

**FOR LEASE (AVAILABLE 2019)**

84,000 SF CLASS A

HISTORIC OFFICE/RETAIL LOFTS

WALKER'S POINT, MILWAUKEE





# FOR LEASE

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The Walker's Point area has evolved into one of the hottest new commercial districts within the City of Milwaukee. Wangard Partners has up to 84,000 SF of available space for lease within the historic 507 S. 2nd Street building, which was the *former Eagle Knitting Mills* built in 1928. This historically industrialized area is emerging as an exciting and diverse commercial/entertainment district.

- Per the 2000-2010 Census the area quadrupled in population, which is expected to continue.
- Walker's Point is the fastest growing tract within the City of Milwaukee.
- The area is targeting continued development and has a goal of attracting and growing the creative sector;

1200 Mayfair Road, Milwaukee, WI 53226 | 414.935.4028 | wangard.com

Connect with us on Twitter (@WangardPartners), Facebook and LinkedIn

Information shown herein was furnished by sources deemed reliable and is believed to be accurate, however, no warranty or representation is made as to the accuracy thereof and is subject to correction. Prices are subject to change without notice.

## CONTACT

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T 414.935.4028  
C 414.745.9051



## LOCATION

507 S. 2nd Street  
Walker's Point  
Milwaukee, WI 53204



# GENERAL INFORMATION

FOR LEASE  
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Space Available in 2019	Historic Modern Office/Retail – 84,000 SF 21,000 SF Ground Level Retail/Office (Total Building Size: 84,000 SF)
Amenities*	Rooftop terrace overlooking lake and city, fiber, underground parking, proposed fitness center and cafe on-site
Price	\$14.50 - \$18.50/psf NNN
Parking	200 stalls. 55 on-site. Ample free street parking with no meters or time limits
Elevators	2 passenger; 1 freight elevator; 1 dock
Other Amenities	<ul style="list-style-type: none"><li>- Car sharing is available from Zipcar, and RelayRides</li><li>- Bublr bike station right outside the front door; on multiple bus lines</li><li>- Future Streetcar stop planned along 2nd street</li><li>- 30+ top notch bars and restaurants within a few blocks</li><li>- Lofty open concrete structure with new historically representative windows, new entire HVAC, new plumbing, new bathrooms, new electrical</li></ul>
Traffic Count	6,500 VPD – 2nd St.   21,000 VPD – 1st St
Community Amenities	In the heart of the Creative District, surrounded by a rich Cultural District, near the Water Technology cluster including Reed Street Yards and the Water Council, future street car route planned along 2nd Street, on the bus line, easily accessible from Interstate I-94, Walk Score of 88 (very walkable), neighbors to Anodyne Coffee and 30+ top notch bars and restaurants located within a few blocks.



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# KEY SITE FEATURES

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Quick access to amenities, Downtown Milwaukee, and the interstate system



Located along transportation routes (Bubl'r Bike, Bus & future Streetcar)



Located within the heart of a creativity hub and technology incubator



Exclusive W. Club perks



Ample parking (10 garages within 1/2 mile - 550 spaces; plus on-site and street parking)



Inclusion of biophilia design elements = 6% increase in productivity and 15% higher level of well-being

Source for images: Google Images



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# RENDERINGS

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# BASEMENT FLOOR PLAN

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# 1ST FLOOR PLAN

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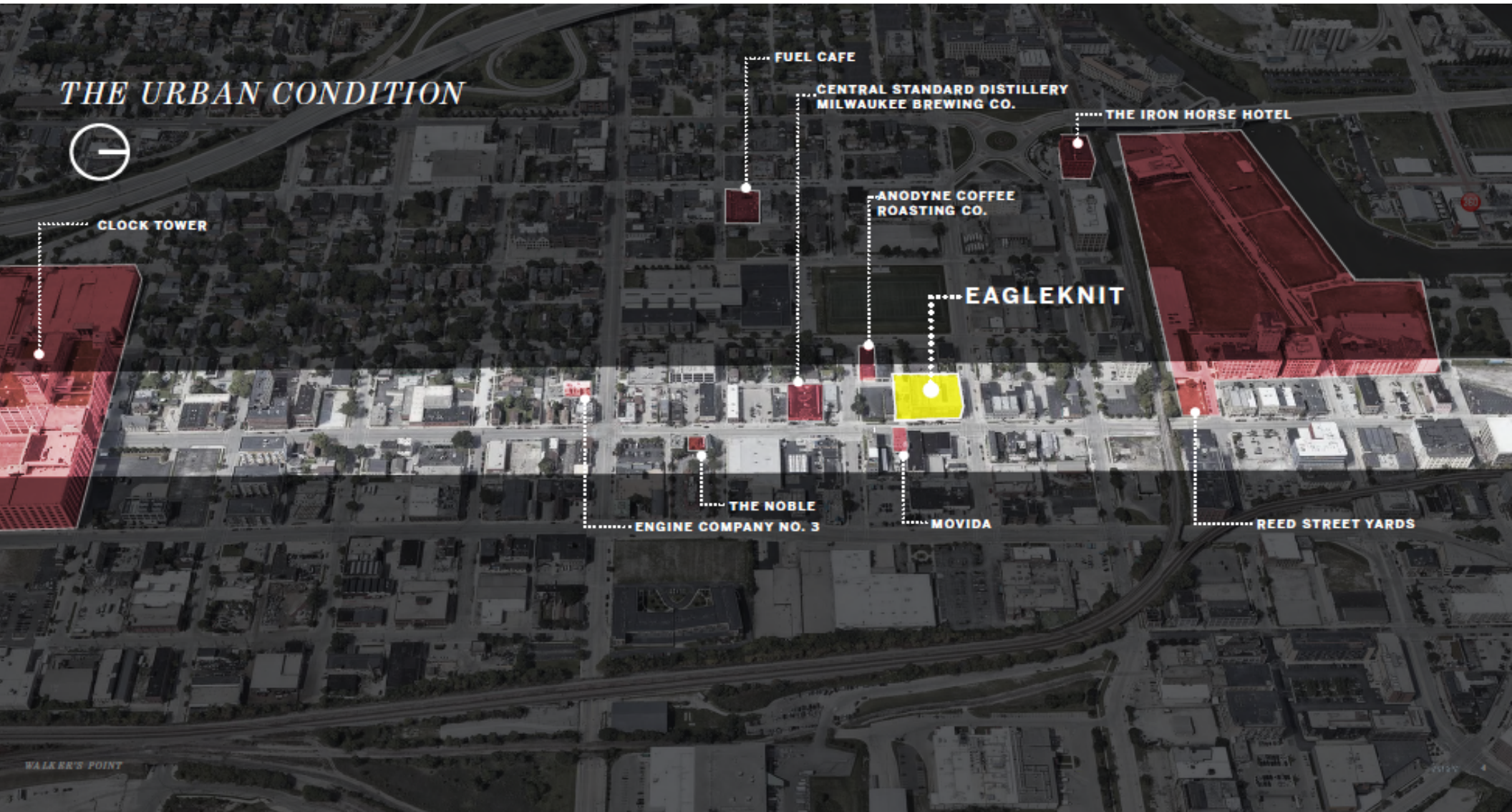
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This historically industrialized area is emerging as an exciting and diverse commercial/entertainment district. The namesake “Walker’s Point” is rich in history and dates back to the 1800’s to one of the founding fathers’ of Milwaukee, George Walker. George served as the Mayor of Milwaukee for two terms during which time he promoted railroad ventures and built the city’s first street car line.

Wangard’s Freshwater Plaza site is two minutes south. The Milwaukee Harbor and Hoan Bridge act as an Eastern backdrop, and to the West, the famed Rockwell Automation and its 2,300 employees continue to prosper and support the community.

507 S. 2nd Street is a Neogothic Revival-style industrial building that was constructed for the Eagle Knitting Mills in 1928. This 4-story brick building features a pointed arch entryway on the east facade surrounded by buttressed pilasters and a squared pediment.



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# AREA AMENITIES

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30+ restaurants within 1 mile  
10+ bars within 1 mile  
Cermak Fresh Market < 1-mile  
8 bus routes < .5-mile  
Ample, free street parking  
190+ parking stalls < 1-mile  
Walk Score: 88

## Historic WALKER'S POINT MAP



- Purple – Bars
- Pink – Antiques
- Blue – Lodging/Transport
- Orange – Farmer's Markets
- Yellow – Dining
- Green – Tours/Attractions

This area is known for its rich culture and urban foodie following. It is home to a large number of establishments within close walking distance including:

- |                           |                         |
|---------------------------|-------------------------|
| La Merenda                | Crazy Water             |
| MODIVA                    | Braise                  |
| La Fuente                 | Purple Door             |
| Botanas                   | Smyth                   |
| Conejitos                 | Engine Company Number 3 |
| The National Café         | Cielito Lindo           |
| Screamin' Tuna            | O'Lydia's               |
| Drink Wisconsinly         | Steny's                 |
| Toast                     | Brenner Brewing         |
| Milwaukee Brewing Company |                         |



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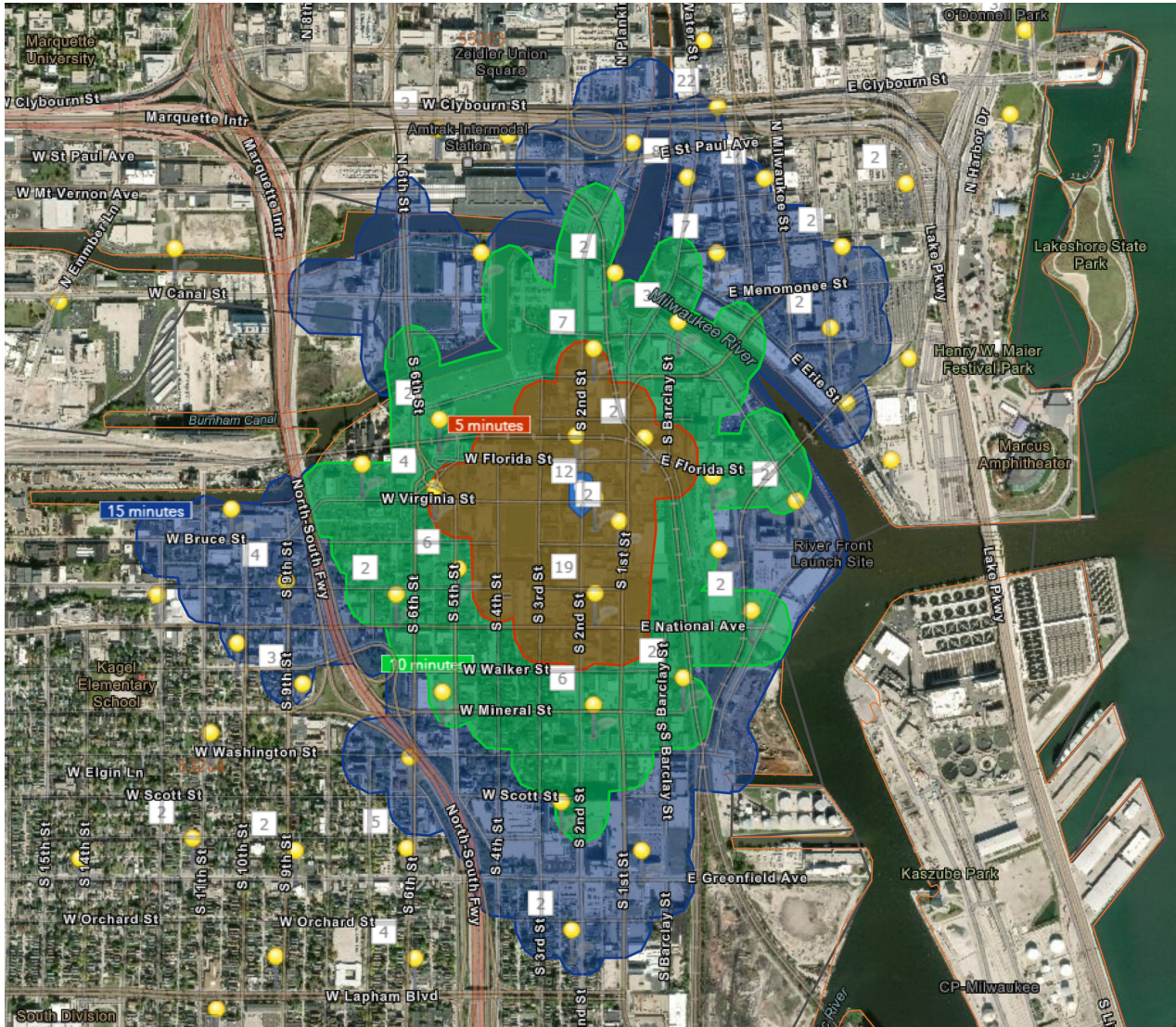
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# AMENITY MAP - WALKING

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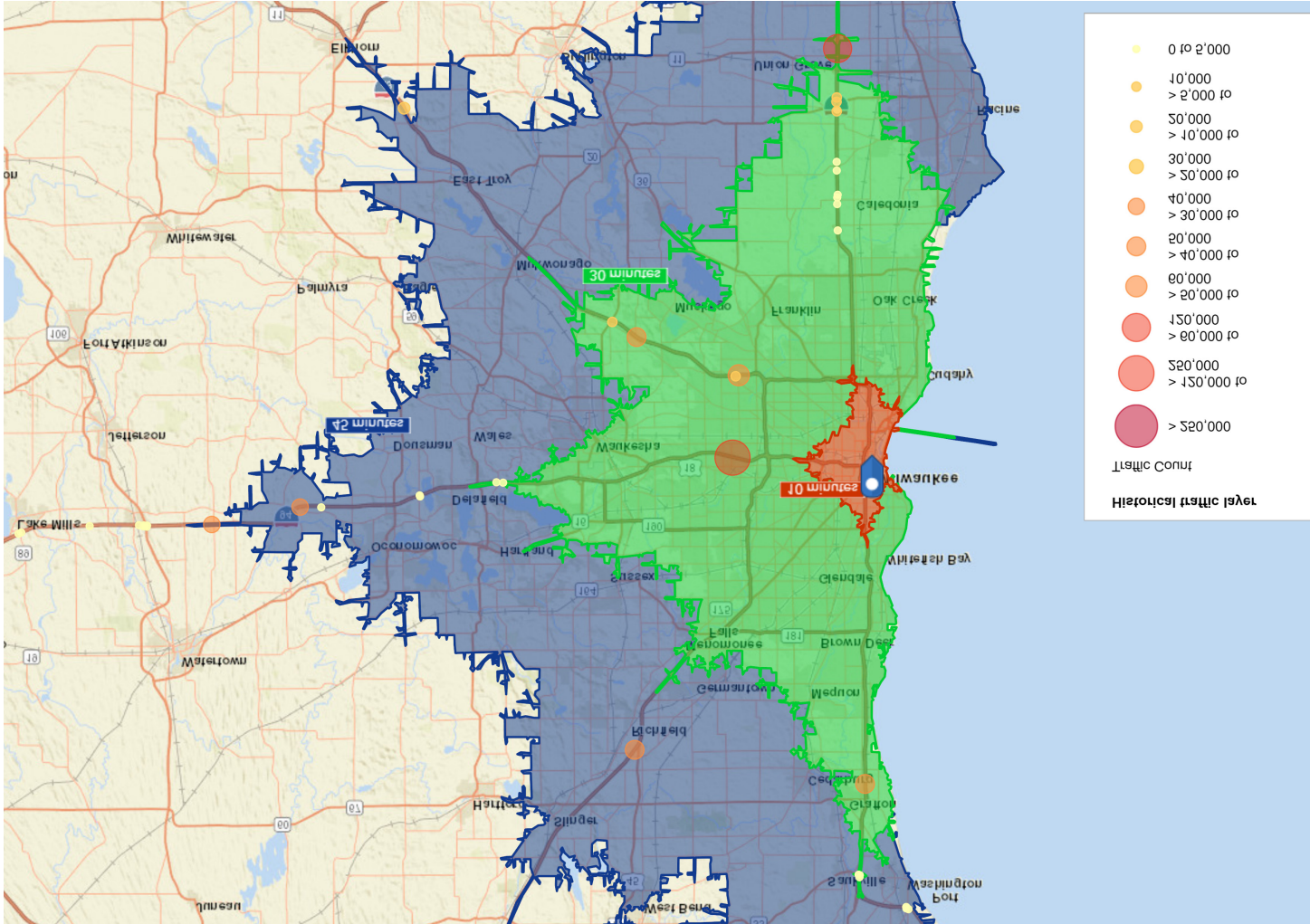
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# TRAVEL TIME MAP

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# BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

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

13 (a) The duty to provide brokerage services to you fairly and honestly.

14 (b) The duty to exercise reasonable skill and care in providing brokerage  
15 services to you.

16 (c) The duty to provide you with accurate information about market  
17 conditions within a reasonable time if you request  
18 it, unless disclosure of the information is prohibited by law.

19 (d) The duty to disclose to you in writing certain Material Adverse Facts about  
20 a property, unless disclosure of the  
21 information is prohibited by law (see lines 42-51).

22 (e) The duty to protect your confidentiality. Unless the law requires it, the  
23 Firm and its Agents will not disclose your  
24 confidential information or the confidential information of other parties (see  
25 lines 23-41).

26 (f) The duty to safeguard trust funds and other property held by the Firm or  
27 its Agents.

28 (g) The duty, when negotiating, to present contract proposals in an objective  
29 and unbiased manner and disclose the  
30 advantages and disadvantages of the proposals.

31 Please review this information carefully. An Agent of the Firm can answer your  
32 questions about brokerage services,  
33 but if you need legal advice, tax advice, or a professional home inspection,  
34 contact an attorney, tax advisor, or home  
35 inspector. This disclosure is required by section 452.135 of the Wisconsin  
36 statutes and is for information only. It is a  
37 plain-language summary of the duties owed to a customer under section  
38 452.133(1) of the Wisconsin statutes.

39 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents  
40 will keep confidential any information given to the  
41 Firm or its Agents in confidence, or any information obtained by the Firm and  
42 its Agents that a reasonable person  
43 would want to be kept confidential, unless the information must be disclosed  
44 by law or you authorize the Firm to  
45 disclose particular information. The Firm and its Agents shall continue to keep  
46 the information confidential after the  
47 Firm is no longer providing brokerage services to you.

48 The following information is required to be disclosed by law:

49 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g)  
50 (see lines 42-51).

51 2. Any facts known by the Firm or its Agents that contradict any information  
52 included in a written inspection

53 report on the property or real estate that is the subject of the transaction.

54 To ensure that the Firm and its Agents are aware of what specific information  
55 you consider confidential, you may

56 list that information below (see lines 35-41) or provide that information to  
57 the Firm or its Agents by other means. At a

58 later time, you may also provide the Firm or its Agents with other Information  
59 you consider to be confidential.

60 CONFIDENTIAL INFORMATION: \_\_\_\_\_

61 \_\_\_\_\_

62 \_\_\_\_\_

63 NON-CONFIDENTIAL INFORMATION (the following information may be  
64 disclosed by the Firm and its Agents): \_\_\_\_\_

65 \_\_\_\_\_

66 \_\_\_\_\_

67 \_\_\_\_\_ (Insert information you authorize to be disclosed,  
68 such as financial qualification information.)

69 **DEFINITION OF MATERIAL ADVERSE FACTS**

70 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse  
71 Fact that a party indicates is of such

72 significance, or that is generally recognized by a competent licensee as being  
73 of such significance to a reasonable

74 party, that it affects or would affect the party's decision to enter into a  
75 contract or agreement concerning a transaction

76 or affects or would affect the party's decision about the terms of such a  
77 contract or agreement.

78 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or  
79 occurrence that a competent licensee

80 generally recognizes will significantly and adversely affect the value of the  
81 property, significantly reduce the structural

82 integrity of improvements to real estate, or present a significant health risk to  
83 occupants of the property; or information

84 that indicates that a party to a transaction is not able to or does not intend  
85 to meet his or her obligations under a

86 contract or agreement made concerning the transaction.

87 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information  
88 about the sex offender registry and persons

89 registered with the registry by contacting the Wisconsin Department of  
90 Corrections on the Internet at

91 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

Wangard Partners, Inc

**WISCONSIN REALTORS ASSOCIATION**

4801 Forest Run Road  
Madison, WI 53704



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