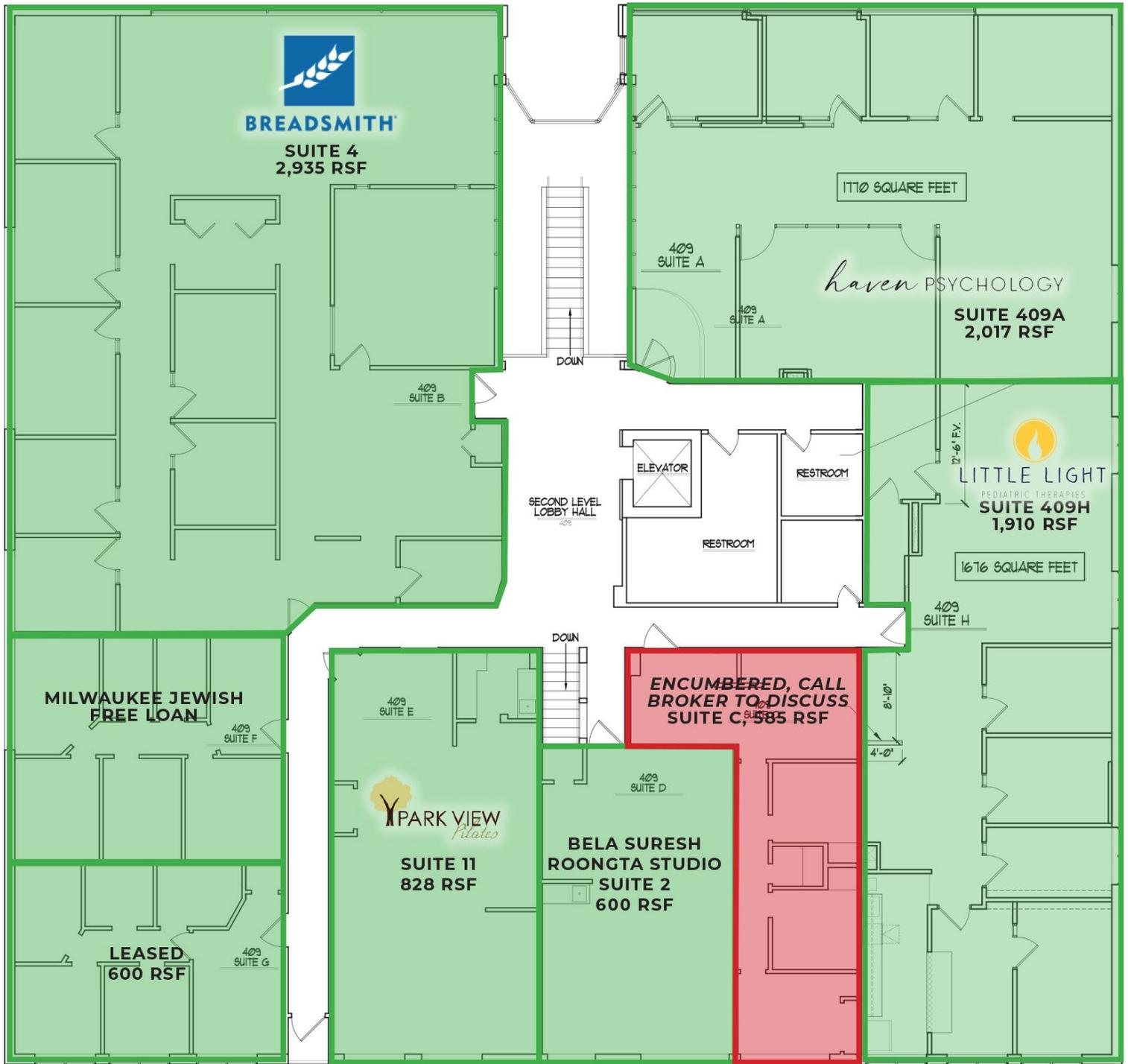
Red Line Indicates Currently Available for Lease

FLOOR PLAN – LOWER LEVEL

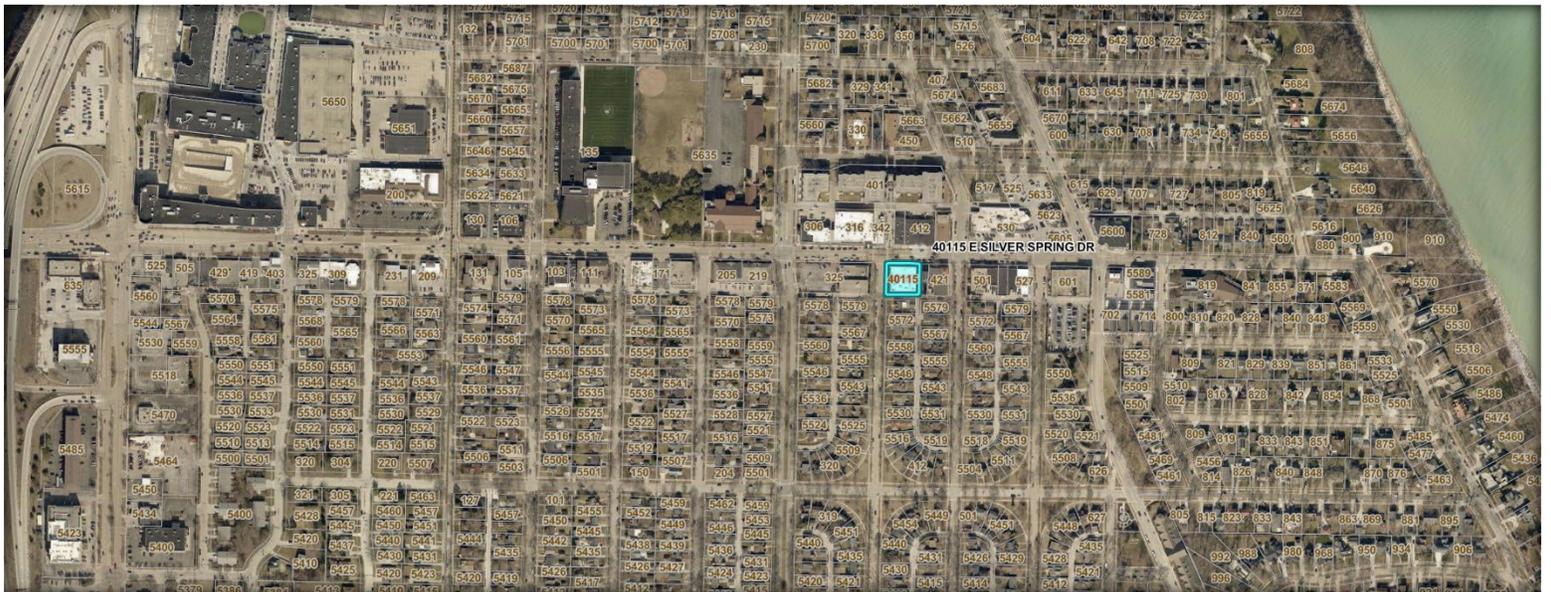


Red Line Indicates Currently Available for Lease

FLOOR PLAN – SECOND FLOOR



PROPERTY PARCEL



401-415 EAST SILVER SPRING
WHITEFISH BAY, WI

PROPERTY TAX DETAIL & LEGAL DESCRIPTION

2025 Real Estate Tax Summary

01/12/2026 08:27 AM

Page 1 Of 1

| | | | |
|---|---------------|--|--|
| Parcel #: 1980259000 | | 192 - VILLAGE OF WHITEFISH BAY MILWAUKEE COUNTY, WISCONSIN | |
| Tax Address: ATTN: MARTIN H KATZ TOV LANU LLP 5590 N BERKELEY BLVD WHITEFISH BAY WI 53217 | | Owner(s): O = Current Owner, C = Current Co-Owner O - TOV LANU LLP | |
| Districts: SC = School, SP = Special | | Property Address(es): * = Primary | |
| Type | Dist # | Description | * 401-15 E SILVER SPRING DR |
| SC | 6419 | WHITEFISH BAY SCHOOL DIST SALES TAX CREDIT TIF DISTRICT # 1 | |
| SP | 5020 | MMSD | |
| Abbreviated Description: (See recorded documents for a complete legal description.) LAKE CREST LOTS 4, 5 & 6 BLK 3 | | Acres: 0.000 | Parcel History: |
| | | Date | Doc # Vol/Page Type |
| Plat: * = Primary | | Tract: (S-T-R 40% 160% GL) Block/Condo Bldg: | |

| | | | |
|----------------------------------|-------------------------------------|---------------------|--------------|
| Tax Bill #: 1849 | Net Mill Rate 0.014858592 | Installments | |
| Land Value 793,800 | Gross Tax 57,145.00 | End Date | Total |
| Improve Value 2,758,400 | School Credit 4,364.32 | 1 01/31/2026 | 32,362.83 |
| Total Value 3,552,200 | Total 52,780.68 | 2 03/31/2026 | 13,181.40 |
| Ratio 0.9350 | First Dollar Credit 55.05 | 3 05/31/2026 | 13,181.40 |
| Fair Mrkt Value 3,799,200 | Lottery Credit 0 Claims 0.00 | | |
| | Net Tax 52,725.63 | | |

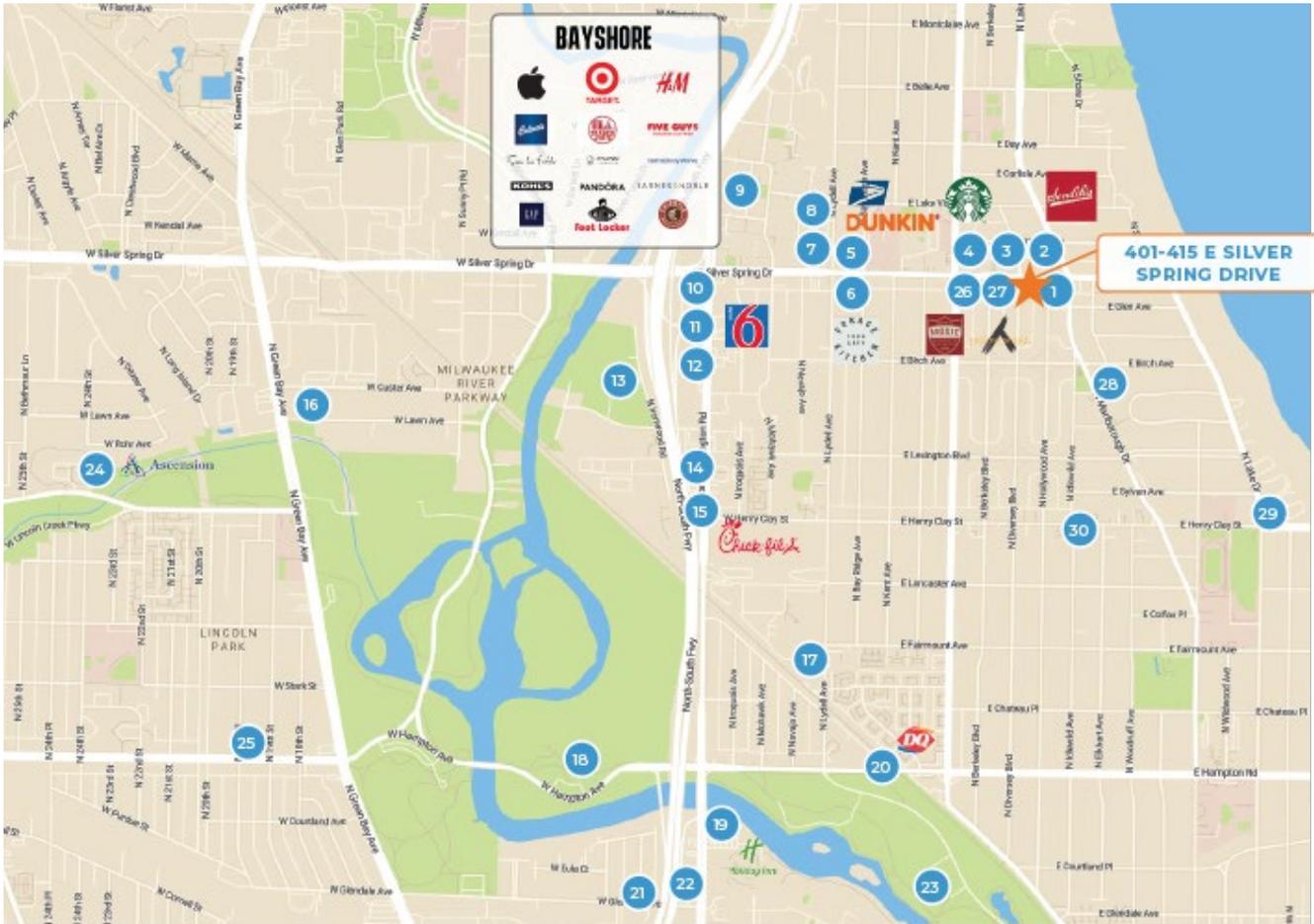
| | Amt Due | Amt Paid | Balance |
|---------------------------|----------------|-----------------|----------------|
| Net Tax | 52,725.63 | 52,725.63 | 0.00 |
| Special Assmnt | 6,000.00 | 6,000.00 | 0.00 |
| Special Chrg | 0.00 | 0.00 | 0.00 |
| Delinquent Chrg | 0.00 | 0.00 | 0.00 |
| Private Forest | 0.00 | 0.00 | 0.00 |
| Woodland Tax | 0.00 | 0.00 | 0.00 |
| Managed Forest | 0.00 | 0.00 | 0.00 |
| Prop. Tax Interest | | 0.00 | 0.00 |
| Spec. Tax Interest | | 0.00 | 0.00 |
| Prop. Tax Penalty | | 0.00 | 0.00 |
| Spec. Tax Penalty | | 0.00 | 0.00 |
| Other Charges | 0.00 | 0.00 | 0.00 |
| TOTAL | 58,725.63 | 58,725.63 | 0.00 |

Payment History: (Posted Payments)

| Date | Receipt # | Type | Amount |
|-------------|------------------|-------------|---------------|
| 12/22/2025 | 36909 | T | 58,725.63 |

Key: Payment Type: A-Adjustment, B-Write Off Bankrupt, D-Write Off Deeded, Q-Quit Claim, R-Redemption, T-Tax

MAP OF AREA ATTRACTIONS



401-415 E SILVER SPRING DRIVE

- BAYSHORE**
- Apple
 - Target
 - H&M
 - Five Guys
 - Sur La Table
 - Torrid
 - Kohls
 - Pandora
 - Barnes & Noble
 - Old Navy
 - Foot Locker
 - Paper Source

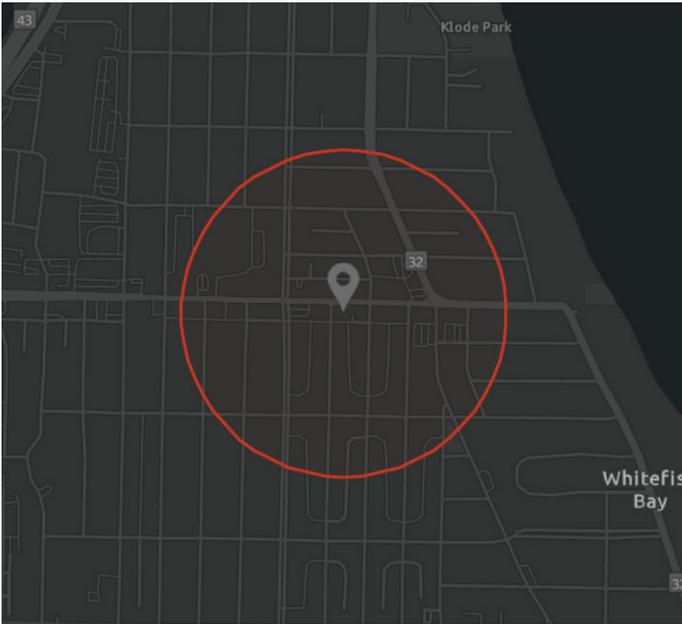
MAP KEY

- | | | |
|---|---------------------------|------------------------------------|
| 1. Stone Creek Coffee | 10. Panera Bread | 18. Lincoln Park Golf Course |
| 2. Sendik's Food Market | 11. Motel 6 | 19. Holiday Inn Milwaukee |
| 3. The Bay Restaurant | 12. La Quinta Inn | 20. Dairy Queen |
| 4. Starbucks | 13. The Bavarian Bierhaus | 21. Sprecher Brewing Co |
| 5. Dunkin' | 14. Kopp's Frozen Custard | 22. Solly's Grille |
| 6. Forage Kitchen | 15. Chick-fil-A | 23. Estabrook Beer Garden |
| 7. USPS | 16. Ohollab's | 24. Ascension Family Health Center |
| 8. Neroli Salon & Spa | 17. CrossFit 100 | 25. YumYum Fish & Chicken |
| 9. Bayshore Shopping Mall | | 26. MOXIE Food & Drink |
| <ul style="list-style-type: none"> ACX Cinemas Apple Athleta Barnes & Nobles Bath & Body Works California Pizza Kitchen Cheesecake Factory Chipotle Crumbl Cookies Culver's Five Guys Foot Locker GAP H&M Kohl's Old Navy Pandora Paper Source Potbelly Sandwich Shop Sur la table Target Torrid Trader Joe's Ulta Beauty Zumiez | | 27. Yellow Wood Camping Store |
| | | 28. Whitefish Bay Public Library |
| | | 29. Jack Pandl's Whitefish Bay Inn |
| | | 30. Donut Monster |

15 Minutes to Downtown Milwaukee
19 Minutes to Milwaukee Mitchell International Airport (MKE)

For a complete list go to:
thebayshorelife.com

DEMOGRAPHICS – 0.25 MILES



INCOME



\$172,552

Median Household Income



\$81,754

Per Capita Income



\$1,073,075

Median Net Worth

KEY FACTS

41.6

Median Age

1,092

Population

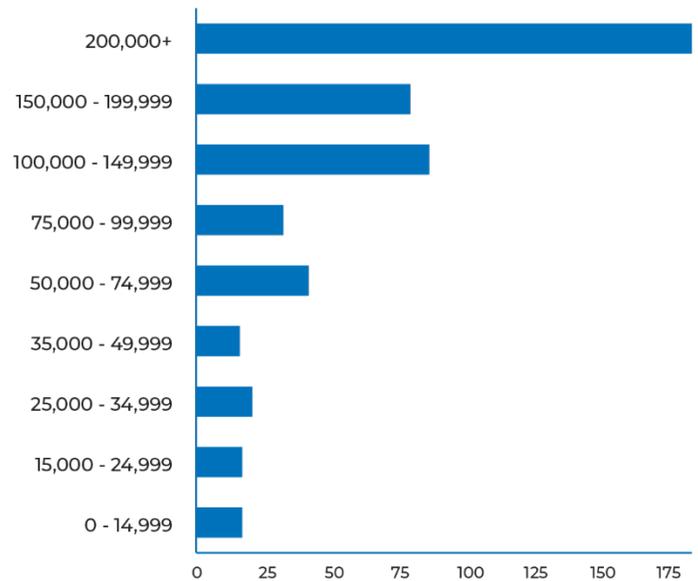
425

Households

\$126,148

Median Disposable Income

HOUSEHOLD INCOME



EMPLOYMENT



85.2% White Collar



7.2% Blue Collar



8.6% Services

1.0%

Unemployment Rate

EDUCATION

0.4%

No High School Diploma



6.6%

High School Graduate



11.0%

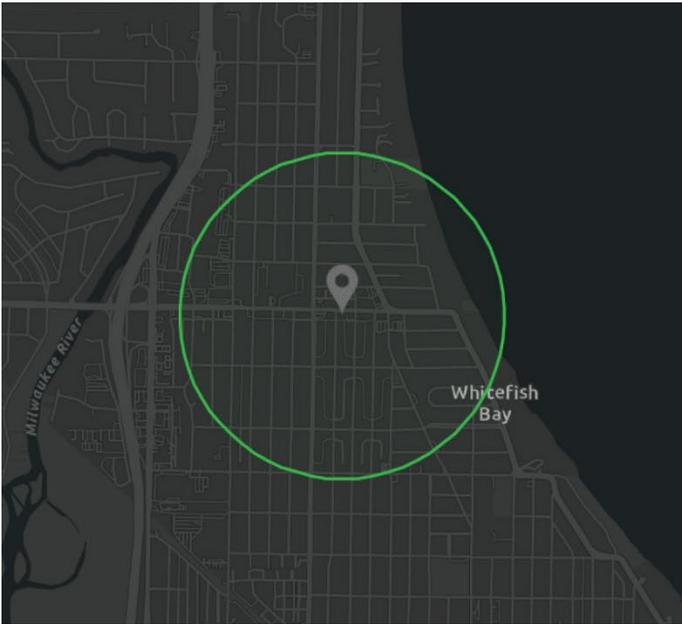
Some College



82.0%

Bachelor's/ Grad/Prof Degree

DEMOGRAPHICS – 0.50 MILES



INCOME



KEY FACTS

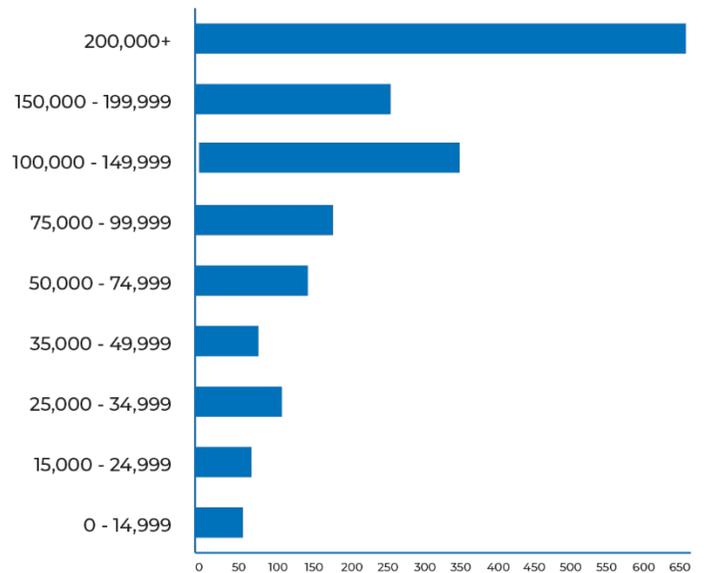
41.3
Median Age

5,128
Population

1,797
Households

\$115,174
Median Disposable Income

HOUSEHOLD INCOME



EMPLOYMENT



86.7% White Collar



5.8% Blue Collar



8.0% Services



Unemployment Rate

EDUCATION



No High School Diploma



High School Graduate



Some College



Bachelor's/ Grad/Prof Degree

DRIVE TIMES



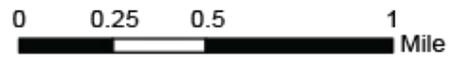
Drive Times

- ≤ 1 Minute
- ≤ 2 Minutes
- ≤ 3 Minutes
- ≤ 4 Minutes
- ≤ 5 Minutes

Area Amenities

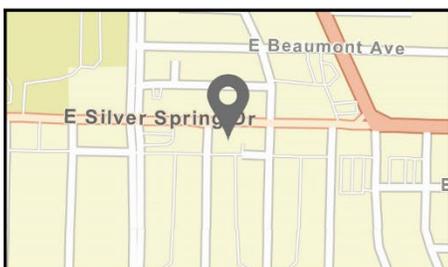
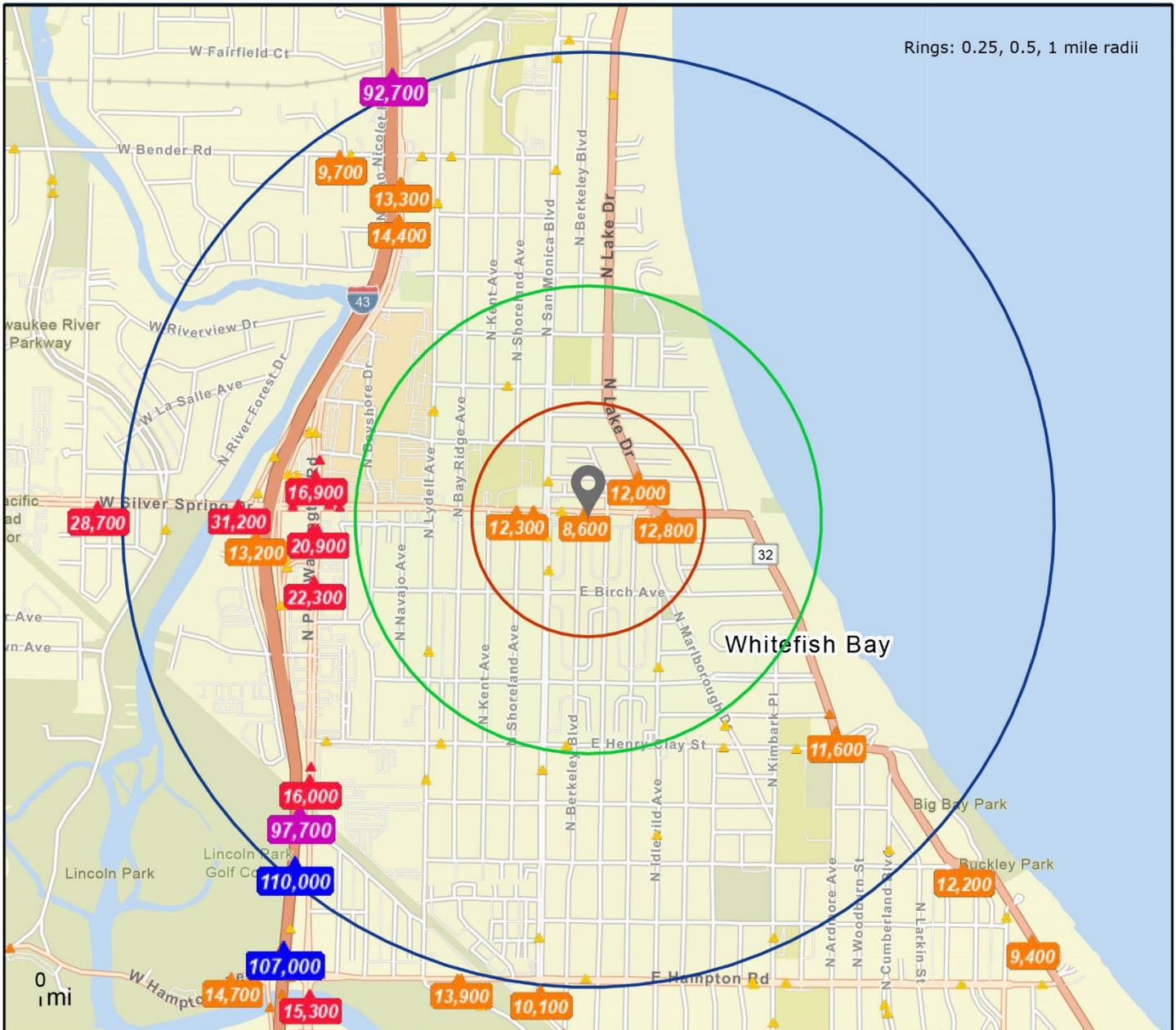
(Within Driving Distances)

- Lodging Facilities (3)
- ▲ Restaurants & Bars (50)
- Retail Shops (97)



The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.
Copyright © 2024 Transwestern.

TRAFFIC COUNTS



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).