

222 EAST ERIE STREET
MILWAUKEE, WISCONSIN

Historic Third Ward Creative Office Space Available

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COMPANIES

FOUNDERS|3





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222 EAST ERIE STREET
Interior

222 Erie

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MILWAUKEE, WISCONSIN

SPECIFICATIONS

Gross Building Area	85,000 SF
Max Contiguous	21,807 SF
Minimum Divisible	3,698 SF
Parking	Attached to Third Ward Parking structure
Lease Rate & Type	\$12.00/SF to \$17.00/SF Net \$25.00/SF Net (Restaurant Space)
Operating Expenses	Est. \$9.88/SF

AVAILABLE SPACE	1st Floor: 5,446 SF (Restaurant Space) 2nd Floor: 3,698 SF 3rd Floor: 9,143 SF 4th Floor: 8,966 SF
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PROPERTY HIGHLIGHTS

- Building suites feature Cream City brick and exposed timber
- Capability to create a three-floor interconnected suite for a total of 21,807 SF
- Prominent signage opportunities
- New ownership since 2020 that has completed extensive renovations within the building
- Nearby restaurants, shopping, entertainment and growing residential community including the Riverwalk, Public Market, and Festival grounds
- On-site restaurant and fitness tenants
- Move-in ready suites available
- Basement storage

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222 EAST ERIE STREET
Lobby Renovation

1st Floor Plan

AVAILABLE RESTAURANT SPACE 5,446 SF

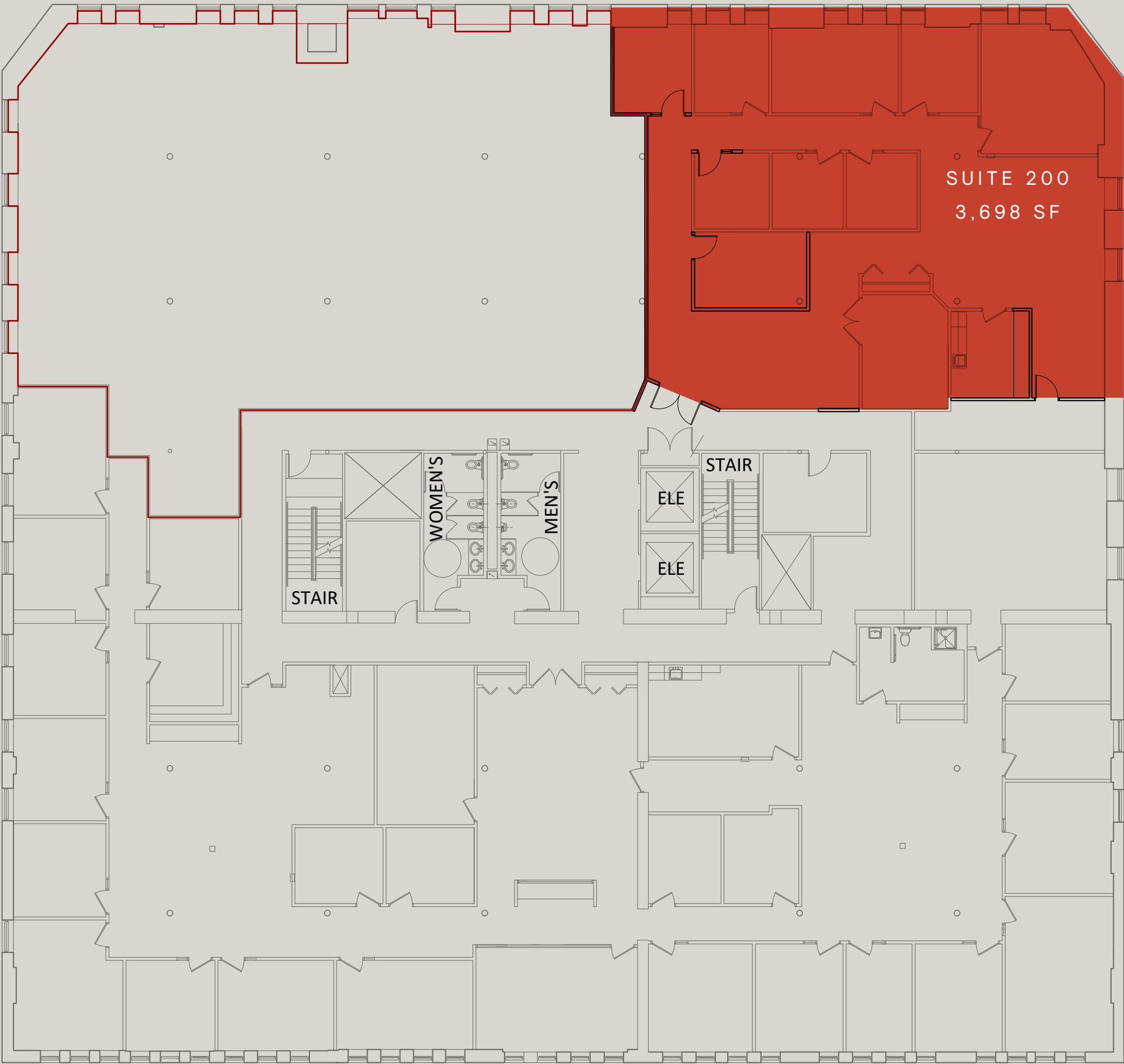


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2nd Floor Plan

AVAILABLE SPACE 3,698 SF

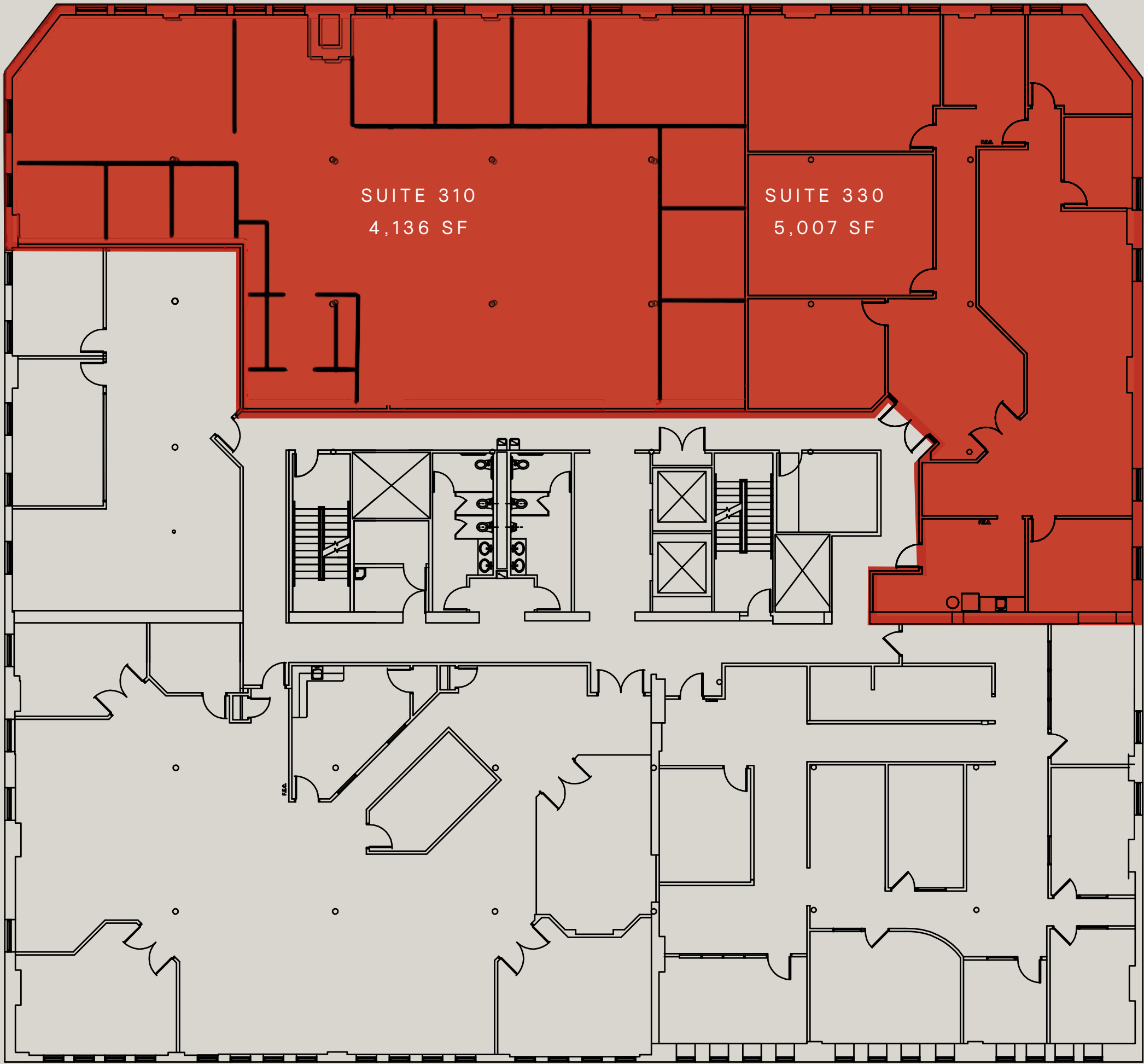


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3rd Floor Plan

AVAILABLE SPACE 9,143 SF

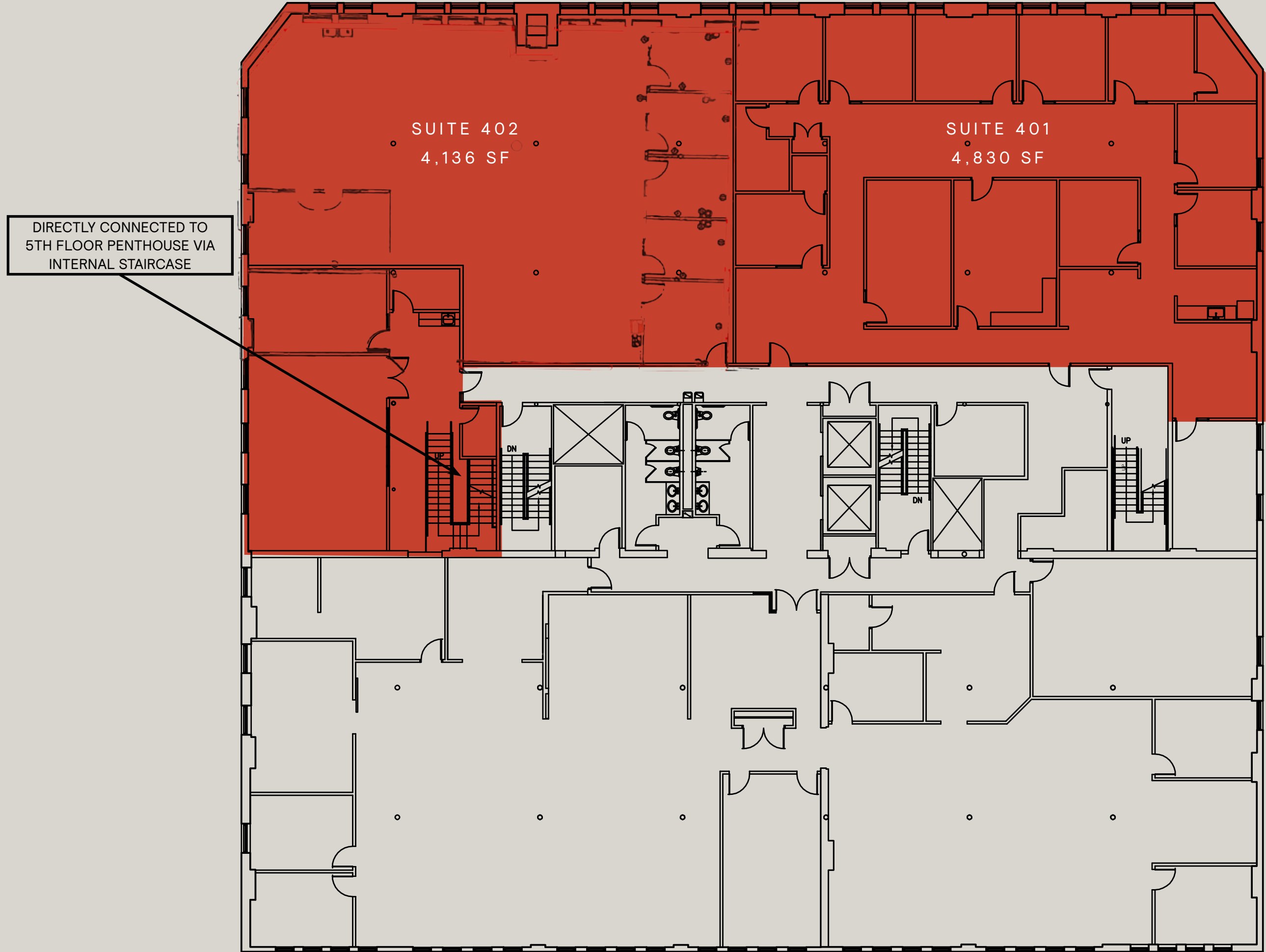


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4th Floor Plan

AVAILABLE SPACE 8,966 SF

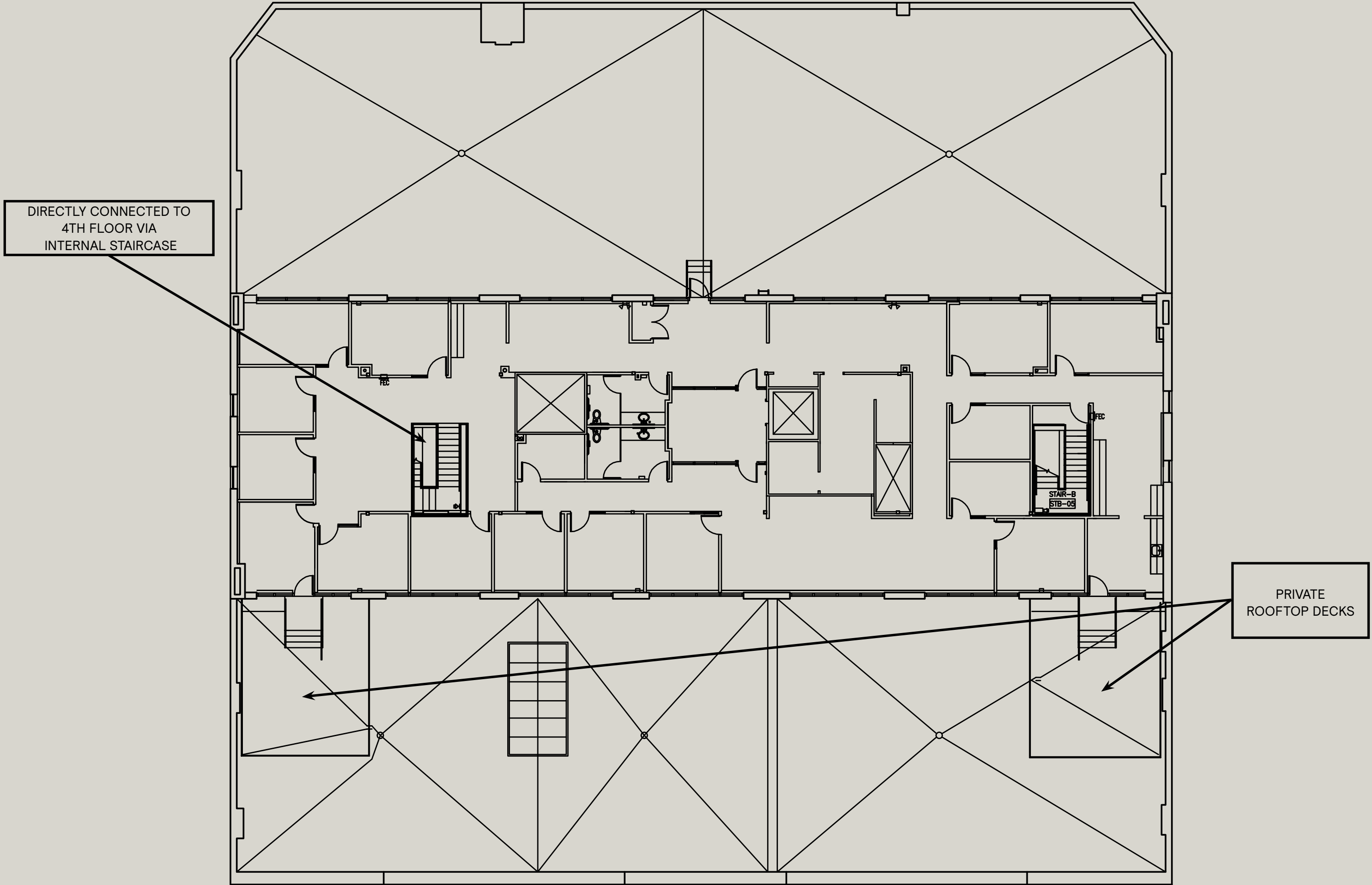


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5th Floor Plan

FULLY LEASED



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Third Ward

RESTAURANTS & RETAIL

DINING & NIGHTLIFE

- 46 Batches
- 29 Bavette La Boucherie
- 27 Bella Caffé
- 13 Blue Bat Kitchen & Tequilaria
- 15 Broken Bat Brewery
- 14 Buggy’s
- 8 Café Benelux
- 32 Café La Scala
- 39 Camp Bar
- 29 Club Charlies
- 4 Colectivo Coffee
- 44 DanDan/EsterEv
- 12 FreshFin Poké
- 14 Gouda’s Italian Deli
- 12 Holey Moley
- 15 Jing’s Chinese Restaurant
- 21 Kanpai
- 25 Kickapoo Coffee
- 13 Milwaukee Ale House
- 36 Mom N’ Pop Corn
- 17 Onesto
- 37 The Outsider
- 7 Red Elephant Chocolate
- 15 Site 1A
- 28 Skylight Bar & Bistro
- 12 Smoke Shack
- 28 Splash Studio
- 34 Surg on the Water
- 17 Swig
- 37 Tre Rivali
- 34 Vino Third Ward
- 7 The Wicked Hop

NEIGHBORHOOD SERVICES

- 11 Bent Tree Church
- 5 Black Swan MKE
- 19 Brew City Promotions
- 41 Carefree Boat Club of Wisconsin
- 23 Circle K Pantry
- 40 Corley Real Estate
- 25 DigiCOPY
- 11 Hudson Business + Lounge
- 37 Kimpton Journeyman
- 26 MKE Production Rental
- 3 Pritzlaff Lofts
- 6 PyraMax Bank
- 3 Welcome Mart BP

HOME FURNISHINGS

- 13 Cream City Restoration
- 26 Elements East
- 5 The Home Market
- 24 Inspired
- 15 Luminosity Inc.
- 22 Orley Shabahang
- 16 Restoration Hardware Outlet

SPECIALTY SHOPPING

- 25 Blick Art Materials
- 26 Broadway Paper
- 20 LOCALmke
- 33 Milwaukee Home & Friends
- 17 MOD GEN
- 14 Enfield of Milwaukee
- 20 SB Framing Gallery

PERFORMING ARTS & ENTERTAINMENT

- 28 Broadway Theatre Center
- 42 Fred Astaire Dance Studio
- 28 Milwaukee Chamber Theatre
- 28 Renaissance Theaterworks
- 15 Save Milwaukee
- 28 Skylight Music Theatre

FASHION & ACCESSORIES

- 15 3rd Ward Jewelry
- 13 A Trio Jewelry
- 26 Access Boutique
- 43 Edie Boutique
- 7 Lela
- 33 Lizzibeth
- 6 lululemon
- 26 Mainstream Boutique
- 36 M I L W O R K S
- 11 MODA3
- 17 NL Suits
- 28 Pendleton
- 28 Retique
- 17 (shoo)
- 28 Sneex
- 12 St. James Place Boutique
- 7 SoHo Boutique by Stephanie Horne
- 7 Warby Parker

GALLERIES

- 15 ArtWorks for Milwaukee
- 35 Brooks Stevens Gallery at MIAD
- 15 CR Davidson Art
- 15 Frank Juarez Gallery
- 35 Frederick Layton Gallery at MIAD
- 15 Gallery MKE
- 17 Lily Pad Gallery West
- 15 Marshall Building
- 15 Material Studios + Gallery
- 35 Milwaukee Institute of Art & Design
- 15 OIL, a city gallery
- 15 Portrait Society Gallery
- 15 Tom Queoff Sculpture Studio
- 18 Tory Folliard Gallery
- 15 Wabi Sabi Gallery

FITNESS & HEALTHCARE

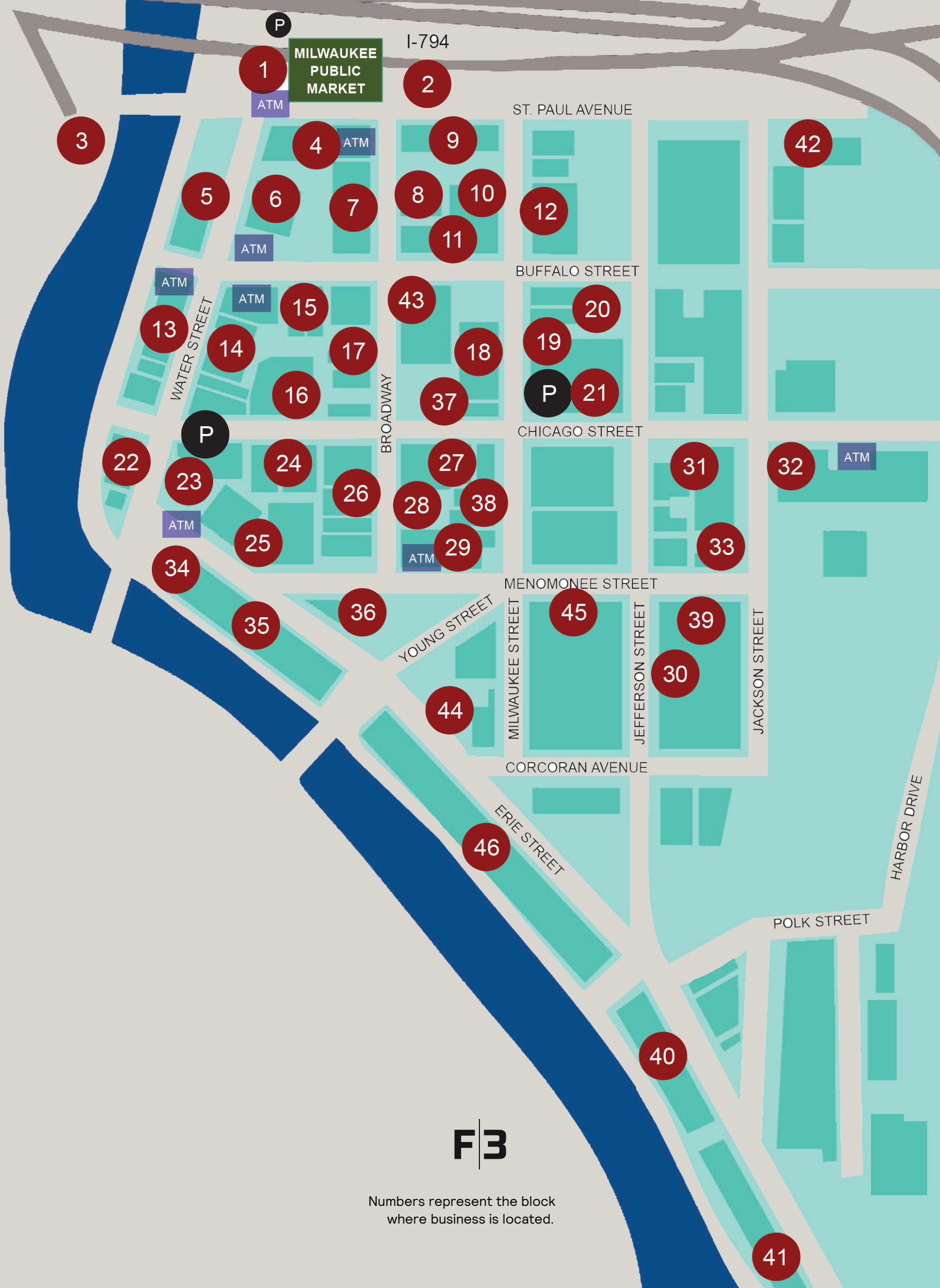
- 38 Aurora Health Center
- 13 The Barre Code
- 30 Best Fitness
- 15 Energy – Personal Fitness Studio
- 6 High Def Health
- 20 InStep PT & Running Center
- 27 Metro Eye
- 15 Passport Health
- 17 PT Plus
- 15 Resting Place Massage Therapy Center
- 34 Spire Fitness
- 18 Third Ward Dental
- 46 Vita Physical Therapy & Fitness
- 5 Wisconsin Vision, LTD
- 15 Yama Yoga

SALONS

- 13 AESTHETICS 360° Face & Body Center
- 45 Archambeaus’ Salon
- 36 Attitude Nail Salon
- 15 Drybar Milwaukee
- 2 Groom for Men
- 9 The Institute of Beauty & Wellness
- 9 Neroli Salon & Spa
- 31 Salon Amroze
- 13 SEVVA Salon & Nail Boutique
- 12 St. James Place Salon

MILWAUKEE PUBLIC MARKET

- Aladdin – Tastes of the East
- Anodyne Coffee Roasting Co.
- Brew City Brand Apparel
- C. Adam’s Bakery
- Commission Row Produce
- The Green Kitchen
- Kehr’s Candies
- MP: Margarita Paradise
- Foltz Family Market
- On The Bus
- Oro di Oliva
- PitaWorks
- St. Paul Fish Company
- The Soup & Stock Market
- The Spice House
- Thai-Namite
- Thief Wine Shop & Bar
- West Allis Cheese & Sausage Shoppe





Location



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In Relentless Pursuit of Opportunity.

R2 was created to source, acquire and uncover irreplaceable real estate in emerging and in-fill urban locations. R2 owns and operates over 6 million square feet across over 40 buildings and maintains offices in Chicago, Minneapolis & Milwaukee.

R2's vertically integrated platform is led by experienced Principals in Investment, Leasing, Asset Management, Property Management, Design & Construction. R2 has a multi-year track record of successfully repositioning Creative Office buildings across the Midwest.

For additional information, visit [R2.me](https://r2.me).

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