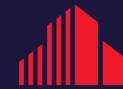


FOR SALE
7,161 USF



**CUSHMAN &
WAKEFIELD**

BOERKE



THIRD FLOOR OFFICE CONDO
311 E CHICAGO ST | UNIT 320
MILWAUKEE, WISCONSIN

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Milwaukee, WI 53202

MADISON OFFICE

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Madison, WI 53703

boerke.com

ONLINE AUCTION



STARTING BID : \$350,000

AUCTION DATES : August 17-19, 2026

[CLICK TO VIEW AUCTION WEBSITE](#)

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ ([https:// rimarketplace.com/faq](https://rimarketplace.com/faq)).

AUCTION DATE

The Auction end date is set for **August 17-19, 2026**.

RESERVE AUCTION

This will be a reserve auction, and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. By submitting an Offer on a Property, Participant is deemed to have accepted any additional terms and conditions posted on the Property's details page on the Website ("Property Page") at the time the Offer was submitted, and such terms and conditions govern and control over these Terms to the extent of any conflict.

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

EXECUTIVE SUMMARY



TURN-KEY OFFICE

Flexible, move-in ready workspace with furniture available

PRIME LOCATION

In the heart of Milwaukee's Historic Third Ward, steps from top amenities.

MODERN DESIGN

High Ceilings, exposed beams, and modern finishes.

BRIGHT, OPEN PLAN

Expansive windows along Broadway provide abundant natural light.

PARKING AVAILABLE

4 underground parking stalls included.

Exceptional opportunity to own a modern office condominium in Milwaukee's highly sought-after Historic Third Ward. The 7,161 SF suite was recently renovated to a contemporary standard and offers a well-balanced mix of open and private offices, two conference rooms, and a spacious kitchenette/lounge ideal for company gatherings or entertaining clients.

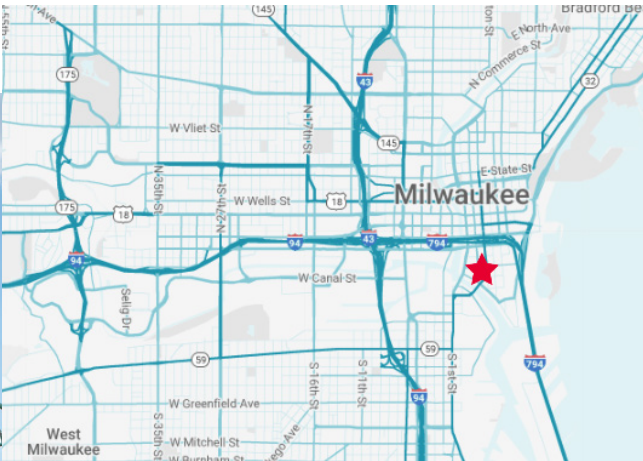
The space is comprised of two connected suites: a primary office area (±5,761 SF) and an adjacent executive suite (±1,400 SF, including corridor), providing flexibility for single or multi-tenant occupancy. Expansive windows along Broadway fill the space with natural light, while high ceilings, exposed timber beams, and modern finishes blend authenticity with sophistication.

With furniture in place, dedicated underground parking, and immediate access to the Milwaukee Public Market, The Hop streetcar, and countless nearby restaurants and shops, this property presents a rare turnkey opportunity for owner-users or investors in one of the city's most dynamic submarkets.

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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PROPERTY OVERVIEW



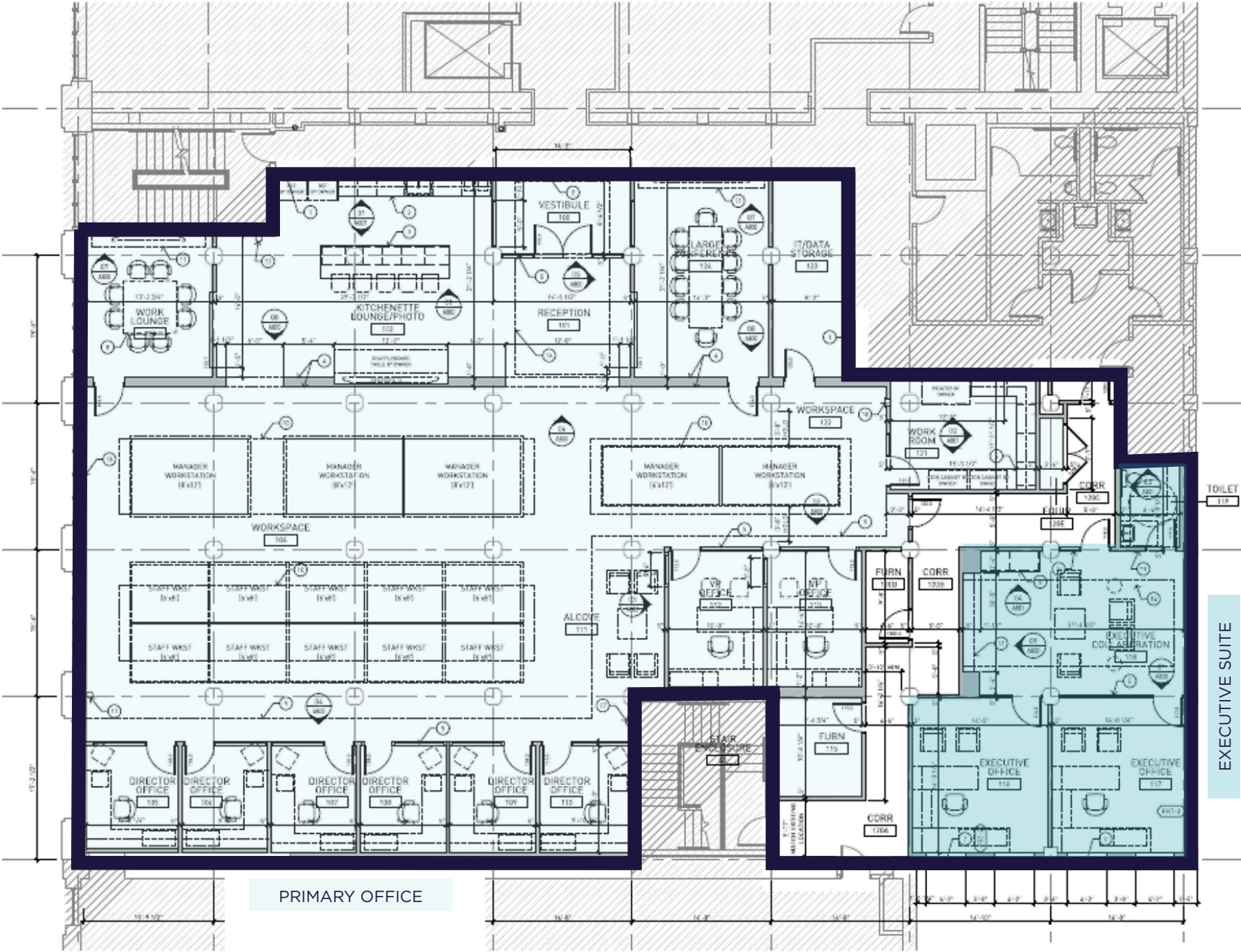
PROPERTY FEATURES

- Rare office condo in the heart of Milwaukee's Historic Third Ward
- Turn-key opportunity - furniture in place and available
- Bright, open layout with large windows overlooking Broadway
- High ceilings, exposed beams, and modern finishes
- 4 underground parking spaces included

UNIT NUMBER	320
UNIT FLOOR	3
UNIT SIZE	7,161 SF
YEAR BUILT	1907, reno 2018
TAX KEY #	396-0398-111
ZONING	C9G
PARKING	4 Underground Stalls
TAXES (2024)	\$25,637.75

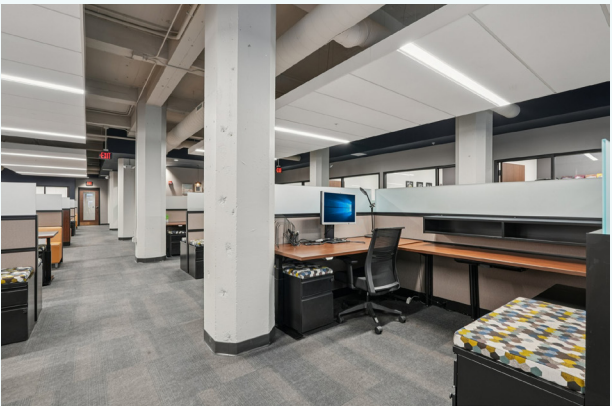
Listed Exclusively via Auction on [RI Marketplace](#)

FLOOR PLANS



PROPERTY PHOTOS

PRIMARY OFFICE



PROPERTY PHOTOS

EXECUTIVE SUITE



NEIGHBORHOOD AMENITIES



MILWAUKEE
PUBLIC
MARKET

WALKER'S POINT
NEIGHBORHOOD

RESTAURANTS

- | | |
|------------------------|-------------------------|
| 1 MILWAUKEE SAIL LOFT | 15 ALOHA POKE |
| 2 BRISA DO MAR | 16 ONESTO |
| 3 CAVAS | 17 BAVETTE LA BOUCHERIE |
| 4 DAN DAN | 18 BEN & JERRY'S |
| 5 RILEY'S SOCIAL HOUSE | 19 TRE RIVALI |
| 6 THE COPPER TURTLE | 20 THE OUTSIDER |
| 7 CLUB CHARLIES | 21 KANPAI IZAKAYA |
| 8 CHAR'D | 22 SINABRO MKE |
| 9 SWEET DINER | 23 SWEETGREEN |
| 10 LUCKY GINGER | 24 THE EDISON |
| 11 SAFFRON | 25 CAFE BENELUX |
| 12 BLUE BAT | 26 26 THE WIKED HOP |
| 13 JING'S CHINESE | 27 FUSION POKE |
| 14 SHAKE SHACK | 28 MERRIMENT SOCIAL |

COFFEE

- | | |
|--------------------|--------------------|
| 1 GRACE COFFEE CO | 5 COLECTIVE COFFEE |
| 2 LIKewise COFFEE | 6 ANODYNE COFFEE |
| 3 VALENTINE COFFEE | 7 DISCOURSE COFFEE |
| 4 DONUT MONSTER | |

HEALTH + FITNESS

- | | |
|-----------------|------------------|
| 1 ORANGETHEORY | 6 YAMAYOGA |
| 2 CLUB PILATES | 7 THE BARRE CODE |
| 3 SOLID CORE | 8 SPIRE FITNESS |
| 4 TRAIN MOMENT | 9 AWELL |
| 5 IVME WELLNESS | 10 STRETCH MKE |

PUBLIC PARKING

P THIRD WARD
STRUCTURE

P SURFACE
PARKING LOTS

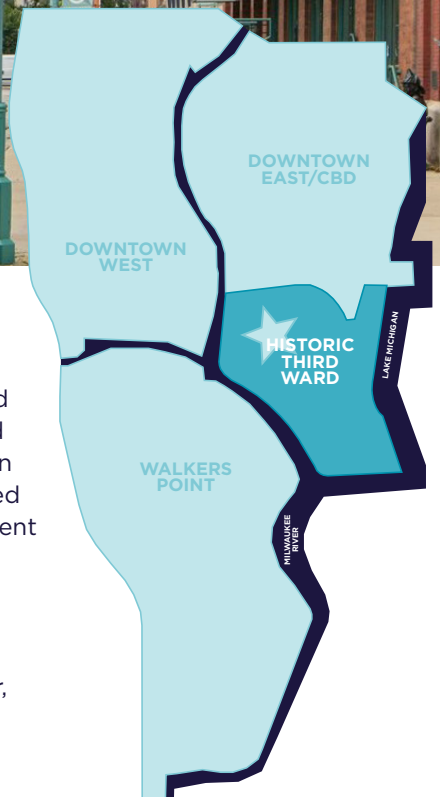
ABOUT THE AREA



THE HISTORIC THIRD WARD

Located just one block south of Milwaukee's central business district, the Historic Third Ward is one of the city's most vibrant and desirable neighborhoods - a true live-work-play destination. Once an historic warehouse district, the Third Ward has transformed into Milwaukee's creative and cultural hub, blending historic charm with modern energy. The neighborhood is home to more than 400 businesses, including top design firms, marketing agencies, architects, and professional services. Its walkable streets are lined with award-winning restaurants, boutique retailers, coffee shops, art galleries, salons, and theaters, creating a dynamic environment that attracts both talent and clients.

Anchoring the district are several of Milwaukee's most recognizable landmarks - the Milwaukee Public Market, featuring nearly 20 local food merchants, and Henry Maier Festival Park, home to Summerfest and numerous lakefront festivals. The Third Ward Riverwalk offers nearly a mile of scenic waterfront views, outdoor dining, and public art. With direct access to The Hop streetcar, abundant nearby parking, and close proximity to downtown and Lake Michigan, the Third Ward offers unmatched convenience for businesses and employees alike. Its combination of authenticity, accessibility, and amenity-rich surroundings makes it one of Milwaukee's premier office locations.



STATE OF WISCONSIN

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

DISCLOSURE TO CUSTOMERS

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

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to 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).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. Other property held by the Firm or its Agents.
- (g) 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. An Agent of the Firm 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

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

- The following information is required to be disclosed by law:
 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see “Definition of Material Adverse Facts” below).
 2. Any facts known by the Firm or its Agents 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 the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION:

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

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

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 party’s decision to enter into a contract or agreement concerning a transaction or affects or would affect the party’s 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.

NOTICE ABOUT SEX OFFENDER REGISTRY

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

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IRSC Infrared Roof
Systems Corporation
Experience to keep you covered...nationwide.
Roof Repair Service
Roof Systems Design
Project Management
Roof Evaluations
Infrared Moisture Surveys

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